

PLANNING COMMITTEE - WEDNESDAY, 13 MAY 2020

**PRESENTATION ON PLANNING APPLICATIONS/
COMMITTEE UPDATES**

- 5. PRESENTATION ON PLANNING APPLICATIONS (Pages 3 - 38)**
- 6. COMMITTEE UPDATES (Pages 39 - 40)**

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Planning Committee

13 May 2020

Agenda Item 5

1 The Bungalows, High Street

Damerham

4 SP6 3ET

Schedule 3a

App No 20/10106

3a 20/10106

Damerham

Allotment Gardens

Path (um)

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Chief Planning Officer
Planning
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Appletree Court
Lyndhurst
SO43 7PA

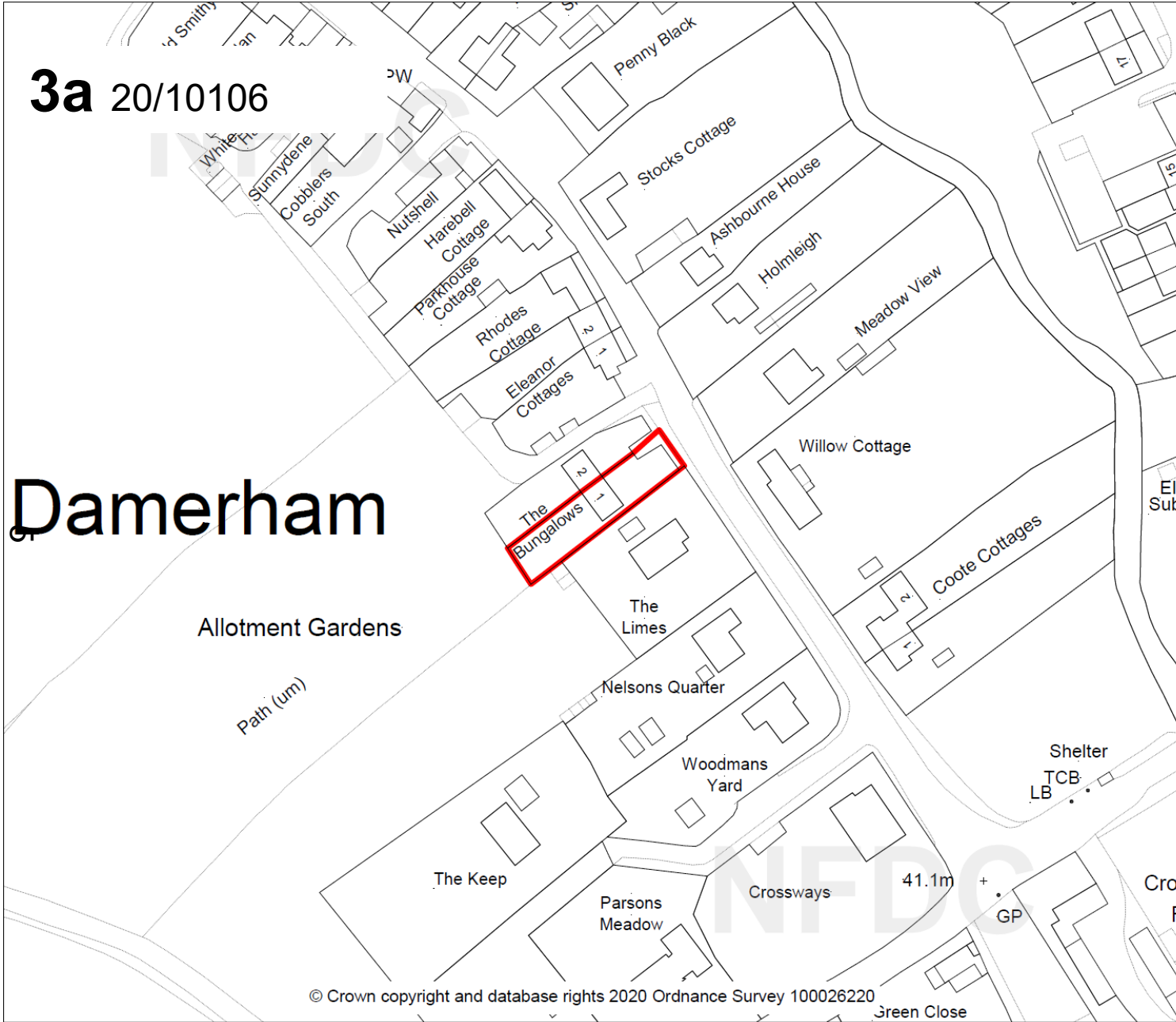
PLANNING COMMITTEE

May 2020

1 The Bungalows
High Street
Damerham SP6 3ET
20/10106

Scale 1:1250

N.B. If printing this plan from the internet, it will not be to scale.



3a 20/10106



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May 2020

1 The Bungalows
High Street
Damerham
20/10106

Scale 1:1250

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3a 20/10106



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Notes:

A3

METRES AT 1:1250 SCALE

METRES AT 1:500 SCALE

THE BUNGALOWS, THE DAMERHAM EXTENSION & ALTERATIONS

LOCATION PLAN & BLOCK PLAN

DWG No: I023-20-03

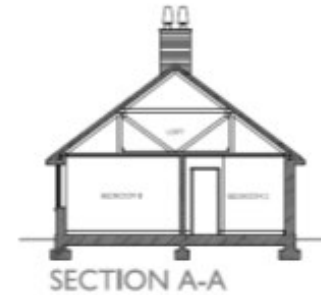
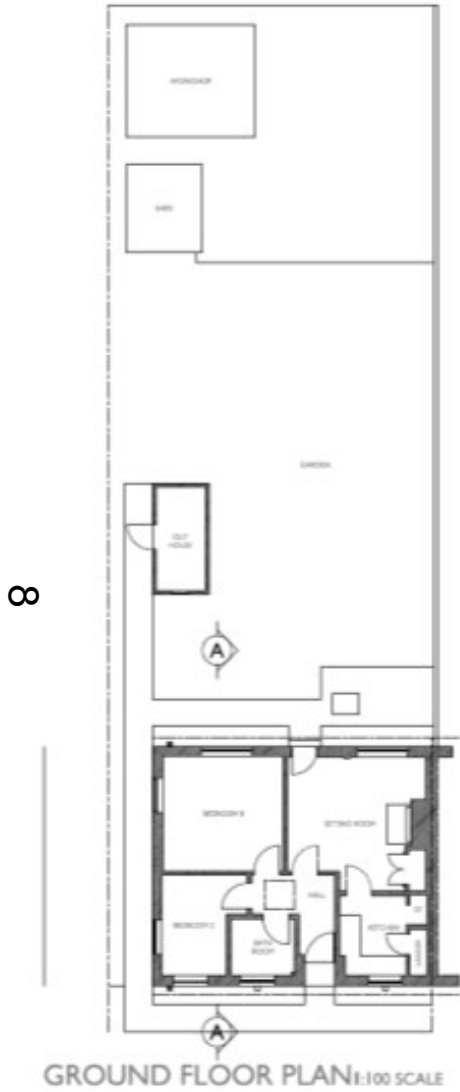
DATE: JAN 2020 SCALE: 1:1250/500

FAVONIUS
ARCHITECTS

Tel 01722 412 351 www.favonius.co.uk
Wyndham House, 65 The Close, Salisbury Wiltshire SP1 2BN

PLANNING APPLICATION

3a 20/10106



A2

0 1 2 3 4 5
METRES AT 1:100 SCALE

1 THE BUNGALOWS
DAMBERSHAM
EXTENSION & ALTERATIONS

PLANS AND ELEVATIONS
AS EXISTING

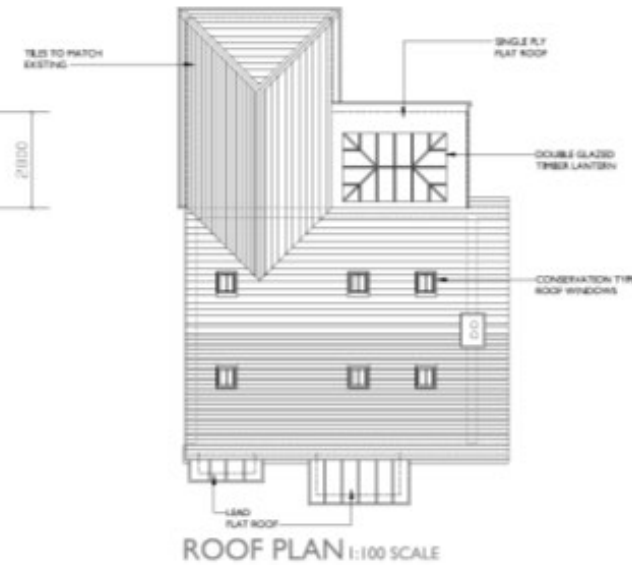
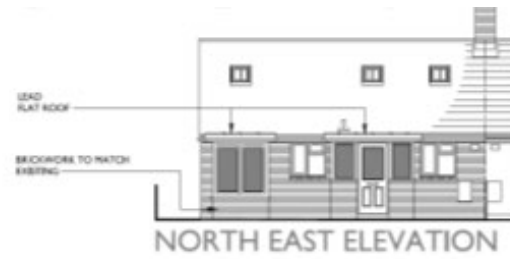
DWG No: 1023-20-02
DATE: JAN 2018 SCALE: 1:100

FAVONIUS
ARCHITECTS

PLANNING APPLICATION

3a 20/10106

6



NOTES

REVISION A: 14/03/2021
LEAD ROOF TO PORCH & BAY WINDOW EXTENSION
ROOF WINDOWS ASPHOND

A2

1:100 SCALE

THE BUNGALOWS
DAPERHAM
EXTENSION & ALTERATIONS

PLANS AND ELEVATIONS
AS PROPOSED

DWG No: 1023-20-01A
DATE: JAN 2021 SCALE: 1:100

FAVONIUS
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www.favonius.com
The Old Rectory, 1000124 411 201

PLANNING APPLICATION

3a 20/10106



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3a 20/10106



11

3a 20/10106



12

10 Relationship with neighbouring detached house

Planning Committee

13 May 2020

Marshlands

The Marsh

Breamore SP6 2EJ

Schedule 3b

App No 19/10246

3b 19/10246



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**PLANNING
COMMITTEE**

May2020

Marshlands
The Marsh,
Breamore, SP6 2EJ
19/10246

Scale 1:1250

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Marshgate

The Old
Reading Room

Marshlands

Pond

Marsh View

Dodington

Dodington Cottage

Pond

Drain

15

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3b 19/10246

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Right of Way no:
Breamore 10



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May 2020

Marshlands
The Marsh
Breamore SP6 2EJ
19/10246

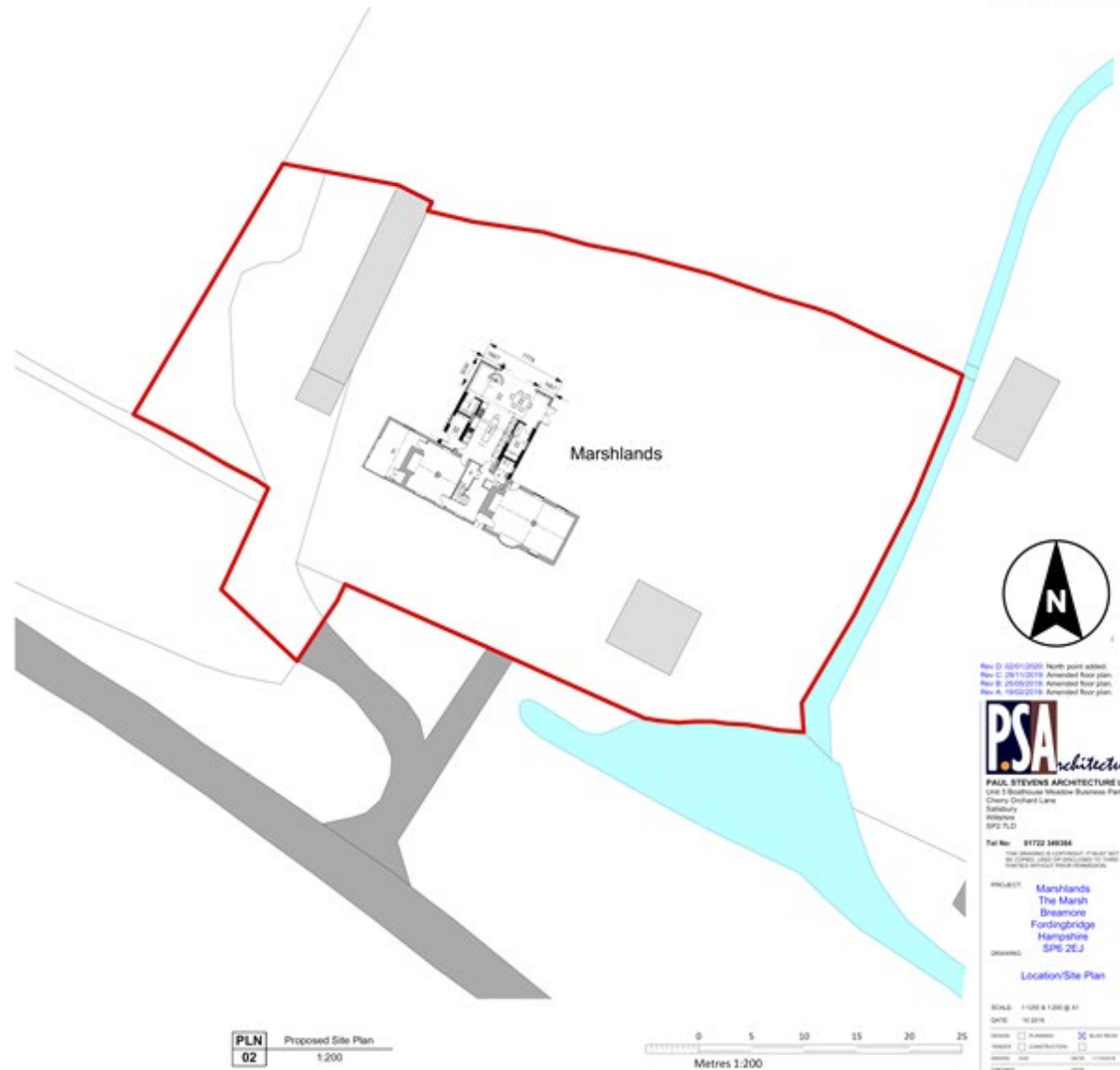
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3b 19/10246

17



Rev D: 03/01/2020 North point added.
Rev C: 28/11/2019 Amended floor plan.
Rev B: 27/05/2019 Amended floor plan.
Rev A: 11/02/2019 Amended floor plan.



Ref No: 81722 34334
PROJECT: Marshlands
The Marsh
Breamore
Fordingbridge
Hampshire
DRAWING: SPS 2EJ
Location/Site Plan

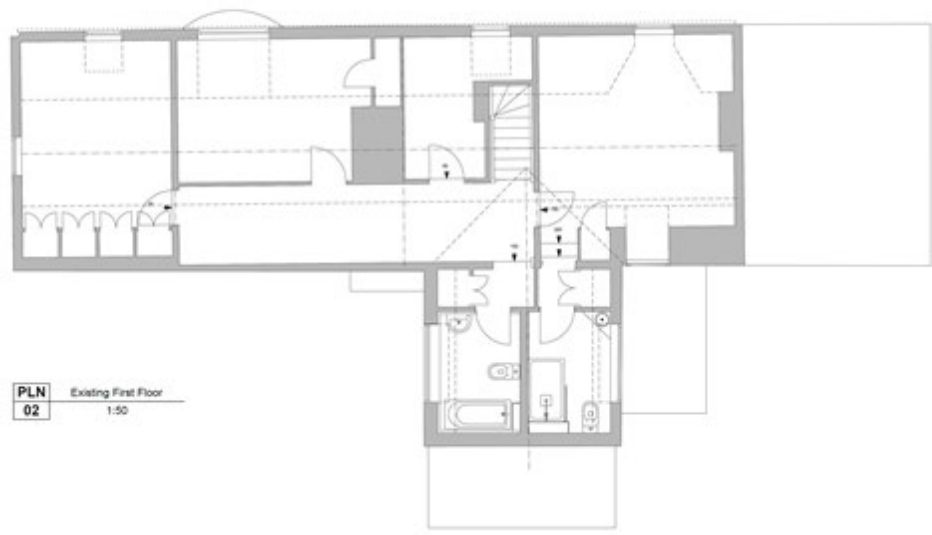
SCALE: 1:100 & 1:200 @ A1
DATE: 10/2019
ISSUED BY: PLANNING ARCHITECTURE
CHECKED BY: CONSULTANTS
APPROVED BY: ARCHITECTURE
JOB No: 805
Dwg No: 03 Rev: D

0 1 2 3 4 5
Metres 1:50

0 2 4 6 8 10
Metres 1:100



PLN Existing Ground Floor
01 1:50



PLN Existing First Floor
02 1:50



ELV Existing North Elevation
01 1:100



ELV Existing West Elevation
02 1:100



ELV Existing East Elevation
03 1:100



ELV Existing South Part Elevation
04 1:100

PSA architects
PAUL STEVENS ARCHITECTURE
105A FORDINGTON STREET, SALISBURY,
WILTSHIRE
SP2 7DZ

Tel No: 01752 389284
Fax: 01752 334578

PROJECT: Marshlands
The Marsh
Breamore
Fordingbridge
Hampshire
SP18 2EJ

DRAWING: Existing
Plans & Elevations

SCALE: 1:50 & 1:100 @ A1
DATE: 08/2018

DESIGNER: [] DRAWN: [] CHECKED: []
REVISION: [] DATE: []

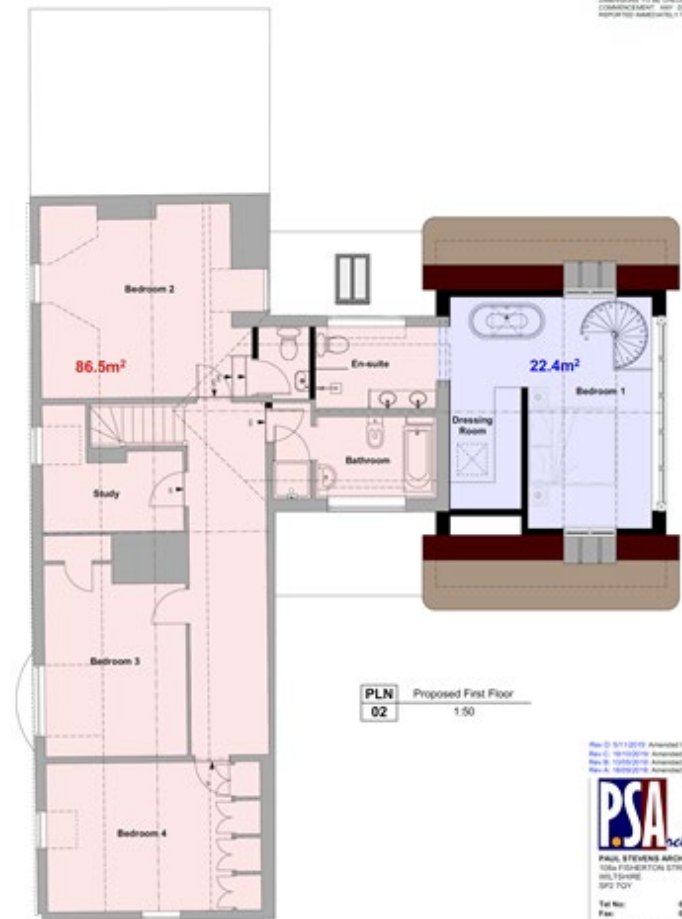
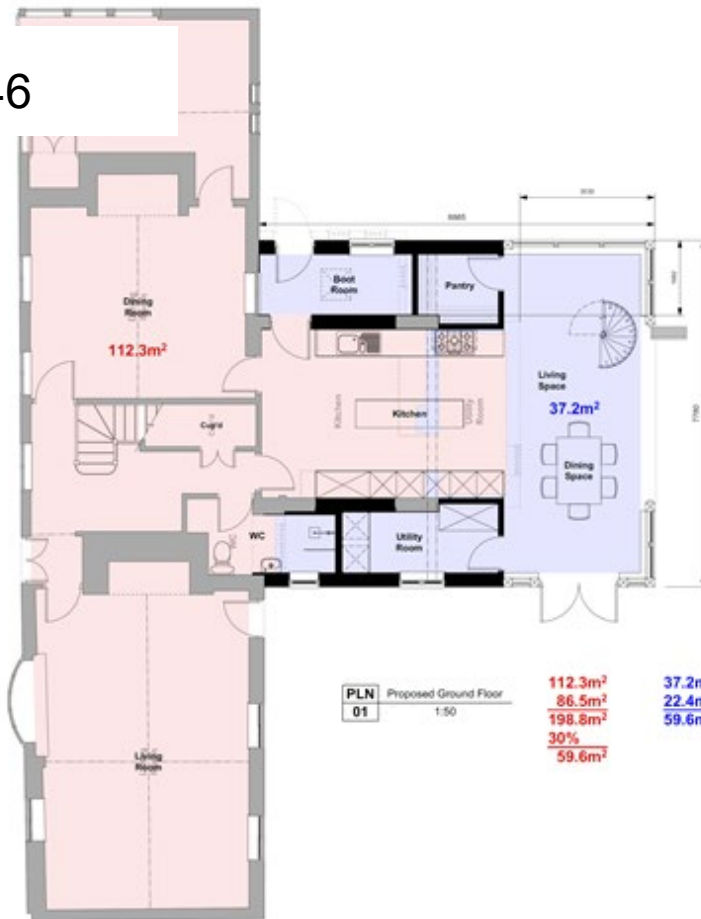
JOB No: **805**

DWG No: **01** Rev: []

18

3b 19/10246

19



ELV 01 Proposed East Elevation
1:100



ELV 02 Proposed North Elevation
1:100



ELV 03 Proposed West Elevation
1:100

Rev D: 01/10/19 Approved to Clients comments.
Rev C: 08/09/19 Approved to Clients comments.
Rev B: 10/09/19 Approved to RCH.
Rev A: 09/09/19 Approved to Clients comments.



Tel No: 01753 545544
Fax: 01753 531576

PROJECT: Marshlands
The Marsh
Breamore
Fordingbridge
Hampshire
SP10 2EJ

DRAWING: Proposed
Plans & Elevations

SCALE: 1:50 @ A1
DATE: 08.2019

Issues
 Comments
 Construction
 All in Black
 Auto
 Hide
 Show
 Hide
 Show
 Hide
 Show

CDR No: 805

Draw No: 02 D

3b 19/10246



20

02/11/2018

3b 19/10246



3b 19/10246



22

3b 19/10246

23



3b 19/10246



24



Proposed East Elevation

3b 19/10246



ELV Existing West Elevation
02 1:100



ELV Existing North Elevation
01 1:100



25



ELV Proposed West Elevation
03 1:100



ELV Proposed North Elevation
02 1:100

3b 19/10246



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Planning Committee

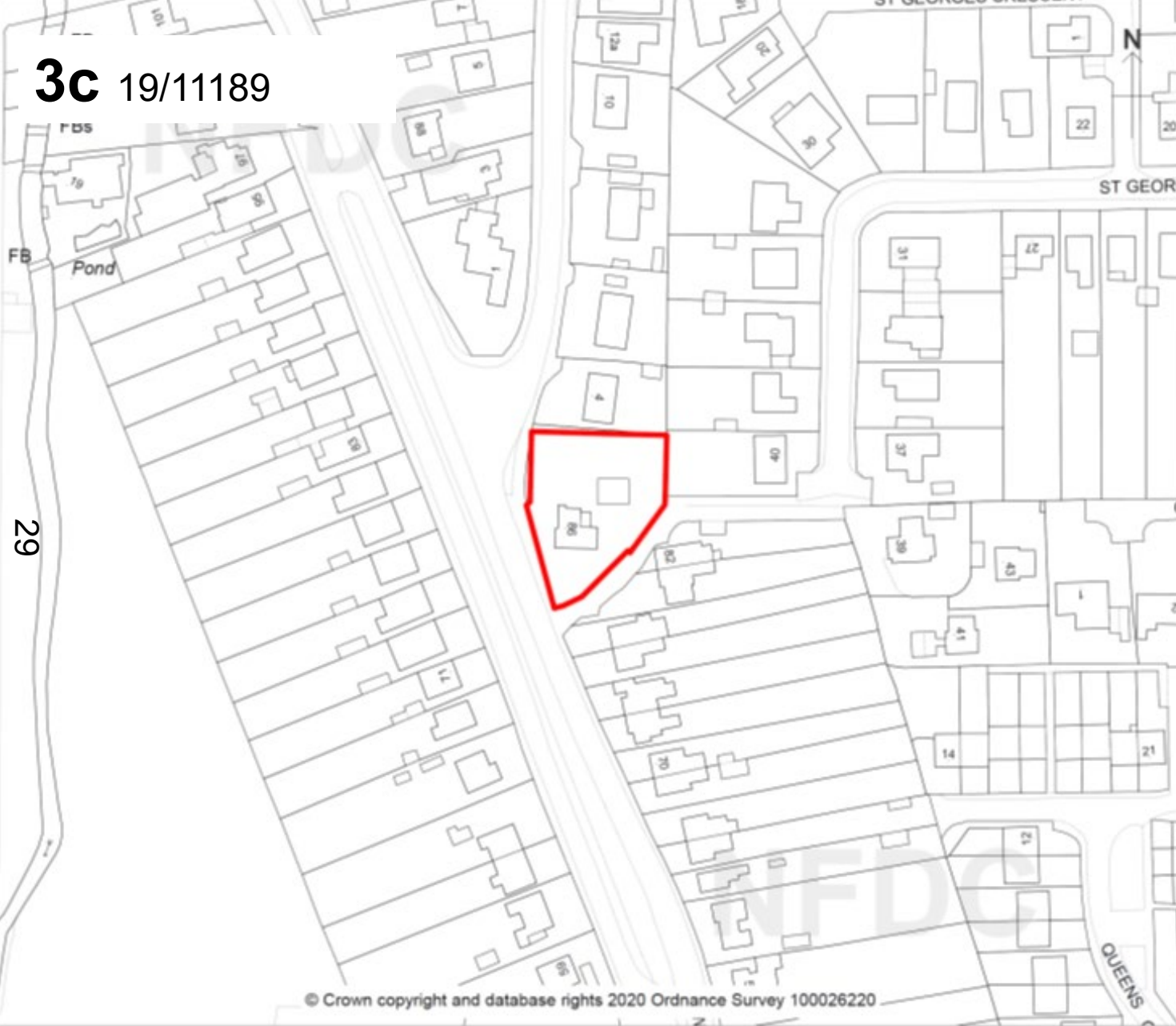
13 May 2020

Land of 86 Whitsbury Road
Fordingbridge
SP6 1LA

Schedule 3c

App No 19/11189

3C 19/11189



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May 2020

Land of 86 Whitsbury Road
Fordingbridge SP6 1LA

19/11189

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3c 19/11189

30



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Lyndhurst
SO43 7PA

PLANNING COMMITTEE

May 2020

Land of 86 Whitsbury Road
Fordingbridge SP6 1LA

19/11189

Scale 1:1250

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3c 19/11189



31



Existing layout



Proposed layout

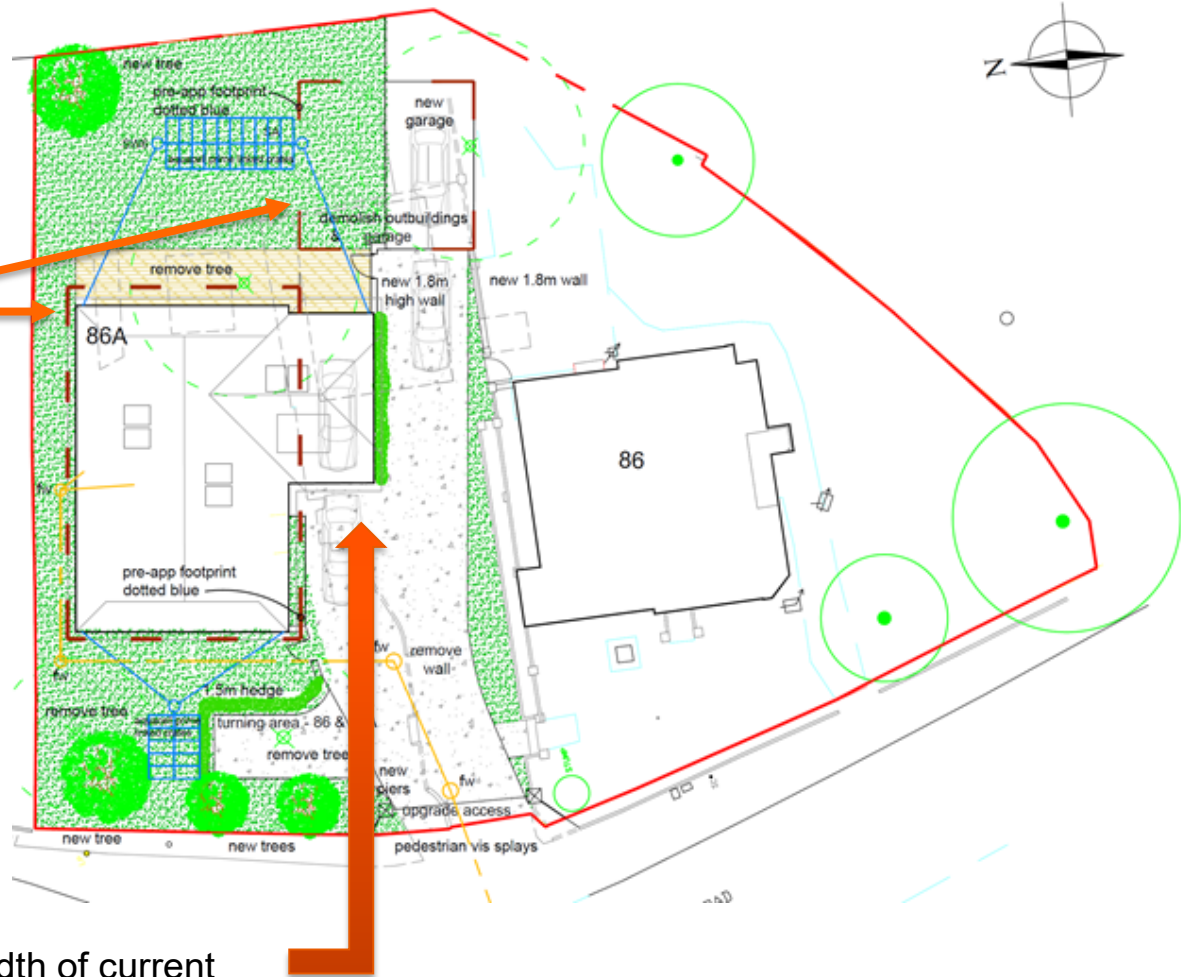
3c 19/11189



30 View of site from Whitsbury Road

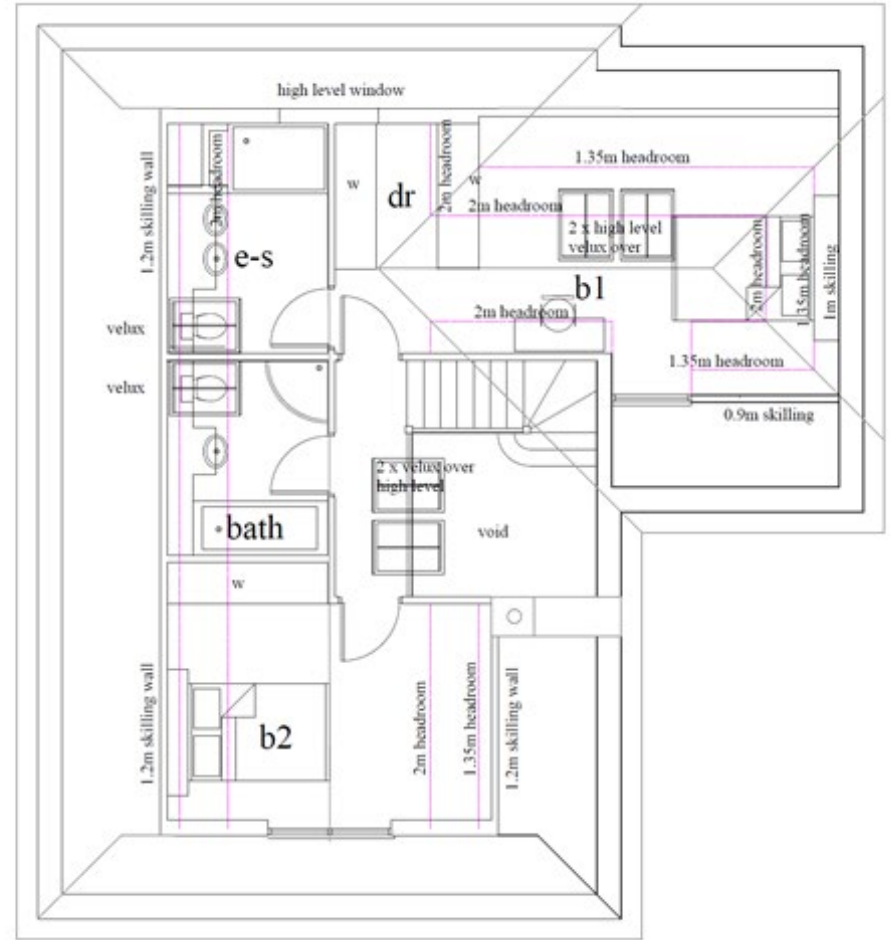
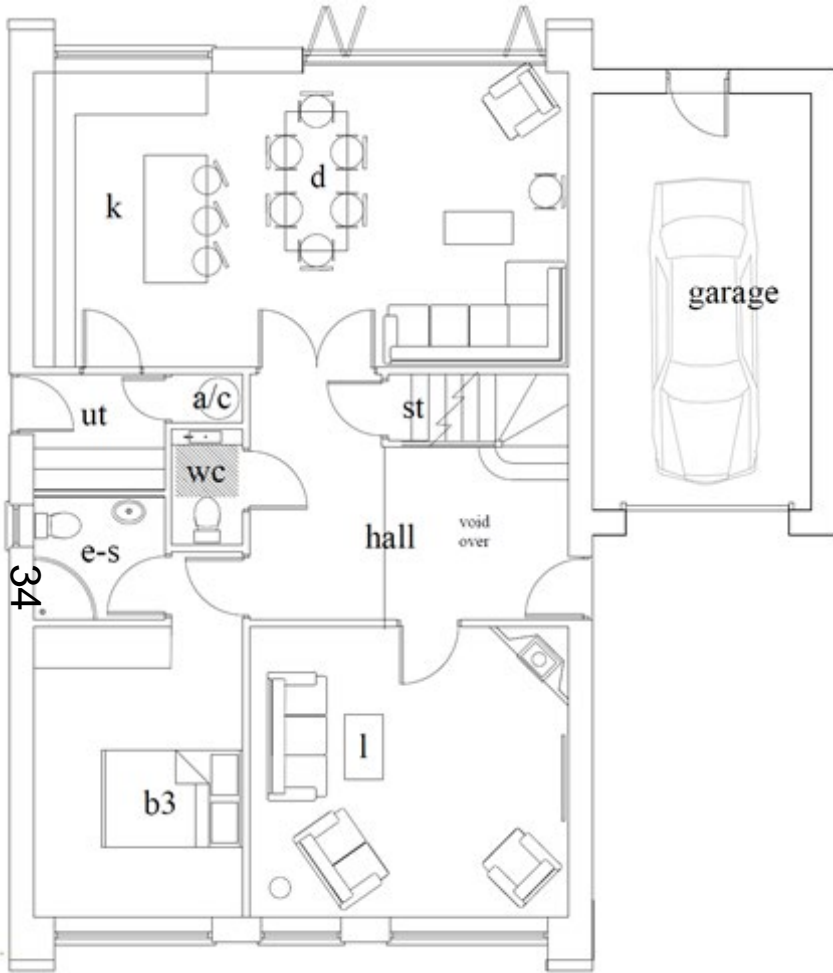
red dashed line denotes footprint of pre-app dwelling and proposed shared semi-detached garage

33

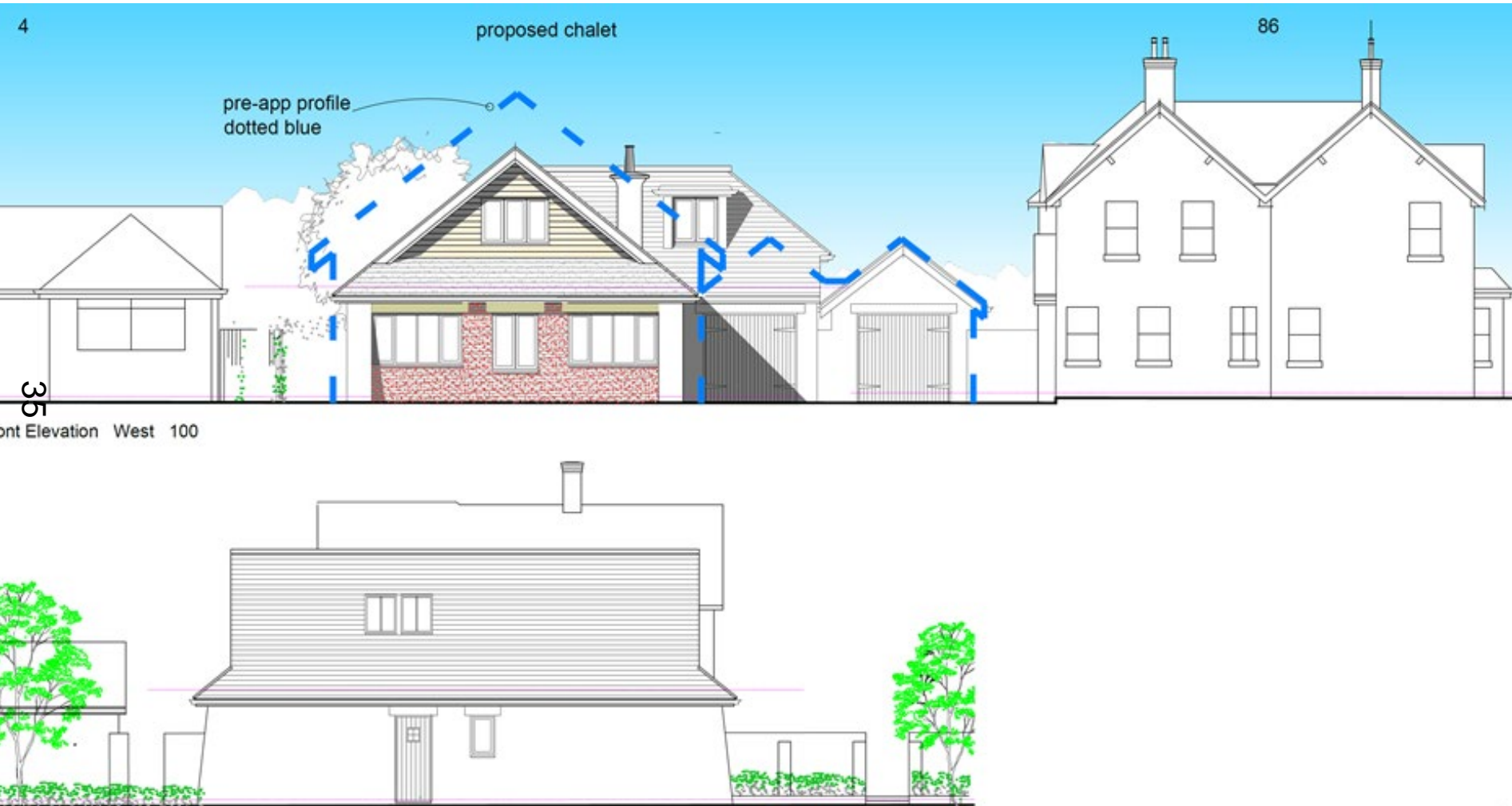


NB additional width of current application due to garage/first floor

3c 19/11189



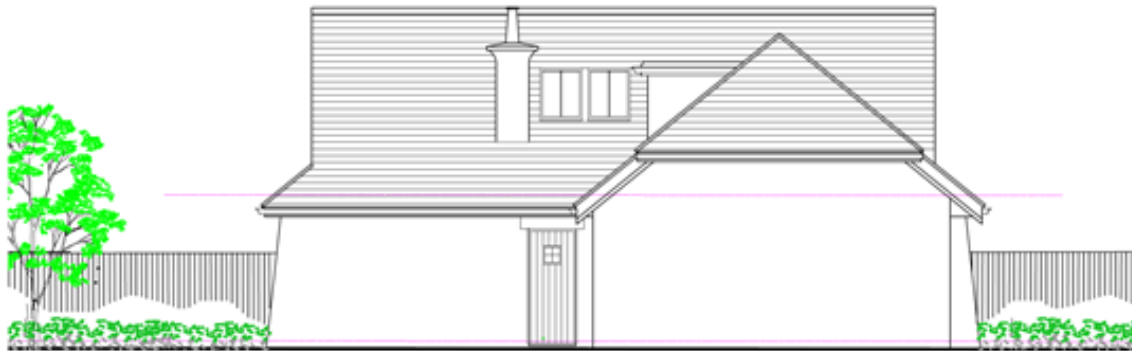
3c 19/11189



3c 19/11189



Rear Elevation East 100
96



Side Elevation South 100

3c 19/11189

View along Pennys Lane towards Whitsbury Road



Junction Whitsbury Road and Pennys Lane to north



Ex. House / view to south along Whitsbury Road



Site



3c 19/11189



88 Northern boundary with 4 Pennys Lane



No. 86, existing garage/drive/garden



PLANNING COMMITTEE – 13 MAY 2020

Item 3a: 1 The Bungalows, High Street, Damerham SP6 3ET
Application: 20/10106

NO UPDATE REQUIRED FOR THIS ITEM

Item 3b: Marshlands, The Marsh, Breamore, 2EJ
Application: 19/10246

10. PLANNING ASSESSEMENT

Principle of Development

para 2 of the report, last 2 sentences to be removed and replaced with:

Whilst the proposed extension falls within the 30% floorspace parameters of Policy DM20, it is considered not to be in keeping with the rural character of the area.

Item 3c: Land of 86 Whitsbury Road, Fordingbridge, SP6 1LA
Application: 19/11189

11 OFFICER COMMENTS

The correct title of the supplementary guidance for Fordingbridge is Fordingbridge Town Design Statement. Please read this as FTDS wherever it appears in the report including an amendment to reason 1 to remove the words 'Centre Village' in the last sentence.

Habitat Mitigation

Additional paragraphs at the end of this section as follows -

However, Natural England has recently drawn attention to the fact that the submitted Appropriate Assessments (AA) rely on the delivery of the phosphate neutrality measures set out in the River Avon SAC – Phosphate Neutral Development Plan Interim Delivery Plan (Wood Environment & Infrastructure Solutions UK Limited – January 2019). The Interim Delivery Plan sets out mitigation measures for new development up the end of March 2020, and thereafter relies on the delivery of the Wessex Water River Avon Outcome Delivery Incentive (ODI), if fully in place.

Natural England's view is that, as the initial Interim Delivery Plan period has now concluded, the submitted AAs should not simply be rolled forward, at least without a valid evidence-based justification that provides the required reasonable certainty for phosphate neutrality. They also note that circumstances are different from those of when the Interim Delivery Plan was first agreed because of external developments in caselaw, notably the Dutch case (Joined Cases C-293/17 and C-294/17 Coöperatie Mobilisation for the Environment UA and Others v College van gedeputeerde staten van Limburg and Others).

With regard to current proposals Natural England agrees with the competent authority that the plan or project for new residential development, without mitigation, has a likely significant effect on the River Avon Special Area of Conservation (SAC). The site is also listed as a Ramsar site and notified at a national level as the River Avon System and River Avon Valley Sites of Special Scientific Interest (SSSIs). Listed Wetlands of International Importance under the Ramsar Convention (Ramsar) sites are protected as a matter of Government policy. Natural England considers that impacts of phosphates on the Ramsar interest features are likely to be similar to the impacts on the SAC.

As the Council cannot now rely on the Interim Delivery Plan to address phosphate levels in the River Avon, a further reason for refusal must be introduced.

13 RECOMMENDATION

Additional reason for refusal

3. To ensure that the proposal may proceed as sustainable development, there is a duty upon the Local Planning Authority to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. The proposal will result in a new unit of residential accommodation which will potentially have an adverse impact through greater phosphates being discharged into the River Avon, thereby having an adverse impact on the integrity of the River Avon Special Area of Conservation (SAC), River Avon Ramsar site and River Avon System and River Avon Valley Sites of Special Scientific Interest (SSSIs). A precautionary approach is required to be adopted and in the absence of an Appropriate Assessment being carried out an adverse impact on the integrity of the SAC, Ramsar and SSSI cannot be ruled out.

As such, the proposal does not accord with Regulation 63 of the Conservation of Species and Habitats Regulations 2017 in that at present there is no proof that the new dwellings will be phosphate neutral or that there is adequate mitigation in place. The proposal is therefore contrary to the provisions of the Conservation of Species and Habitats Regulations 2017 and Policy CS3 of the New Forest Core Strategy and emerging Policy 10 and Policy 34 of the Local Plan 2016-2036 Part 1: Planning Strategy.