

PLANNING COMMITTEE - WEDNESDAY, 10 JUNE 2020

UPDATES FOR COMMITTEE

- 5. PRESENTATION ON PLANNING APPLICATIONS (Pages 3 - 66)**
- 6. COMMITTEE UPDATES (Pages 67 - 68)**

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Planning Committee

10 June 2020

Agenda Item 5

1 May Crescent
Holbury, Fawley,
SO45 2GS

Schedule 3a

App No 20/10167

3a 20/10167



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Claire Upton-Brown
Chief Planning Officer
Planning
New Forest District Council
Appletree Court
Lyndhurst
SO43 7PA

PLANNING COMMITTEE

June 2020

1 May Crescent
Holbury, Fawley, SO45 2GS

20/10167

Scale 1:1250

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3a 20/10167



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PLANNING COMMITTEE

June 2020

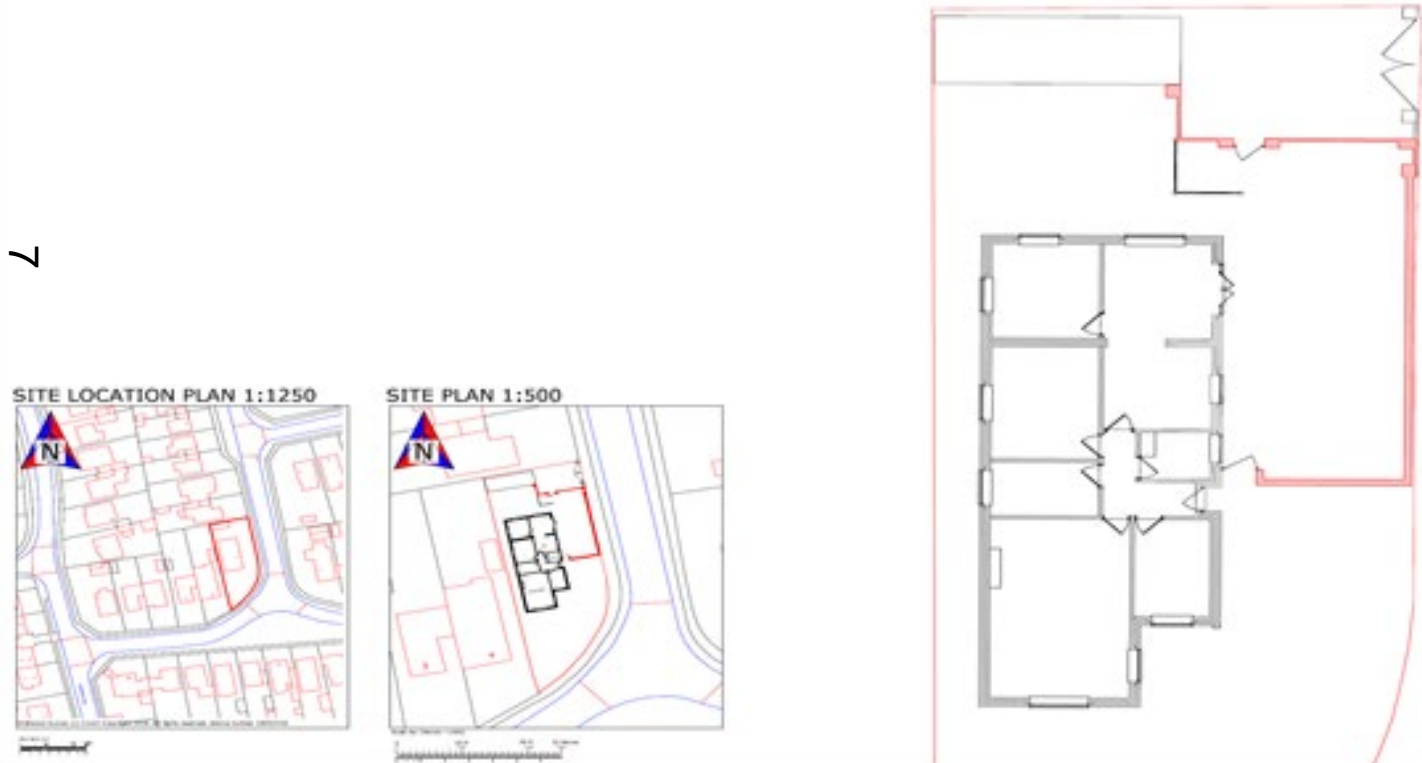
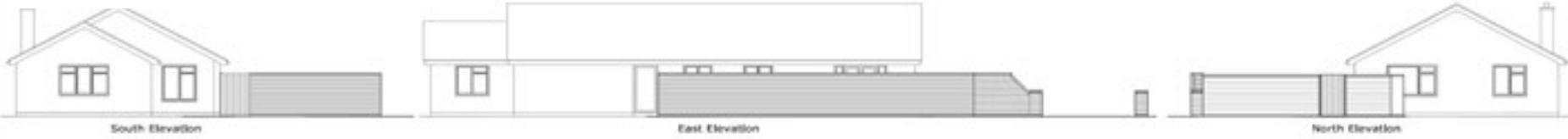
1 May Crescent
Holbury, Fawley, SO45 2GS

20/10167

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PROPOSALS TO BEYOND	
Boundary wall heighting same height	PROJ. NUMBER
Boundary fence - retrospective	GODD101
SITE INFORMATION	
1, MAY CRESCENT	
HOLBURY	
SOUTHAMPTON	
SO45 2DS	
DESIGN & CONSTRUCTION	
Extension Design Building Plans Ltd	
PAPER SIZE - A1	

Consentment of works

Building work shall only be carried out after all of the following have been fully approved:

- Planning permission, and Development Control or other applicable local authority.
- The local authority's approval of any conditions, full planning conditions for the extension from other relevant planning consent in existence, full planning conditions for the extension from other relevant planning consent in existence, full planning conditions for the extension from other relevant planning consent in existence.
- Approval from any other relevant authority, if applicable, for the extension from other relevant planning consent in existence.
- Approval from any other relevant authority, if applicable, for the extension from other relevant planning consent in existence.

Notes:

1. The proposed extension shall be constructed in accordance with the above details and shall be constructed in accordance with the above details and shall be constructed in accordance with the above details.

2. The proposed extension shall be constructed in accordance with the above details and shall be constructed in accordance with the above details and shall be constructed in accordance with the above details.

3. The proposed extension shall be constructed in accordance with the above details and shall be constructed in accordance with the above details and shall be constructed in accordance with the above details.

4. The proposed extension shall be constructed in accordance with the above details and shall be constructed in accordance with the above details and shall be constructed in accordance with the above details.

5. The proposed extension shall be constructed in accordance with the above details and shall be constructed in accordance with the above details and shall be constructed in accordance with the above details.

6. The proposed extension shall be constructed in accordance with the above details and shall be constructed in accordance with the above details and shall be constructed in accordance with the above details.

7. The proposed extension shall be constructed in accordance with the above details and shall be constructed in accordance with the above details and shall be constructed in accordance with the above details.

8. The proposed extension shall be constructed in accordance with the above details and shall be constructed in accordance with the above details and shall be constructed in accordance with the above details.

9. The proposed extension shall be constructed in accordance with the above details and shall be constructed in accordance with the above details and shall be constructed in accordance with the above details.

10. The proposed extension shall be constructed in accordance with the above details and shall be constructed in accordance with the above details and shall be constructed in accordance with the above details.



3a 20/10167



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3a 20/10167



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3a 20/10167



10

3a 20/10167



11

3a 20/10167



12

10 Street scene looking east

3a 20/10167



13



3a 20/10167



14

12

Street scene 12 and 41 May Crescent

Planning Committee

10 June 2020

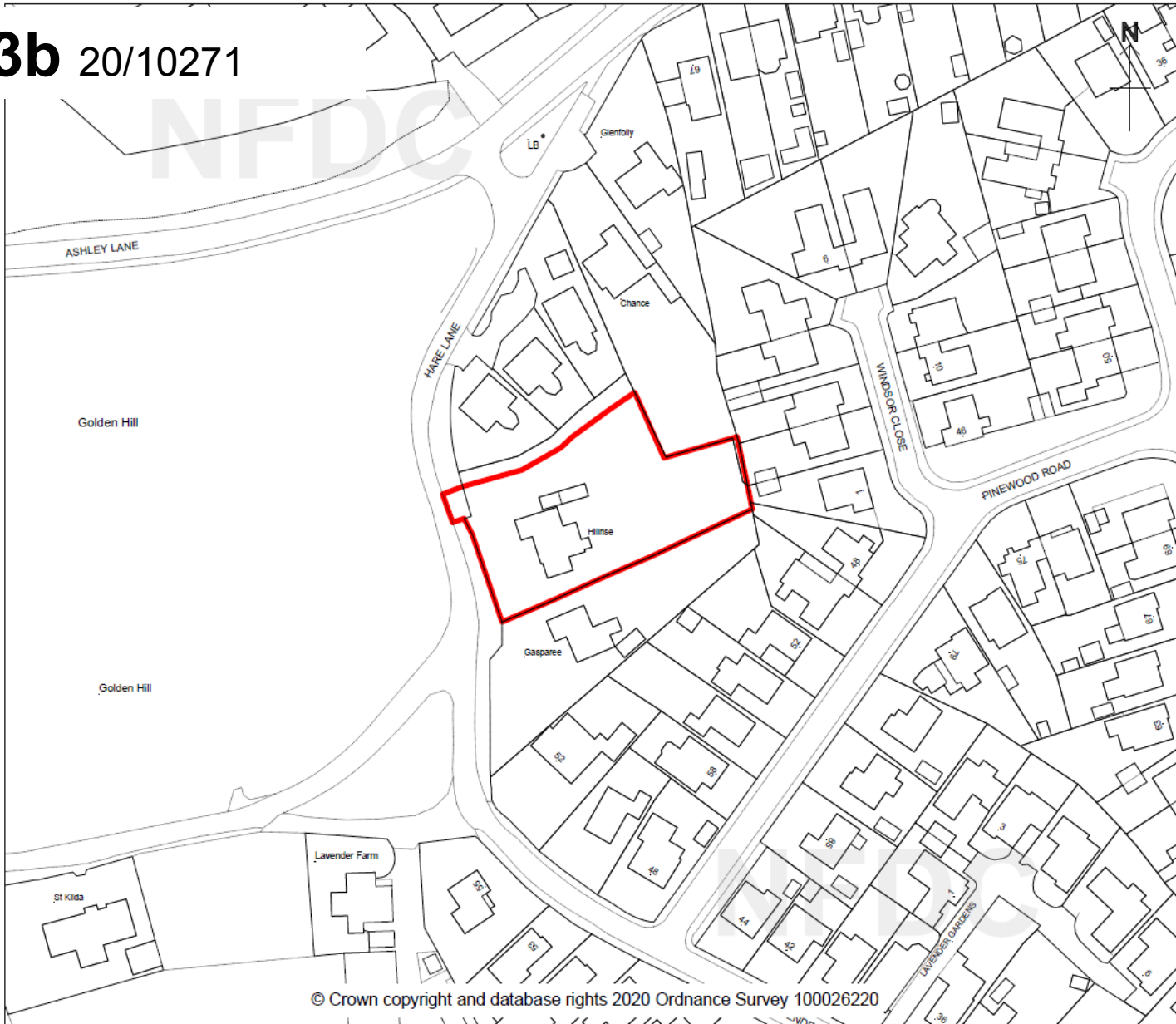
Hill Rise, Hare Lane
Hordle, SO41 0GE

16

Schedule 3b

App No 20/10271

3b 20/10271



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Appletree Court
Lyndhurst
SO43 7PA

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June 2020

Hill Rise, Hare Lane
Hordle SO41 0GE

20/10271

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June 2020

Hill Rise, Hare Lane
Hordle SO41 0GE

20/10271

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18

3b 20/10271



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24

3b 20/10271



25

3b 20/10271



26



SITE PLAN
SCALE 1:200
BASED ON TOPD INFORMATION



BLOCK PLAN
SCALE 1:500
BASED ON O.S. INFORMATION
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LOCATION PLAN
SCALE 1:1250
BASED ON O.S. INFORMATION
© CROWN COPYRIGHT



NOTES

- The extent of the existing site boundary.
- Existing buildings to be retained.
- Construction of all buildings to be in accordance with the Building Regulations and all other relevant legislation.
- Proposed landscaping and other site improvements.
- Proposed parking spaces to be in accordance with the relevant legislation.
- Proposed access to the site from the public highway.

LEGEND

- EXISTING BOUNDARY
- EXISTING GARAGES TO BE DEMOLISHED
- NEW MATING TREES TO BE PLANTED
- NEW MATING TREES TO BE PLANTED
- EXISTING PAVING
- PROPOSED PAVEMENT

200 AREA OF HIGHWAY (0.5M WIDE)	1 X 2 BEDROOM APARTMENT
2 X PARKING SPACES	2 X PARKING SPACES FOR EXISTING HOUSE
PROPOSED 5M WIDE SITE @ 11.00M	

2	ADDITIONAL SCALE BARS SHOWN	TABLE A
A	GARAGE REMOVED, NEW	TABLE B
	EXISTING PAVING	

PROPOSED DEVELOPMENT,
"MILL ROSE"
2 HARE LANE,
WORDE,
LYMBINGTON,
HAMPSHIRE,
SO41 0GE.

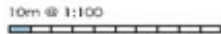
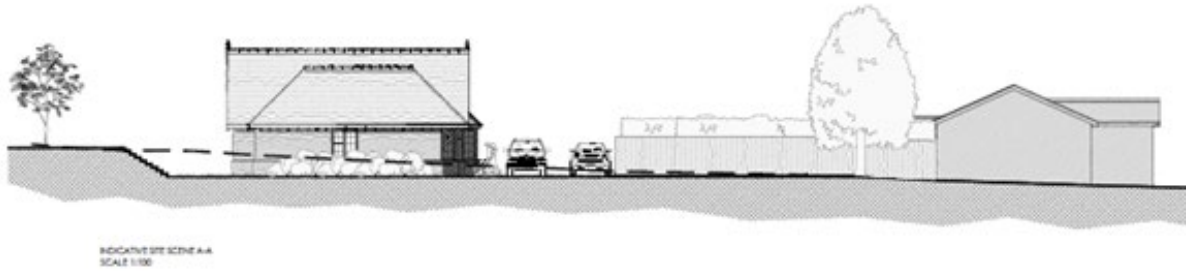
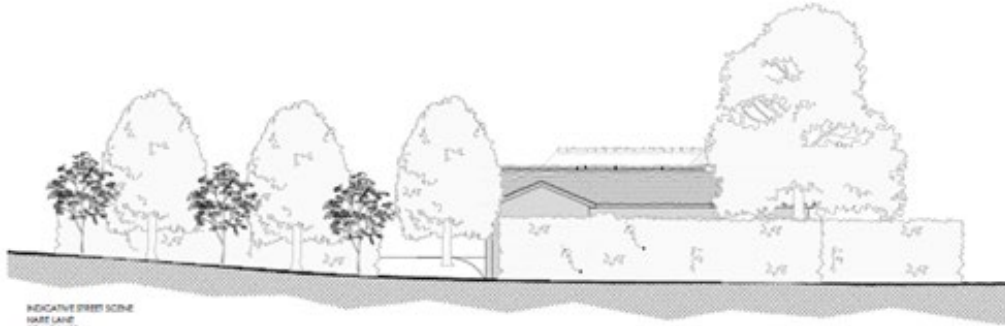
SITE, BLOCK & LOCATION PLANS

Scale	A3 SHOWN @ A1	Checked
Date	FEBRUARY 2020	Sheet
9284/200		

ARC Architecture Ltd.
Chapel Studio, 14 Fulwood,
Chichester, Dorset, BH23 1EP
Tel: +44 (0) 1202 476616
Email: enquiries@arcarchitecture.co.uk
Web: www.arcarchitecture.co.uk







NOTES

- The content of this drawing is subject to change without notice.
- It is the responsibility of the client to ensure that the information provided is accurate and up to date.
- ARC is not responsible for any errors or omissions in this drawing.
- It is the responsibility of the client to ensure that the information provided is accurate and up to date.
- ARC is not responsible for any errors or omissions in this drawing.

LEGEND

	EXISTING GROUND LEVEL
	PROPOSED GROUND LEVEL

A. DRAWING REVISIONS		01/03/20	JR
No.	Description	Date	By

PROPOSED DEVELOPMENT:
"HILL RISE"
2 HARE LANE,
HORDLE,
LYMINGTON,
HAMPSHIRE,
SO41 0GE.

SITE & STREET SCENES

Scale	AS SHOWN @ A1	Checked	
Date	FEBRUARY 2020	Drawn	JR

9284/202

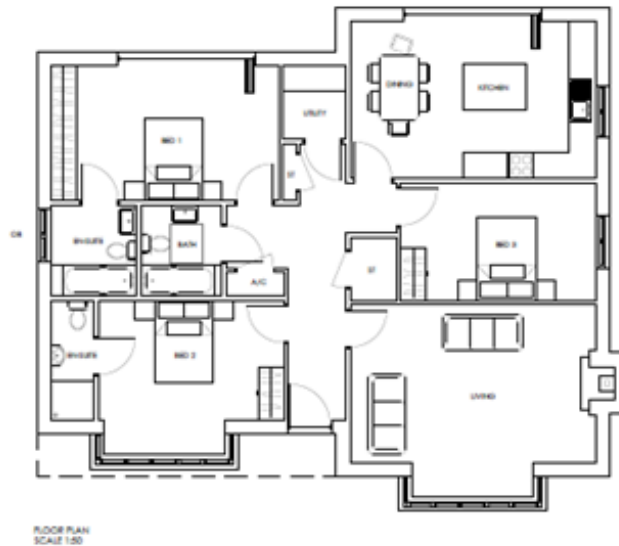
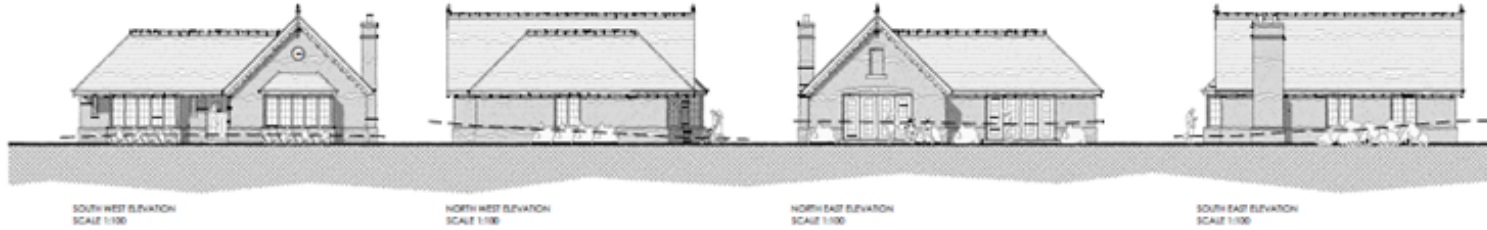
ARC Architecture Ltd.

Chapel Studio, 14 Parnell,
Oxwalton, Dorset, BH23 1EP

Tel: +44 (0)1302 62676
Email: enquiries@arc-architecture.co.uk
Web: www.arc-architecture.co.uk

NOTES

- The centre of the drawing is true height.
- Construction to Planning Permission No.
- Construction to be in accordance with the Building Regulations and Approved Documents.
- All work to be in accordance with the Building Regulations and Approved Documents.
- Check with the relevant authorities for any restrictions on the proposed development.
- Check with the relevant authorities for any restrictions on the proposed development.



10m @ 1:100

LEGEND

- EXISTING GROUND LEVEL
- PROPOSED GROUND LEVEL

2 BEDROOM BUNGALOW @ 110 SQM / 1200 SQFT

FINISHES SCHEDULE

WALLS AND BRICK
WINDOWS UPVC
FLOOR CLAY TILES BATHROOMS & DECORATIVE ROOMS

A - HAVES DRAWN UP AND REVISION FOR 21.03.20 JK
CONSENTED ACCORDS PLANS

No.	Revision	Date	By

PROPOSED DEVELOPMENT,
"HILL ROSE"
2 HARE LANE,
HORDLE,
LYMINGTON,
HAMPSHIRE,
SO41 0GE.

PROPOSED FLOOR PLAN & ELEVATIONS

Scale: A3 DRAWN @ A1	Checked:
Date: FEBRUARY 2020	Drawn: JK
9284/201	

ARC Architecture Ltd.
Chapel Studio, 14 Purcell,
Chichester, Dorset, BH23 4EP

Tel: +44 (0) 1202 47849
Email: enquiries@arc-architecture.co.uk
Web: www.arc-architecture.co.uk

Planning Committee

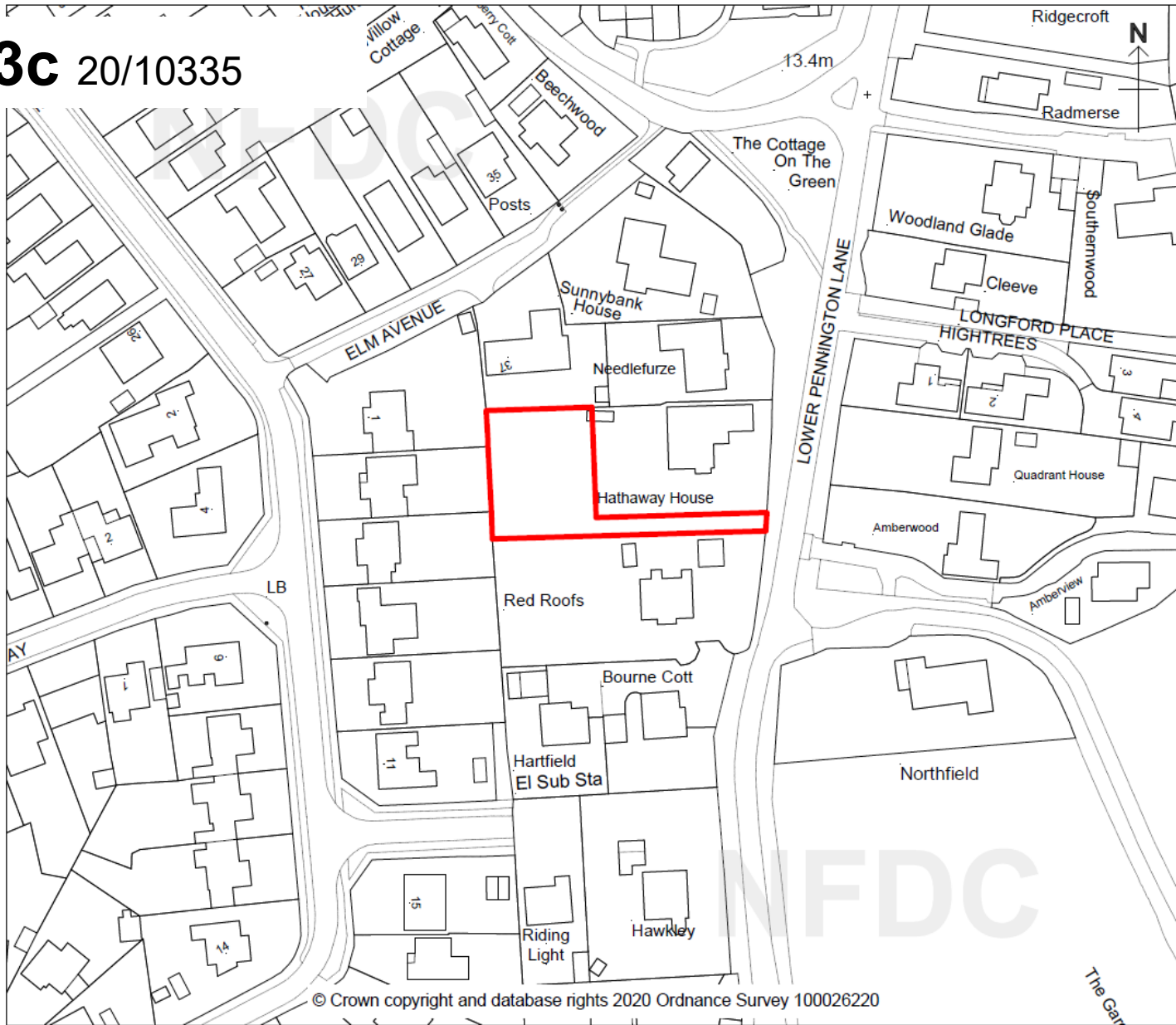
10 June 2020

32
Land of Hathaway House,
Lower Pennington Lane,
Pennington, Lymington, SO41 8AN

Schedule 3c

App No 20/10335

3C 20/10335



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Appletree Court
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SO43 7PA

PLANNING COMMITTEE

June 2020

Land of Hathaway House
Lower Pennington Lane
Pennington, Lymington, SO41 8AN
20/10335

Scale 1:1250

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3C 20/10335



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June 2020

Land of Hathaway House
Lower Pennington Lane
Pennington, Lymington, SO41 8AN
20/10335

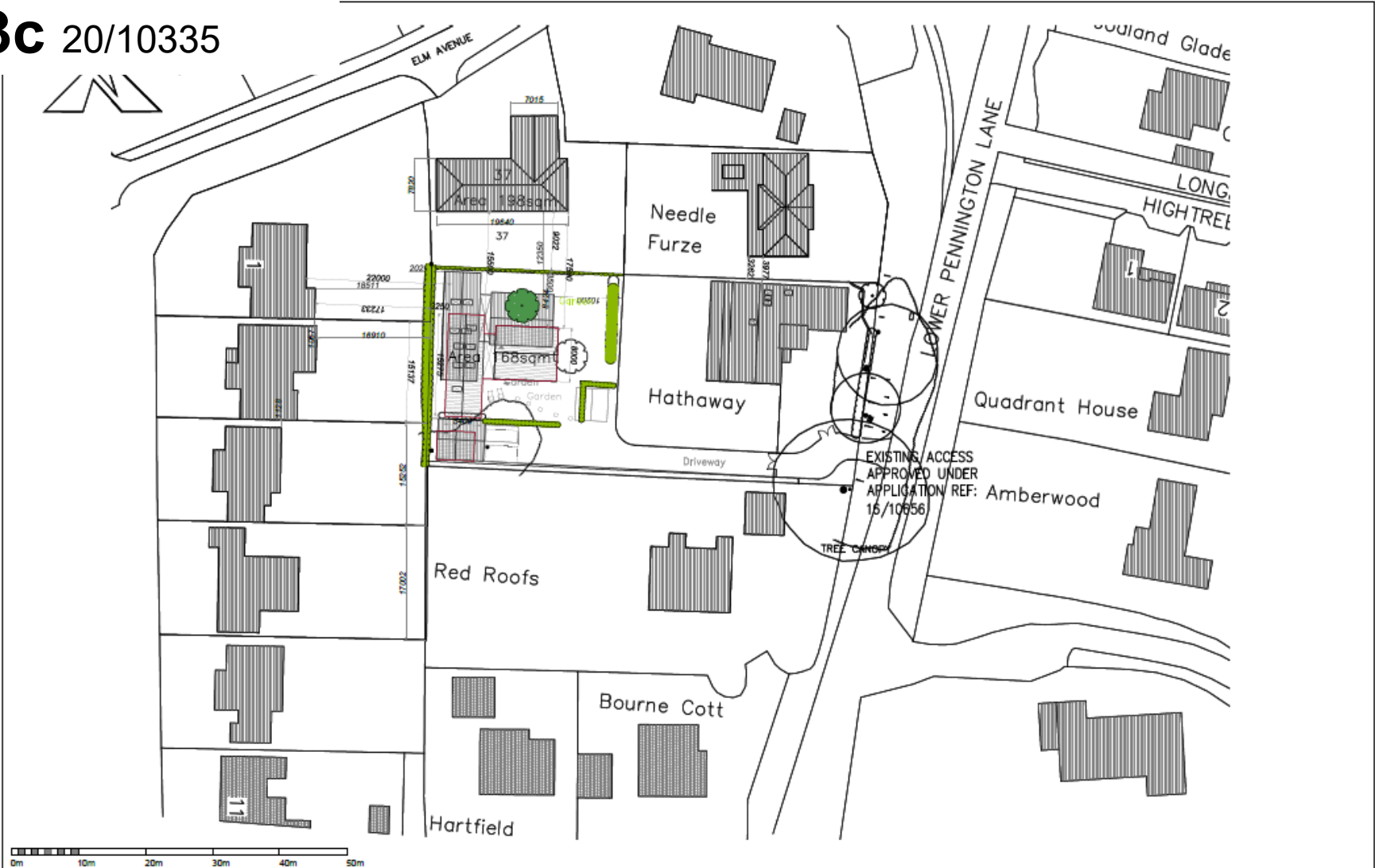
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34

3c 20/10335

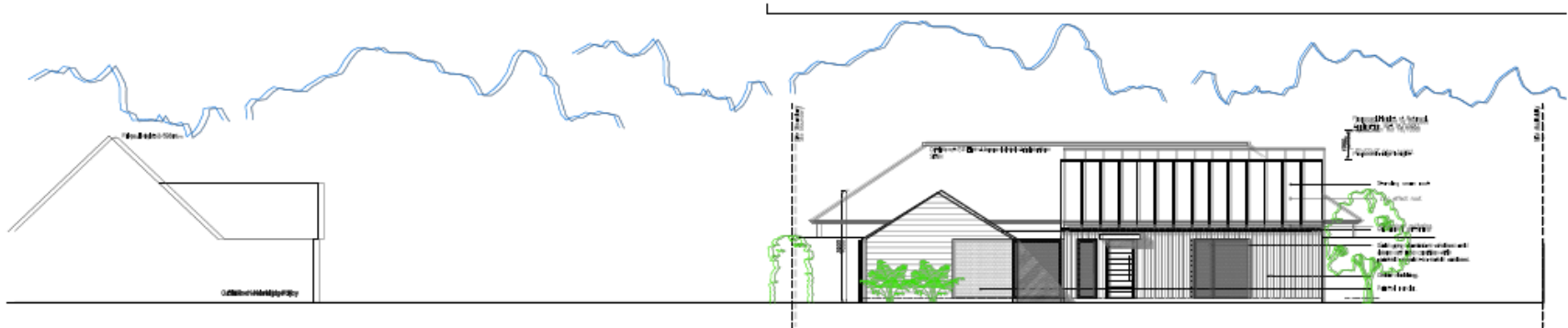
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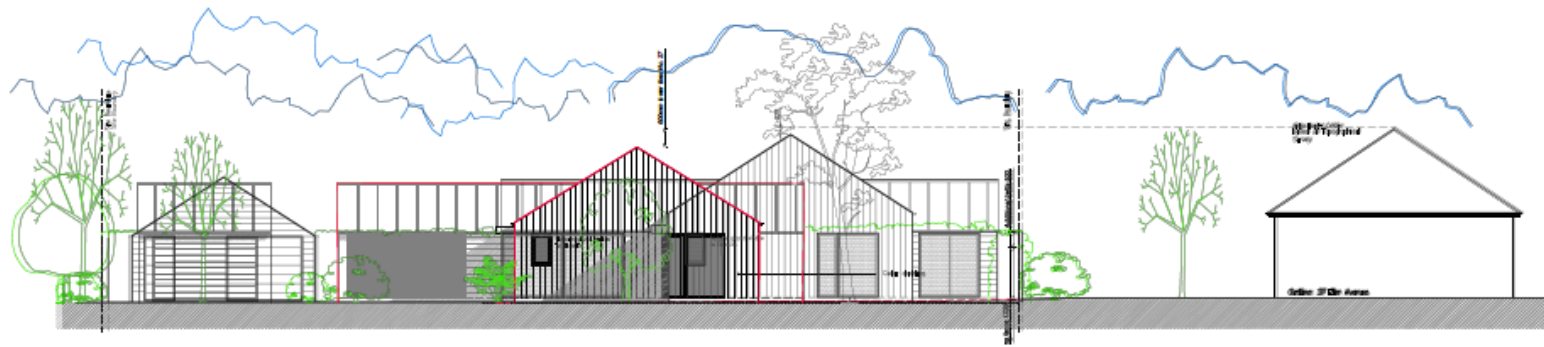
0m 10m 20m 30m 40m 50m
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 All dimensions to be checked on site.

Project:	New Dwelling	Drawing Title:	Site Layout
Client:	Mr & Mrs Cullen	Drawing No:	SL.01
Address:	Land to Rear of Hathaway House, Lower Pennington Lane Lymington, SO41 8AN.	Scale:	1:500 @ A3
		Revision:	-
		Date:	March 2020

 **Morgan Building Design**
 Architectural services and planning solutions
 Tel: 01590 301 131
 Tel: 07796 910 536
 Email: henrah@morganbuildingdesign.co.uk



Proposed Front Elevation



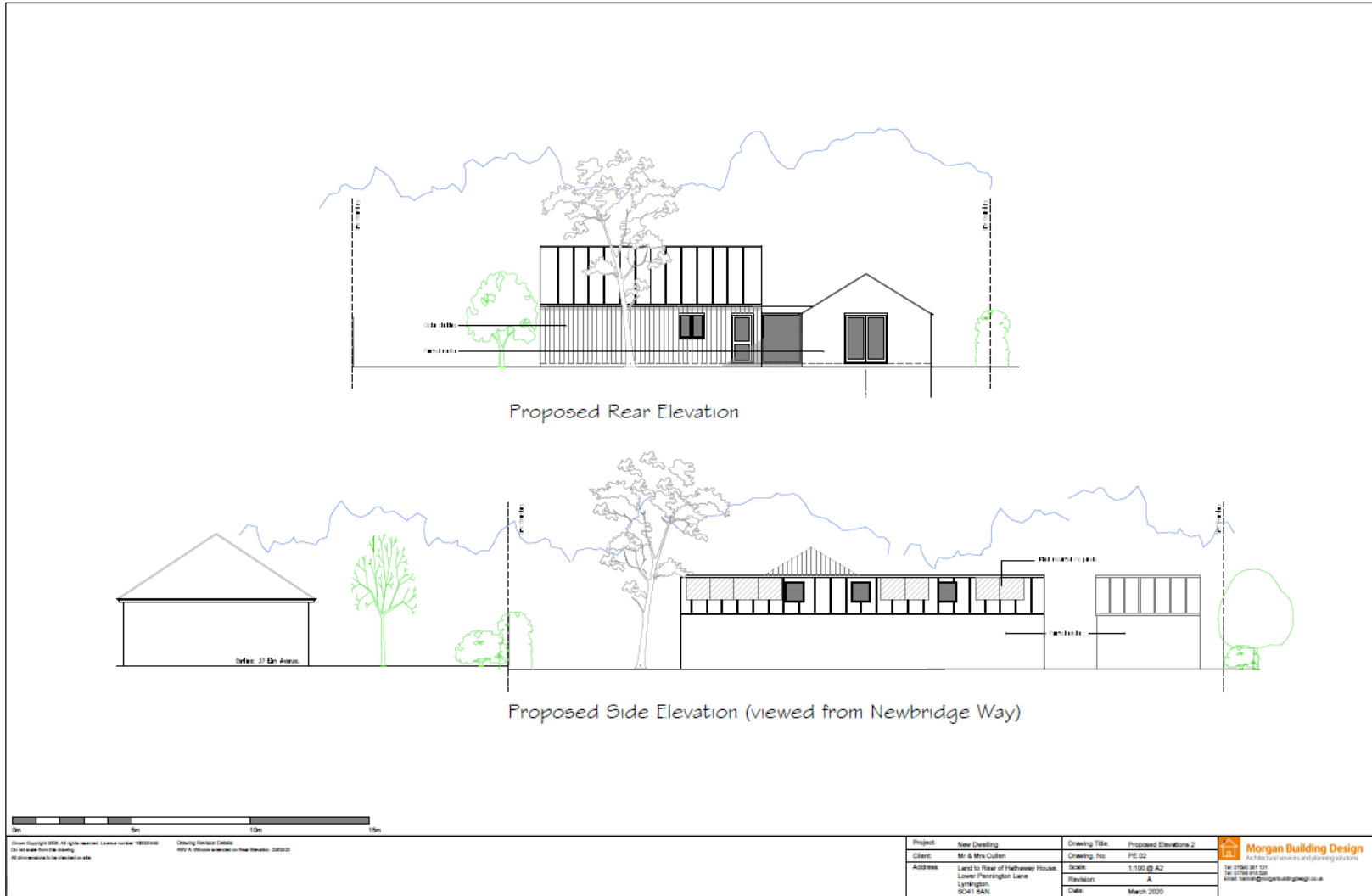
Proposed Side Elevation/Section through site



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 Does not include this drawing
 All dimensions to be checked on site

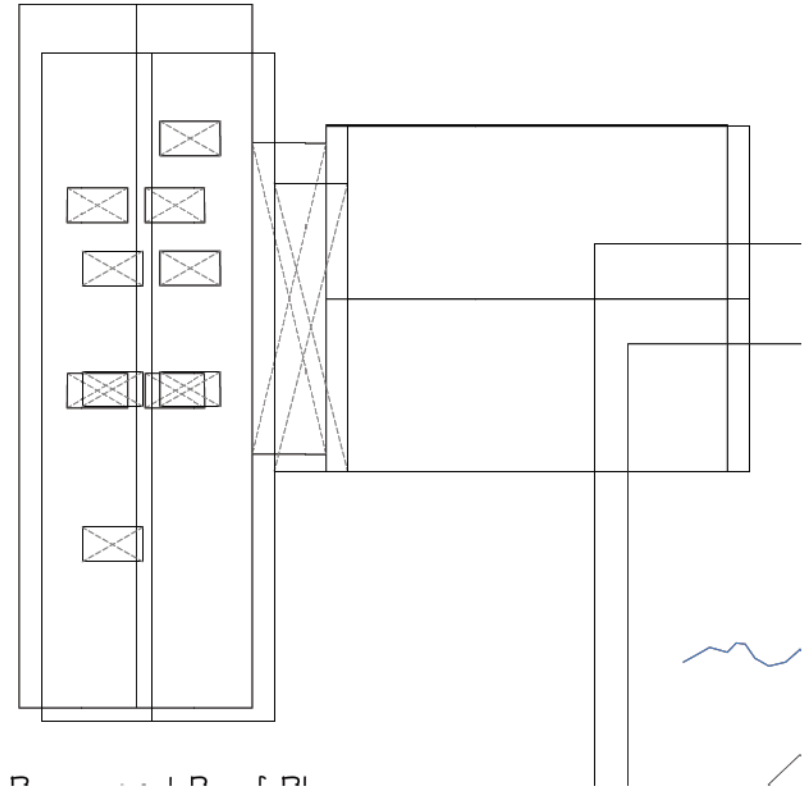
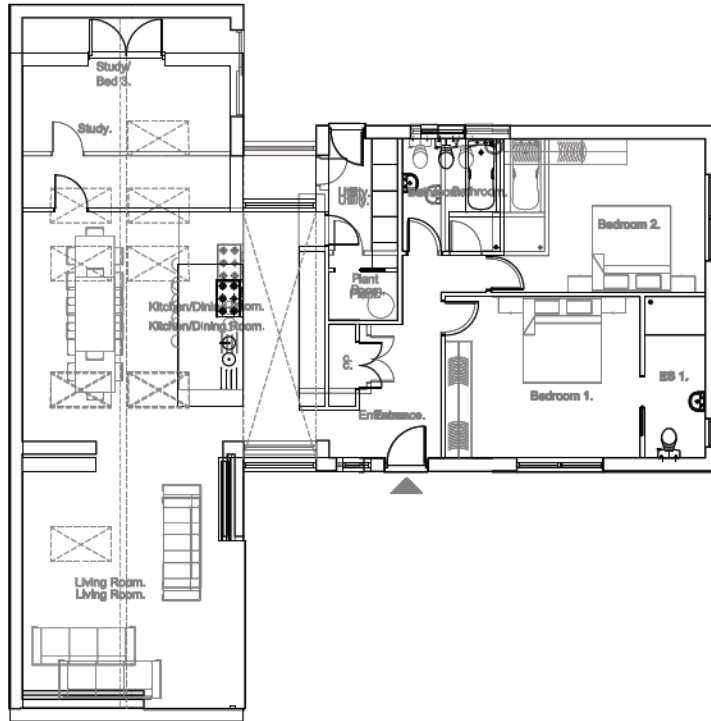
Project:	New Dwelling	Drawing Title:	Proposed Elevations 1
Client:	Mr & Mrs Cullen	Drawing No.:	PE.01
Address:	Land to Rear of Halfway House, Lower Pennington Lane Lymington, SO41 5AH	Scale:	1:100 @ A2
		Revision:	
		Date:	March 2020

Morgan Building Design
 Architectural services and planning solutions
 Tel: 01534 519 124
 Email: Sam@morganbuildingdesign.co.uk



3c 20/10335

38




Proposed Ground Floor Plan

Proposed Roof Plan

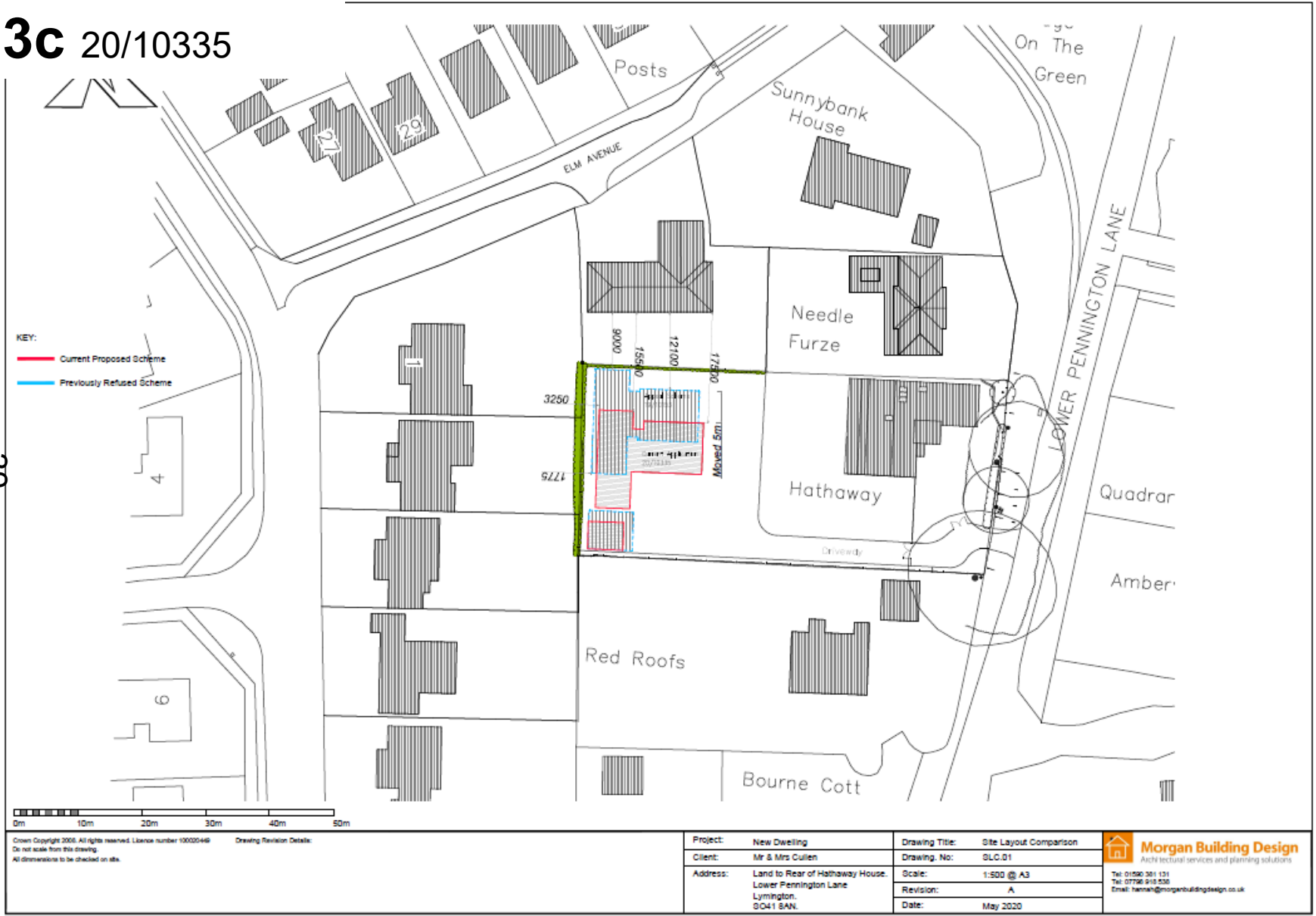
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Drawing Revision Details:

Project:	New Dwelling	Drawing Title:	Proposed Plans	 Morgan Building Design Architectural services and planning solutions Tel: 01590 381131 Mob: 07793 919538 Email: hannah@morganbuildingdesign.co.uk
Client:	Mr & Mrs Cullen	Drawing No:	PP.01	
Address:	Land to Rear of Hathaway House, Lower Pennington Lane Lymington, SO41 8AN.	Scale:	1:100 @ A3	
		Revision:	-	
		Date:	March 2020	

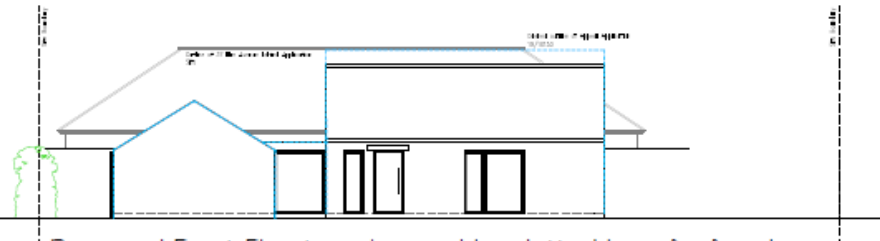
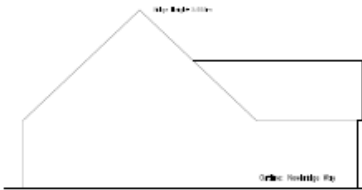
3c 20/10335

39

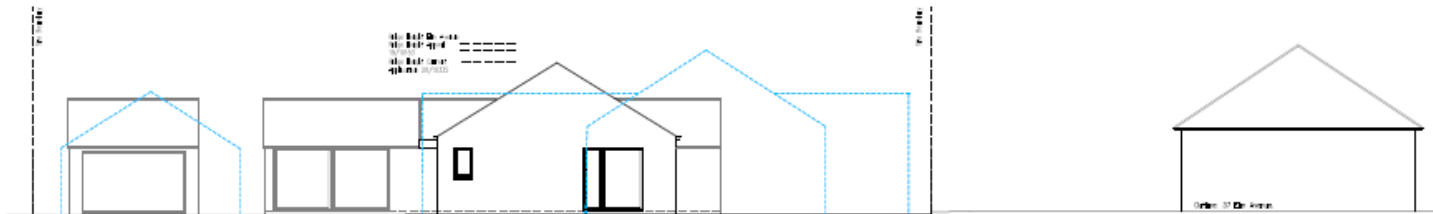


3c 20/10335

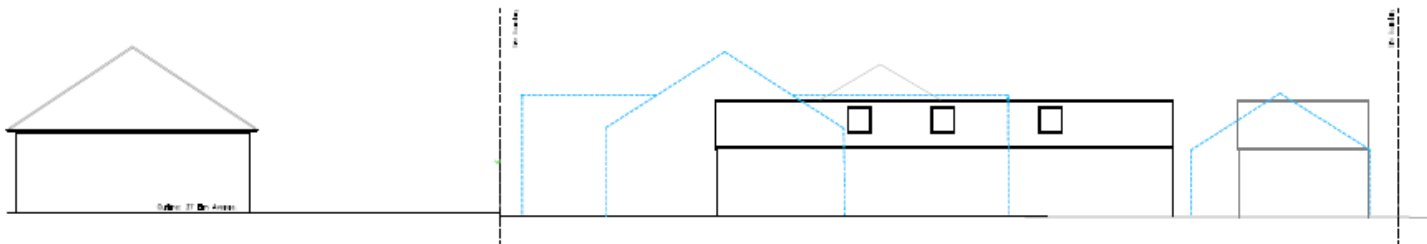
Previously Refused Scheme



Proposed Front Elevation showing blue dotted line of refused Scheme 19/10153



Proposed Side Elevation/section through Site showing blue dotted line of refused Scheme 19/10153




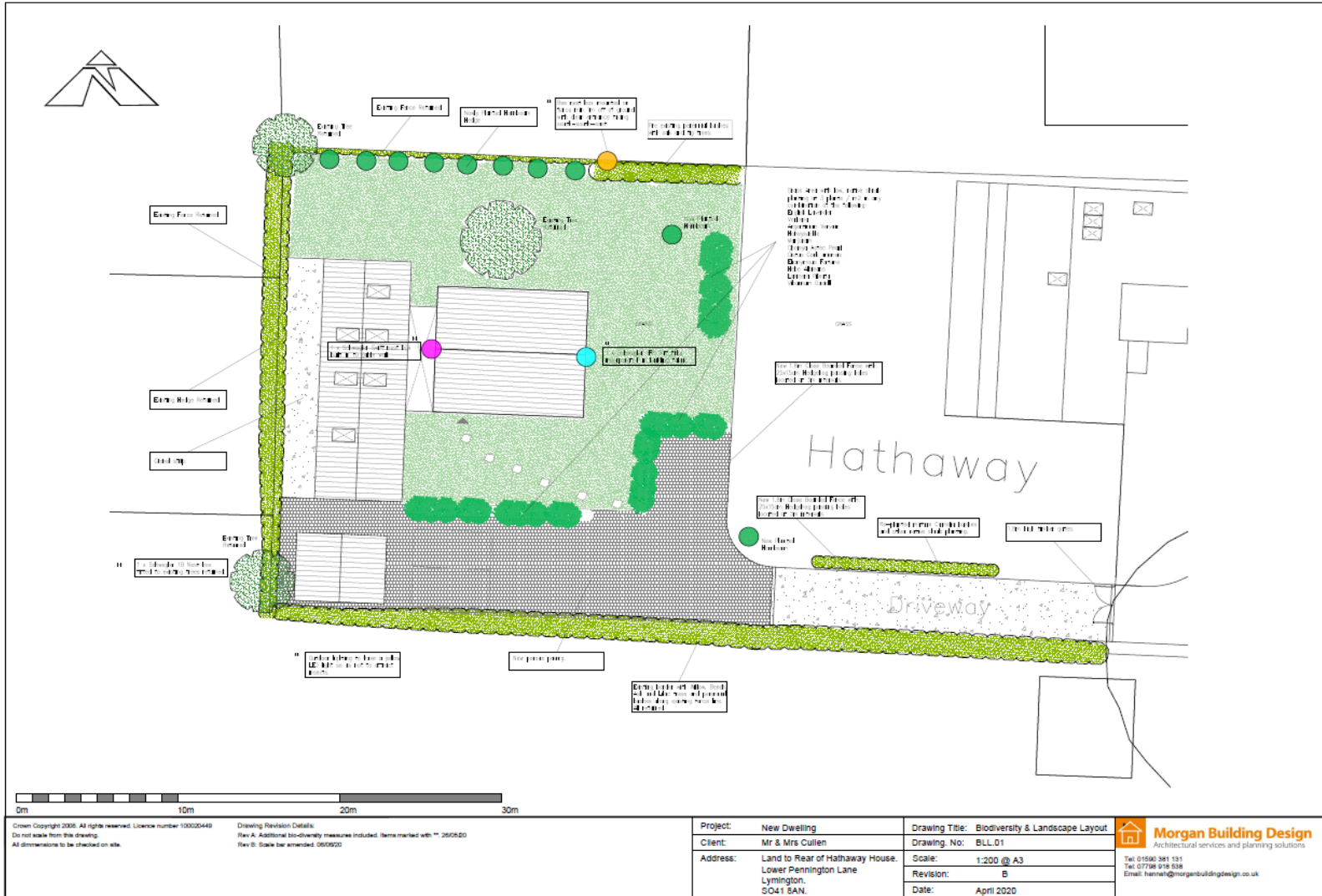
Proposed Side Elevation from Newbridge Way showing blue dotted line of refused Scheme 19/10153

40

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Drawing Revision Details

Project:	New Dwelling	Drawing Title:	Elevation Comparison	 Morgan Building Design architectural services and planning solutions Tel: 01203 351 120 Fax: 01203 351 018 Email: helen@morganbuildingdesign.co.uk
Client:	Mr & Mrs Cullen	Drawing No.:	EC.01	
Address:	Land to Rear of Halfway House, Lower Pennington Lane, Lymington, SO41 5AX	Scale:	1:100 @ A3	
		Revision:	A	
		Date:	May 2020	



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Drawing Revision Details:
Rev A: Additional bio-diversity measures included. Items marked with ** 26/05/20
Rev B: Scale bar amended. 06/09/20

Project: New Dwelling
Client: Mr & Mrs Cullen
Address: Land to Rear of Hathaway House,
Lower Pennington Lane,
Lymington,
SO41 5AN.

Drawing Title: Biodiversity & Landscape Layout
Drawing No: BLL.01
Scale: 1:200 @ A3
Revision: B
Date: April 2020

Morgan Building Design
Architectural services and planning solutions
Tel: 01590 391 151
Tel: 07708 916 538
Email: hannah@morganbuildingdesign.co.uk

3c 20/10335



42

3c 20/10335



43

3c 20/10335



44

3c 20/10335

45



3c 20/10335



46

3c 20/10335

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3c 20/10335

48



3c 20/10335



49

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50



Planning Committee

10 June 2020

The Forge

Martin Road

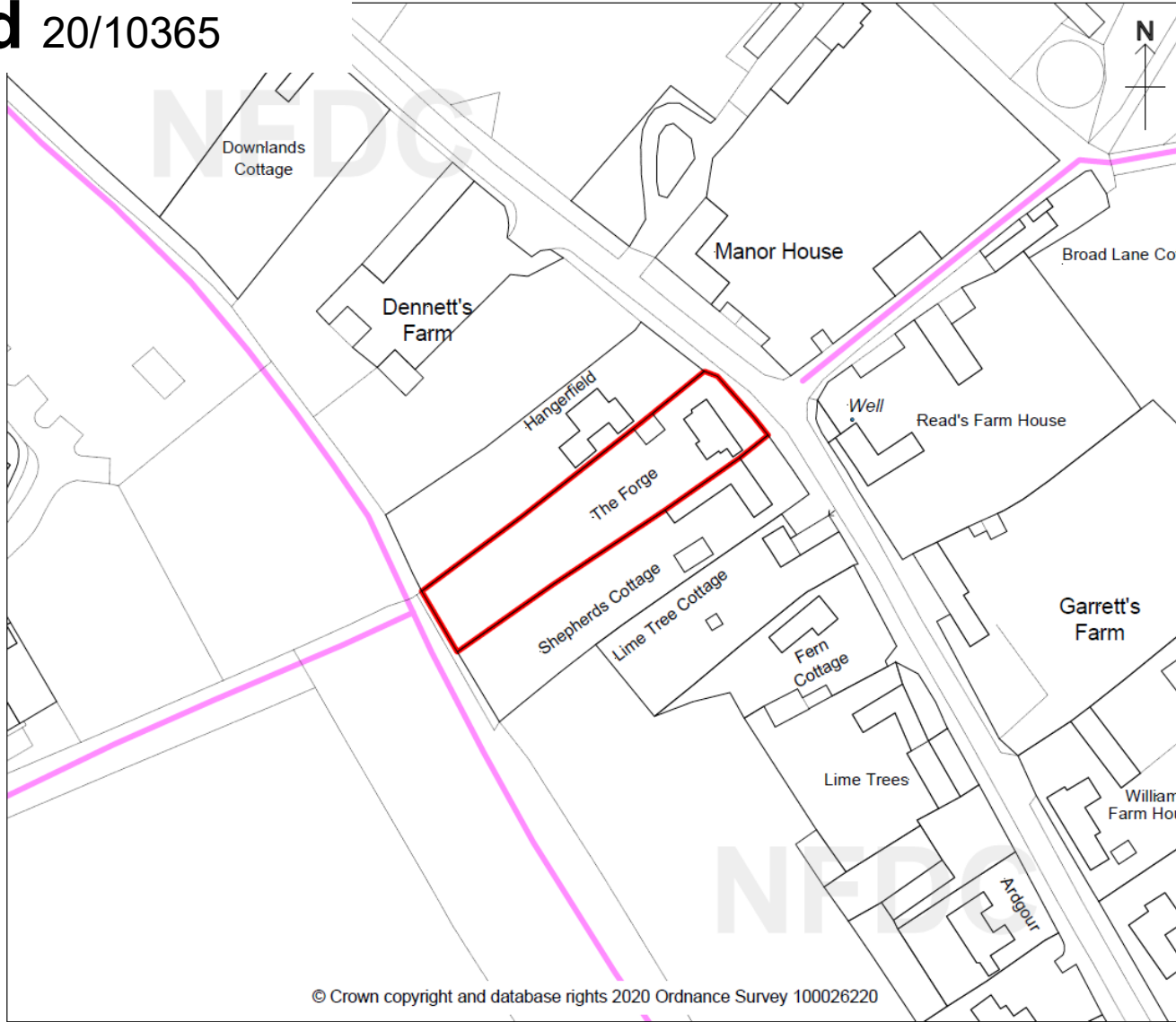
Martin, SP6 3LA

Schedule 3d

App No 20/10365

3d 20/10365

53



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June 2020

Item No:
The Forge, Martin Road
Martin, SP6 3LA

20/10365

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June 2020

The Forge, Martin Road
Martin, SP6 3LA

20/10365

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3d 20/10365

55



EXISTING GROUND FLOOR 2019 - c104 SQM
 FIRST FLOOR 2019 - 59.75 SQM

TOTAL AS AT 2019 - c163.75 SQM
 (EXCLUDING GARAGE AND OUTBUILDINGS)

TOTAL RECORDED IN PLANNING HISTORY IN
 1982 = GROSS INTERNAL AREA OF DWELLING
 = 143 SQM

TOTAL POTENTIAL SPACE WITHIN 30% RULE
 185.9 SQM = 130% X 142 SQM

CAPACITY WITHIN 30% RULE IS THEREFORE
 185.9 - 163.75 = 22.15 SQM

DWELLING SPACE ADDED IN THIS PROPOSAL -
 4 SQM TO DWELLING WHICH IS WELL WITHIN THE 30% RULE.

OUTBUILDINGS:-
 0 SQM TO FOOTPRINT OF GARAGE
 EXISTING EXTERNAL OFFICE = 9.1 SQM TO BE DEMOLISHED
 NEW OFFICE AND GYM IN OUTBUILDINGS = 35.6 SQM

NET INCREASE OF OUTBUILDINGS = 26.5 SQM

-1 0 1 2 3 4 5

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Rev	Date	Details	Drawn	Checked
Issued for:				
PLANNING				
Project/Client			Project No:	
THE FORGE			1507	
MARTIN			Drawn:	Rev:
MR & MRS BURRIDGE			101	
Drawing			Scale:	
PROPOSED PLANS			1:100 @A3	
			North	
			Drawn By:	Date:
			CPL	02.03.20
			Checked By:	Date:
			CPL	02.03.20

CPL ARCHITECTURE

CHRIS LITTLEMORE BA(Hons) BArch MSc RIBA
 CHARTERED ARCHITECT

MEADOW HOUSE BROAD CHALKS GALSBUURY SPREDA
 T: 01752 782001 M: 07715 48811
 E: info@cpl-arch.com
 www.cpl-arch.com

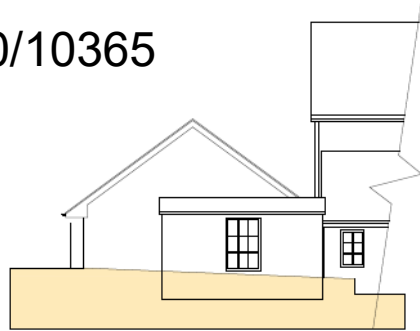
3d 20/10365



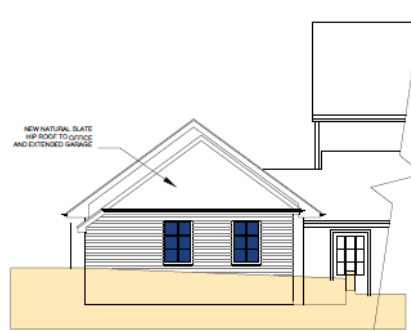
54

Front elevation

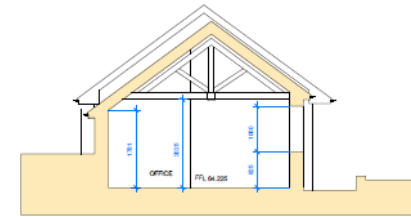
3d 20/10365



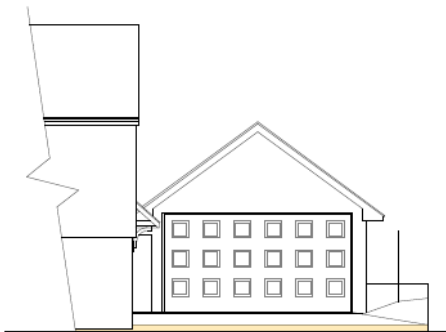
EXISTING SOUTH WEST ELEVATION



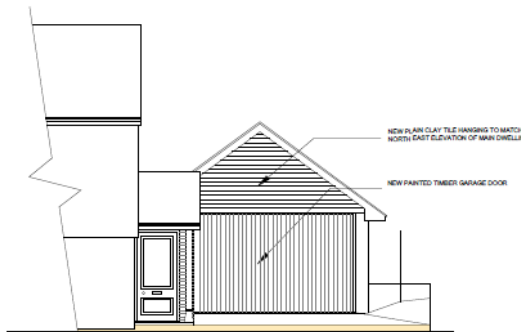
PROPOSED SOUTH WEST ELEVATION



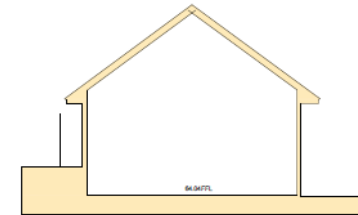
SECTION THROUGH PROPOSED OFFICE



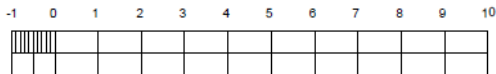
EXISTING NORTH EAST ELEVATION



PROPOSED NORTH EAST ELEVATION



SECTION THROUGH EXISTING GARAGE

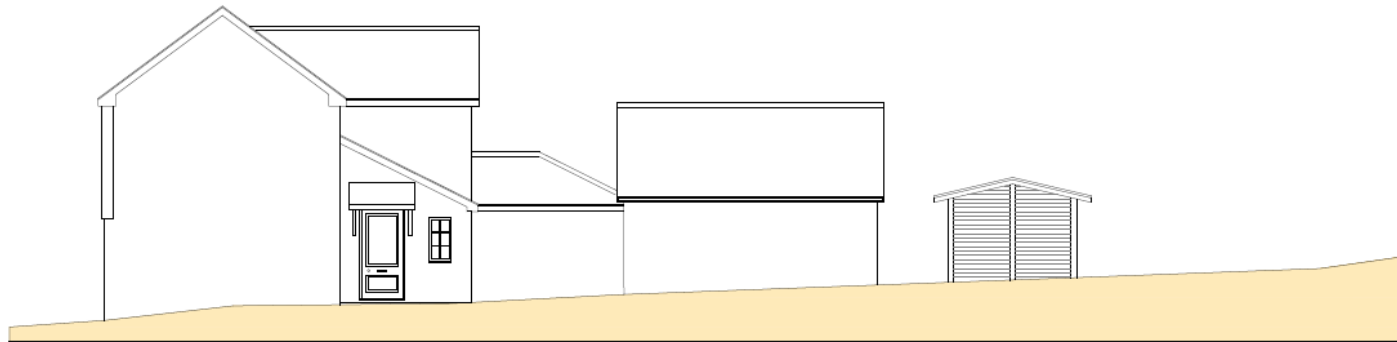


Rev	Date	Details	Drawn	Checked
PLANNING				
Project/Client	Project No.			
THE FORGE	1907			
MARTIN	Drawn No.	Rev.		
MIR & MRS BURRIDGE	202			
	Scale			
	1/100 @A3			
Drawing	North			
EXISTING AND PROPOSED	Drawn By	Date		
SECTIONS AND	CPL	02.03.20		
ELEVATIONS TO SW & NE	Checked By	Date		
	CPL	02.03.20		

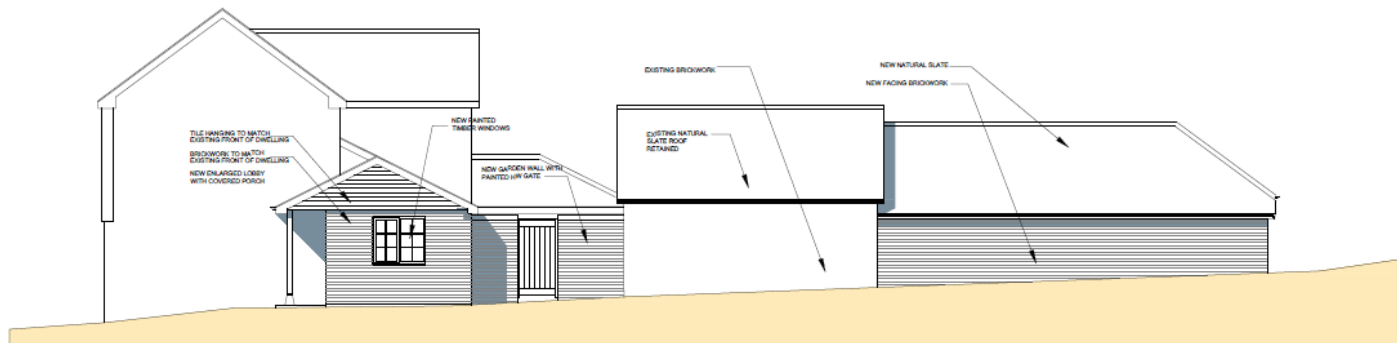
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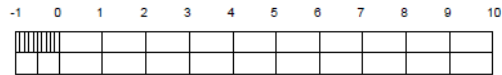
57



EXISTING NORTH WEST ELEVATION



PROPOSED NORTH WEST ELEVATION



Rev	Date	Details	Drawn	Checked
MADE FOR:				
PLANNING				
Project Client:		Project No:		
THE FORGE		1507		
MARTIN		Draw No:		Rev:
MR & MRS BURRIDGE		201		
Drawing:		Scale:		
ELEVATIONS		1/100 @A3		
EXISTING AND PROPOSED		North		
NORTH WEST		Drawn By:		Date:
		CPL		02.03.20
		Checked By:		Date:
		CPL		02.03.20

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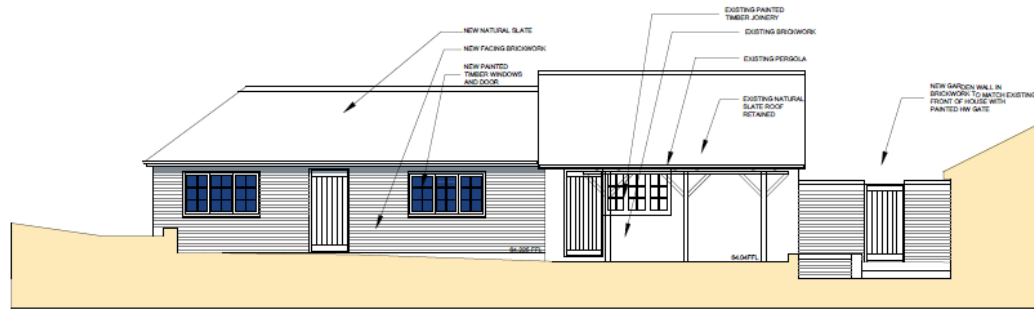
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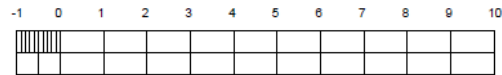
3d 20/10365



EXISTING SOUTH EAST ELEVATION



PROPOSED SOUTH EAST ELEVATION



Rev	Date	Details	Drawn	Checked								
Marked for:												
PLANNING												
Project/Client:		Project No:										
THE FORGE		1907										
MARTIN		Dwg No:		Rev:								
MR & MRS BURRIDGE		203										
Drawing:		Scale:										
EXISTING AND PROPOSED		1/100 @A3										
ELEVATIONS		North										
TO SOUTH EAST		<table border="1"> <tr> <td>Drawn By:</td> <td>Date:</td> </tr> <tr> <td>CPL</td> <td>02.03.20</td> </tr> <tr> <td>Checked By:</td> <td>Date:</td> </tr> <tr> <td>CPL</td> <td>02.03.20</td> </tr> </table>			Drawn By:	Date:	CPL	02.03.20	Checked By:	Date:	CPL	02.03.20
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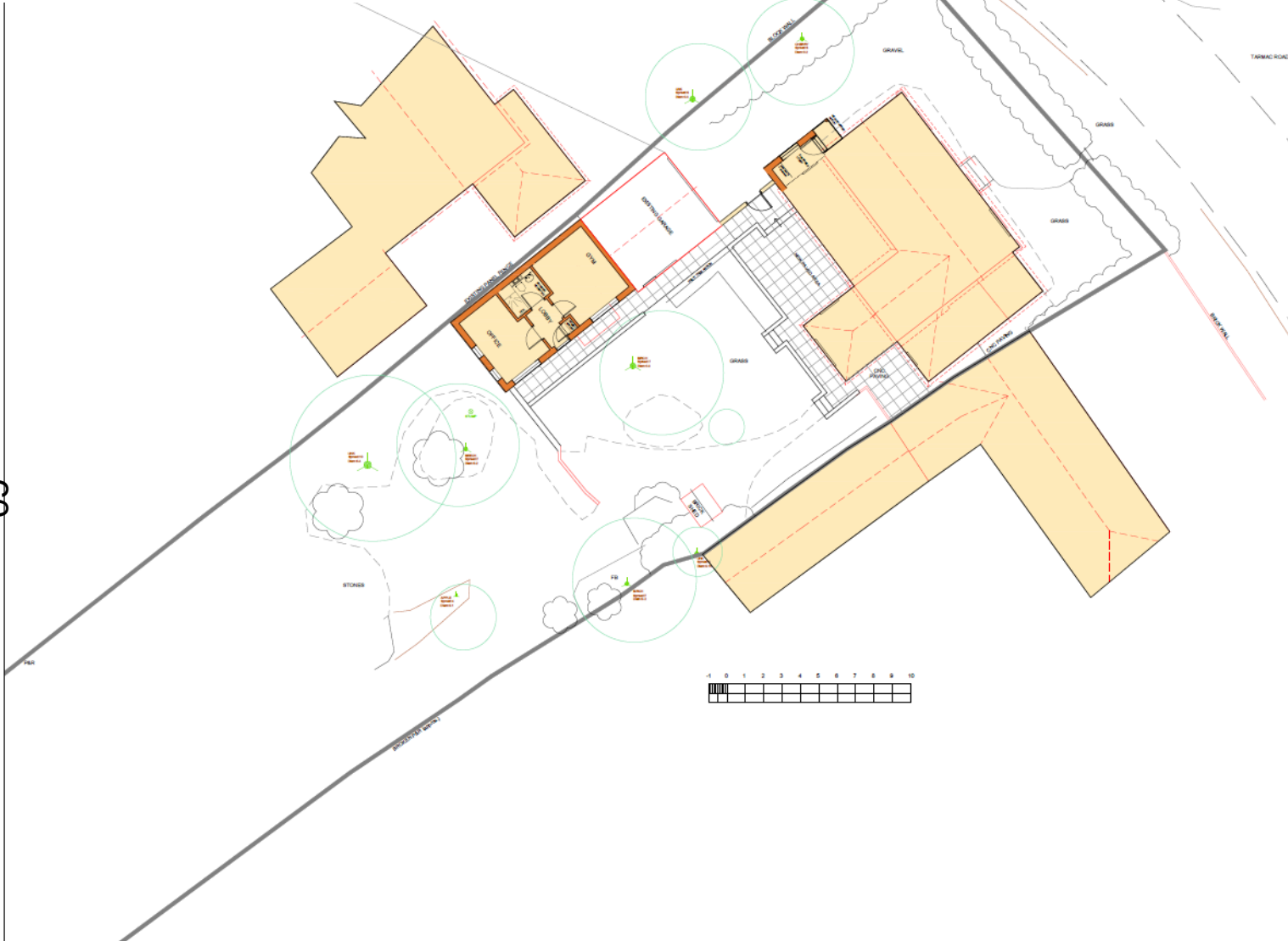
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59

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Rev.	Date	Details	Drawn	Checked
SOUND BY				
PLANNING				
Project/Client		Project No.		
THE FORGE, MARTIN		1907		
MR & MRS BURRIDGE		Dep. No.	Rev.	
		70		
		Scale	1/200@A3	
Drawing		North		
PROPOSED SITE PLAN		Drawn By	Date	
		CPL	03.02.20	
		Checked By	Date	
		CPL	03.02.20	

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59

Existing garage and shed

3d 20/10365

62





Fig. 1: View looking roughly north with Hangerfield's kitchen window to the left, and en-suite bathroom window to the right (not a part of grounds for objection).



Fig. 2: View inside the kitchen of Hangerfield towards the boundary with the Applicant. Note this window is the only one serving this habitable room, and currently benefits from direct sunlight year-round.

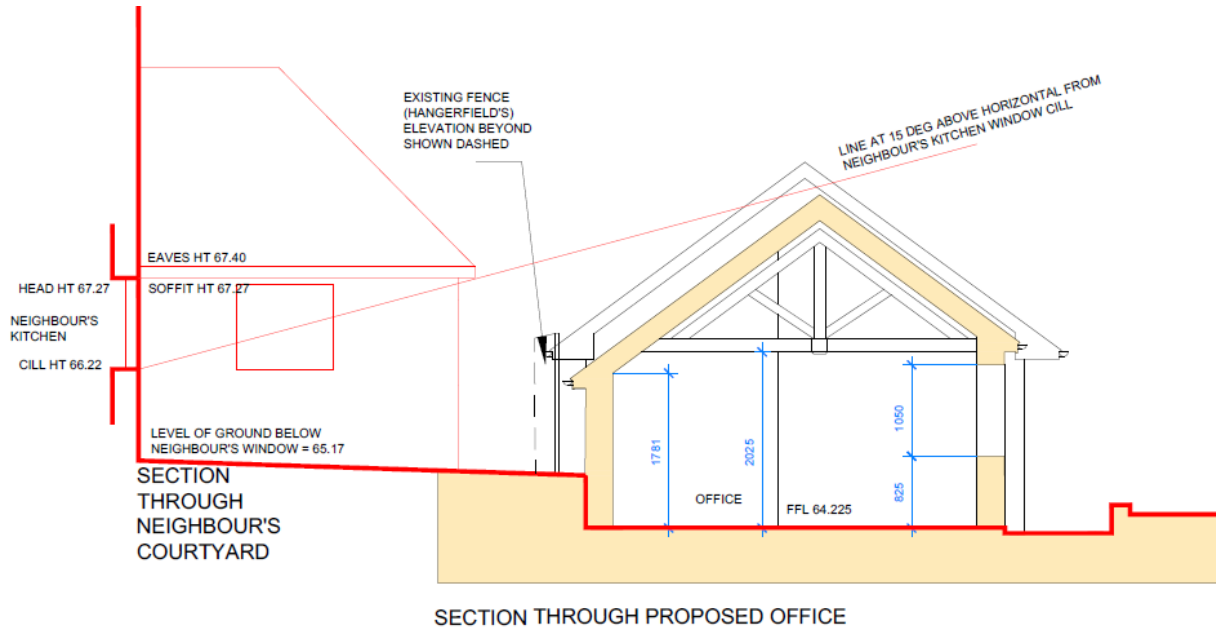


Fig. 3: View from upstairs towards the rear elevation of the Applicant's garage (top left of the image). The proposed extension sits only ~300mm lower than the ridge of the existing garage.



Fig. 4: View from the kitchen window of Hangerfield towards the location of the proposed extension. Note the presence of tall trees not identified on the application drawings. These trees still allow some sunlight to be received by the kitchen window.

64



65

A 20.04.20 Fence Height to Hangerfield Amended CPL		CPL
Rev	Date	Drawn / Checked
Issued for:		
PLANNING		
Project/Client:	Project No:	
THE FORGE	1907	
MARTIN	Dep No:	Rev:
MR & MRS BURRIDGE	204	A
	Scale:	
	1/50 @A3	
Drawing	North:	
SECTION THROUGH	Drawn By:	Date:
PROPOSED EXTENSION	CPL	29.04.20
AND NEIGHBOUR'S COURT	Checked By:	Date:
	CPL	29.04.20

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PLANNING COMMITTEE – 10 JUNE 2020

COMMITTEE UPDATES

Item 3a: 1 May Crescent, Holbury, Fawley (Application 20/10167)

10. REPRESENTATIONS

One letter received from planning agent acting for the applicant summarised as follows:

- The planning report does not provide a proper planning assessment, it does not adequately set out the true planning position or consider the fallback position
- Permitted development rights exist. Most of the side wall does not need permission it is just part of the same planning application. This point is recognised with respect to the fence on the rear boundary.
- The report does not consider the fallback position if permission is refused. If enforcement action is taken this should only relate to the front wall and only the upper section of it.
- The planning report seems to recognise that the open character is only relative and boundary enclosures are quite pronounced in this suburban estate.
- A misleading view is being taken of the defining characteristics of the surroundings particularly in relation to properties in corner locations.
- Due to the road pattern some side gardens will be on the roadside of a house and could be expected to be more private than a front garden.
- No exception has been taken to the established enclosed garden on the side of this property.
- The fence enclosure was in place for more than 4 years and was a lawful situation
- Need to consider the fact that there is now a brick wall instead of the wooden fence.
- Wall is clearly an enclosure of a private garden to the property which is a clear characteristic of the property, and which is defined by already having a garden shed in this space.
- The wall would be better than the fence that was there before.
- Case officer acknowledged that the wall itself is not unattractive

Item 3c: Land of Hathaway House, Lower Pennington Lane, Pennington, Lymington (Application 20/10335)

14. RECOMMENDATION

Amend conditions as follows:

Condition 2 – change approved plans list to the following plan LP.01 A; PG.01; PP.01; V.01; IL.01A; PE.01; PE.02 A; BLL.01 B.

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