

PLANNING COMMITTEE - WEDNESDAY, 8 JULY 2020

UPDATES FOR COMMITTEE

- 4. PRESENTATION ON PLANNING APPLICATIONS (Pages 3 - 78)**
- 5. COMMITTEE UPDATES (Pages 79 - 80)**

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Planning Committee

8 July 2020

Agenda Item 4

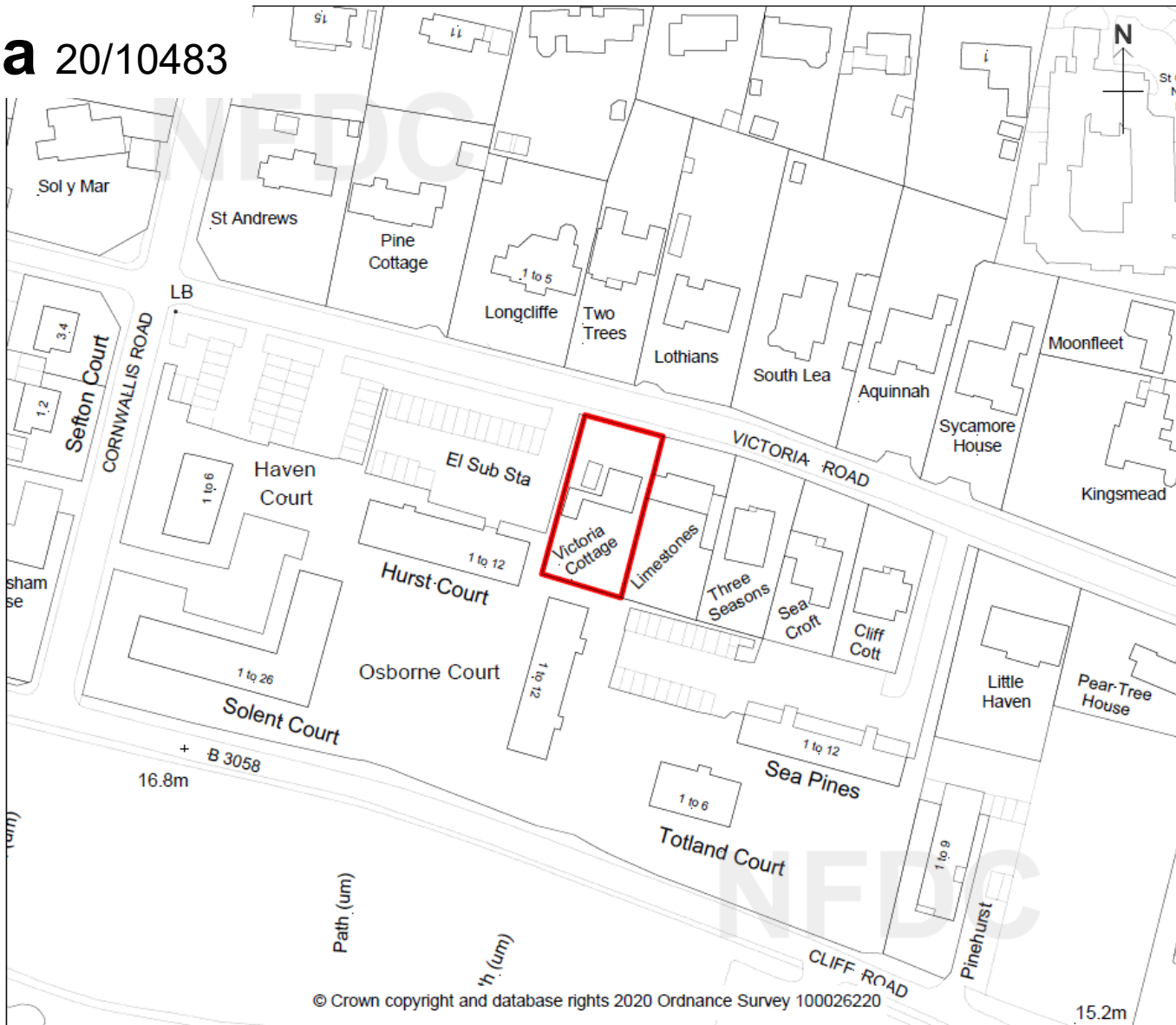
Victoria Cottage, Victoria Road
Milford on Sea, SO41 0NL

4

Schedule 2a

App No 20/10483

2a 20/10483



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DISTRICT COUNCIL

Tel: 023 8028 5000
www.newforest.gov.uk

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

PLANNING COMMITTEE

July 2020

Victoria Cottage
Victoria Road
Milford on Sea, SO41 0NL
20/10483

Scale 1:1250

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PLANNING COMMITTEE

July 2020

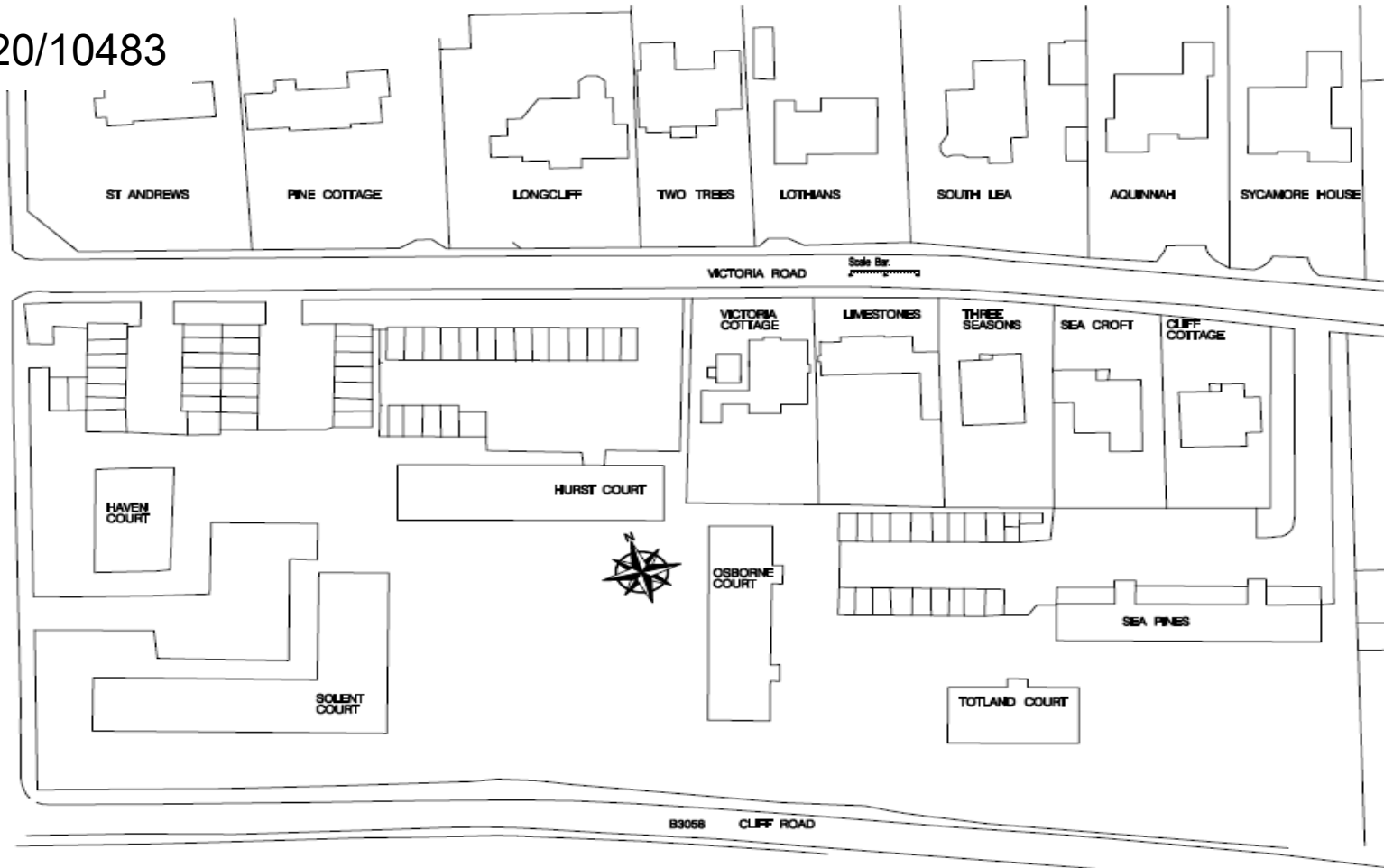
Victoria Cottage
Victoria Road
Milford on Sea SO41 0NL
20/10483

Scale 1:1250

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9

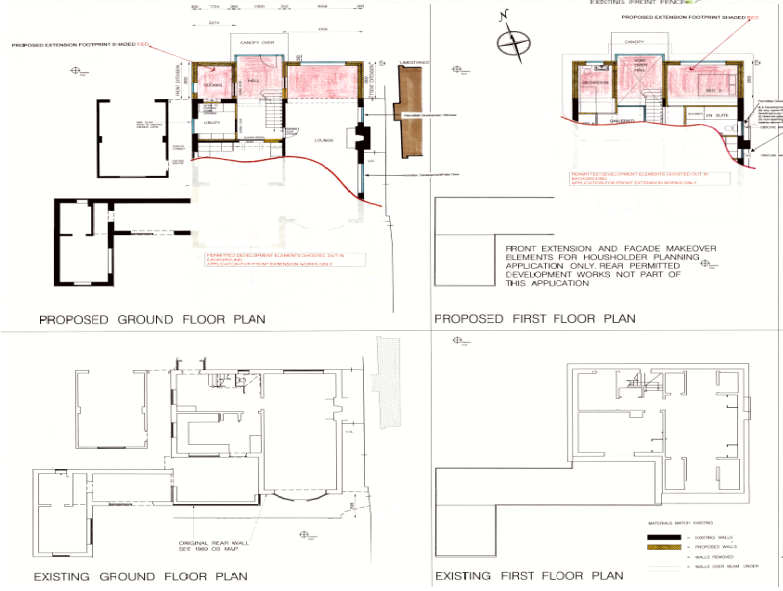
2a 20/10483



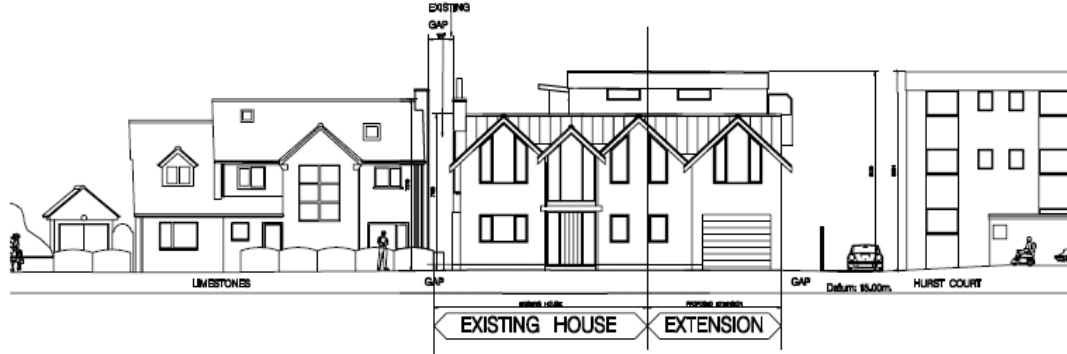
EXISTING BLOCK PLAN
VICTORIA COTTAGE
VICTORIA ROAD
MILFORD ON SEA
SO41 0NL
1 TO 500 SCALE AT A3 SIZE
DRAWING NUMBER: BP-01
MAY 2020



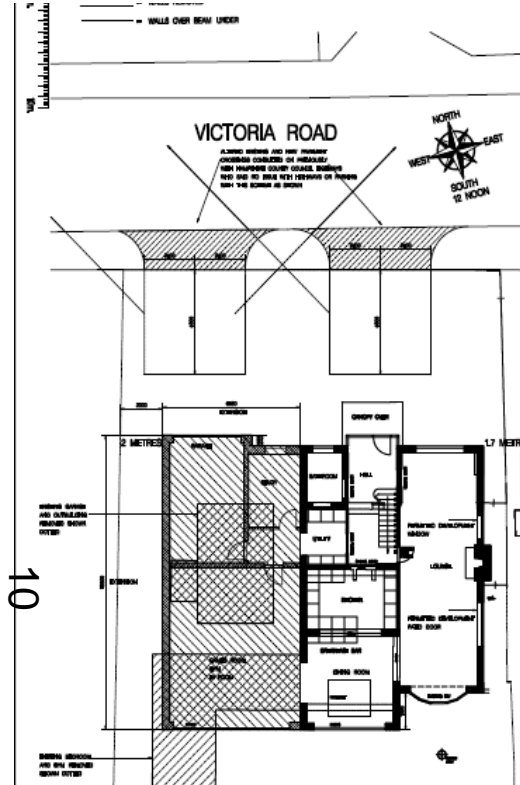
6



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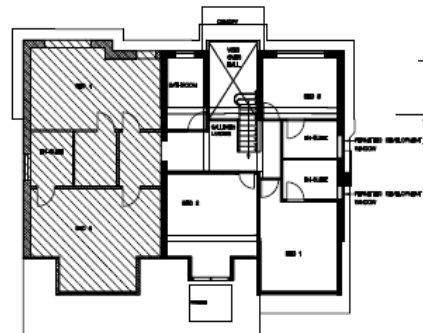


PROPOSED STREET SCENE ON VICTORIA ROAD LOOKING SOUTH



EXISTING AND PROPOSED GROUND FLOOR PLAN 79.9 G.I.A. EXTENSION MINUS EXISTING AREA

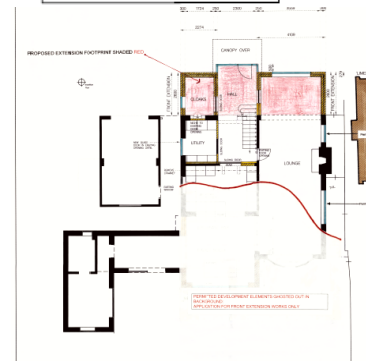
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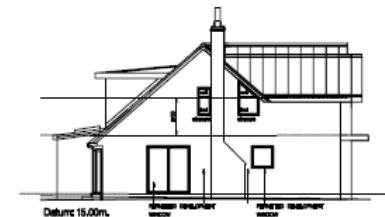
PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED GROUND FLOOR PLAN



PROPOSED EAST ELEVATION

PRELIMINARY STATUS
PLANNING ISSUE P1

PROPOSED EXTENSION AND ALTERATIONS AT VICTORIA COTTAGE VICTORIA ROAD MILFORD ON SEA SO41 0NL

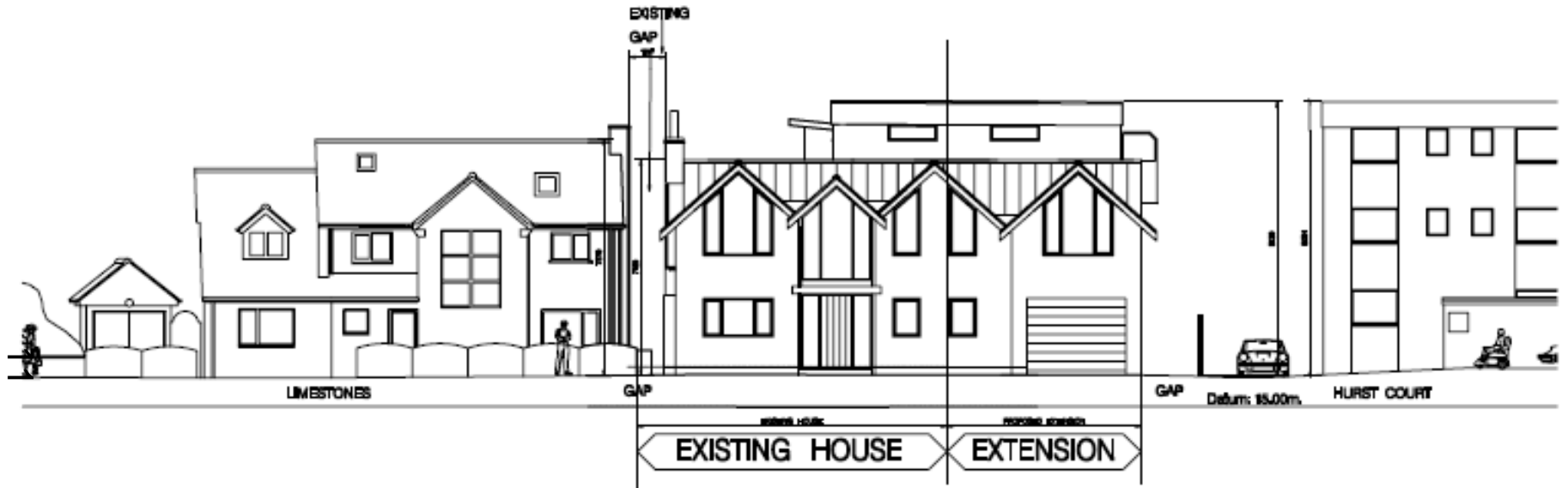
EXISTING AND PROPOSED PLANS & ELEVATIONS

DRWG NO = VC EX-01
DATE MAY 2020
SCALE ON DRAWING
[1:100 @A1 SIZE]

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PROPOSED STREET SCENE ON VICTORIA ROAD LOOKING SOUTH

2a 20/10483



2a 20/10483

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2a 20/10483



Planning Committee

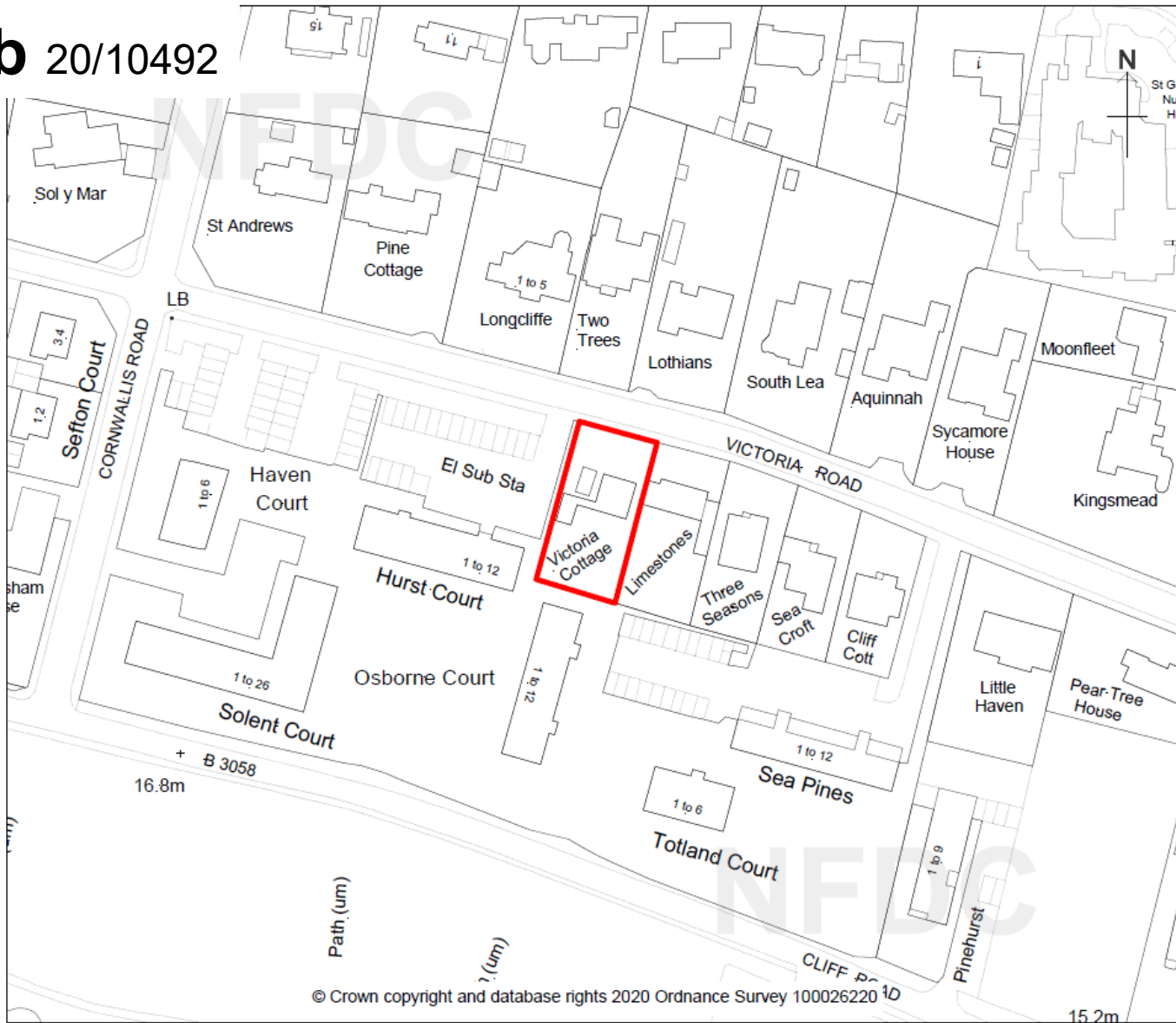
8 July 2020

Land of Victoria Cottage, Victoria Road
Milford on Sea, SO41 0NL

Schedule 2b

App No 20/10492

2b 20/10492



New Forest
DISTRICT COUNCIL

Tel: 023 8028 5000
www.newforest.gov.uk

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

PLANNING COMMITTEE

July 2020

Land of Victoria Cottage
Victoria Road
Milford on Sea SO41 0NL
20/10492

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2b 20/10492



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SO43 7PA

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July 2020

Land of Victoria Cottage
Victoria Road
Milford on Sea SO41 0NL
20/10492

Scale 1:1250

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scale.

18

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- EXISTING WALLS / APPROVED WALLS UNDER CONSTRUCTION
- ▨ PROPOSED WALLS
- WALLS REMOVED
- WALLS OVER BEAM UNDER

VICTORIA ROAD

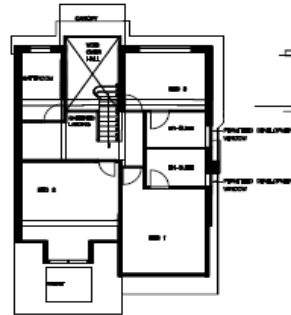


EXISTING STREET SCENE ON VICTORIA ROAD LOOKING SOUTH

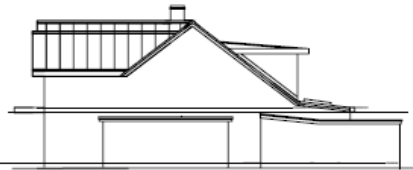
19



EXISTING GROUND FLOOR PLAN



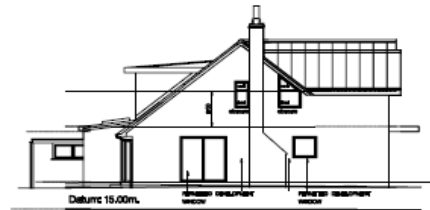
EXISTING FIRST FLOOR PLAN



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

PRELIMINARY STATUS
PLANNING ISSUE P1

PROPOSED EXTENSION AND
ALTERATIONS AT
VICTORIA COTTAGE
VICTORIA ROAD
MILFORD ON SEA
SO41 0NL

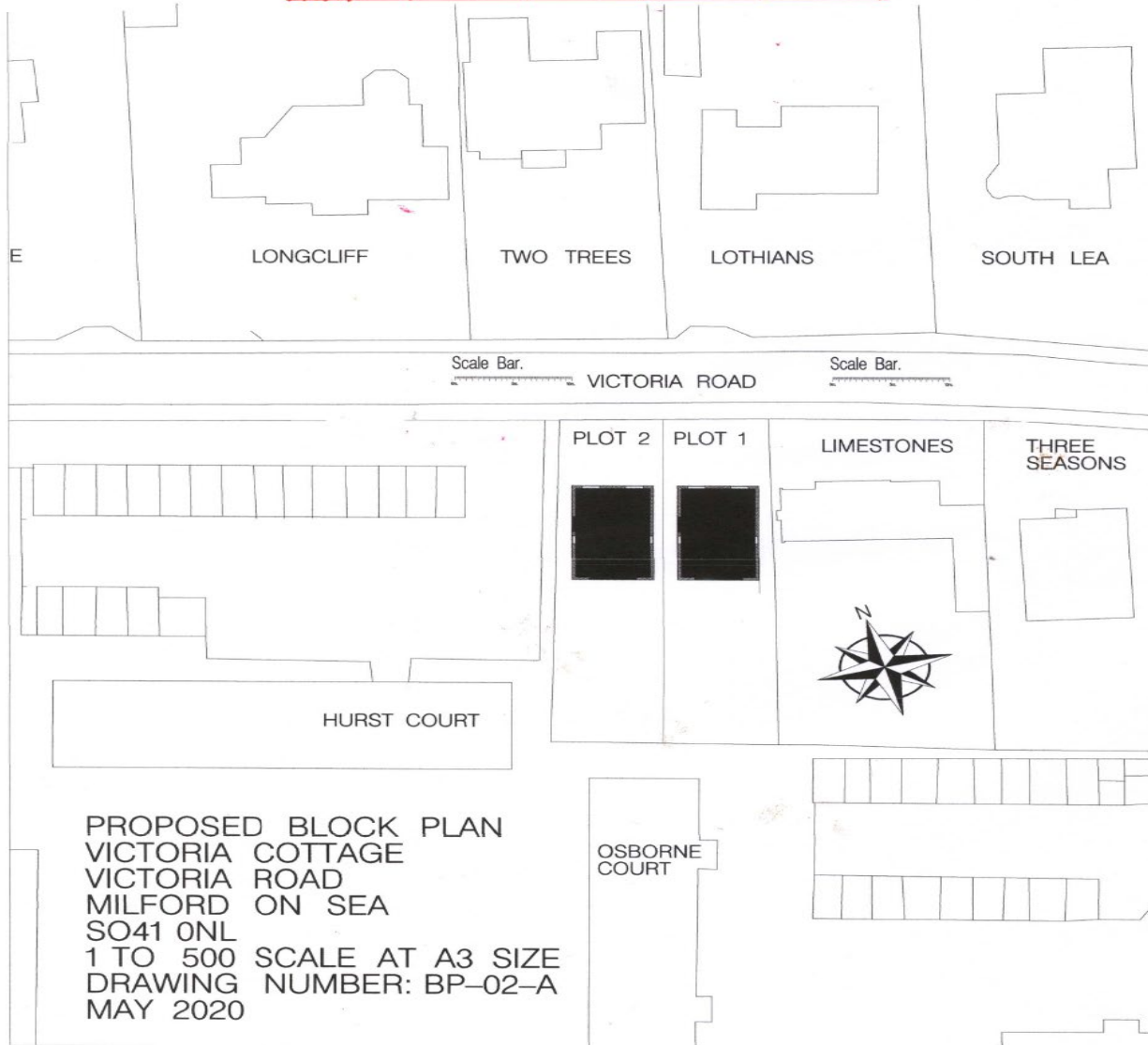
EXISTING
PLANS & ELEVATIONS
DRWG NO = VC EX-02
DATE MAY 2020
SCALE ON DRAWING
1:100 @A1 SIZE

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NOTES
1. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE BUILDING REGULATIONS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS.
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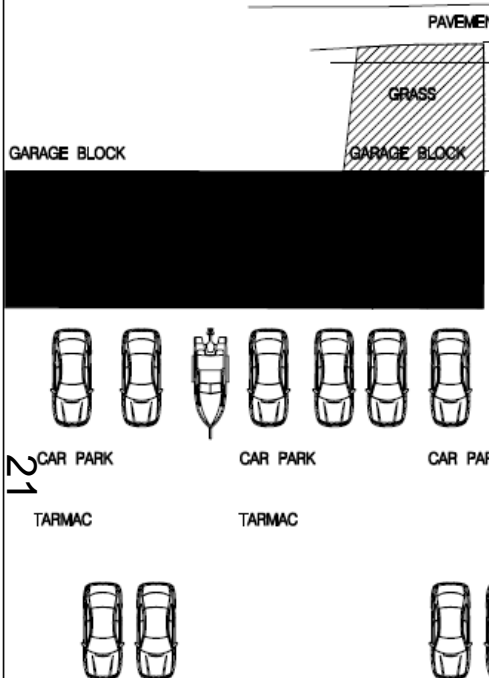
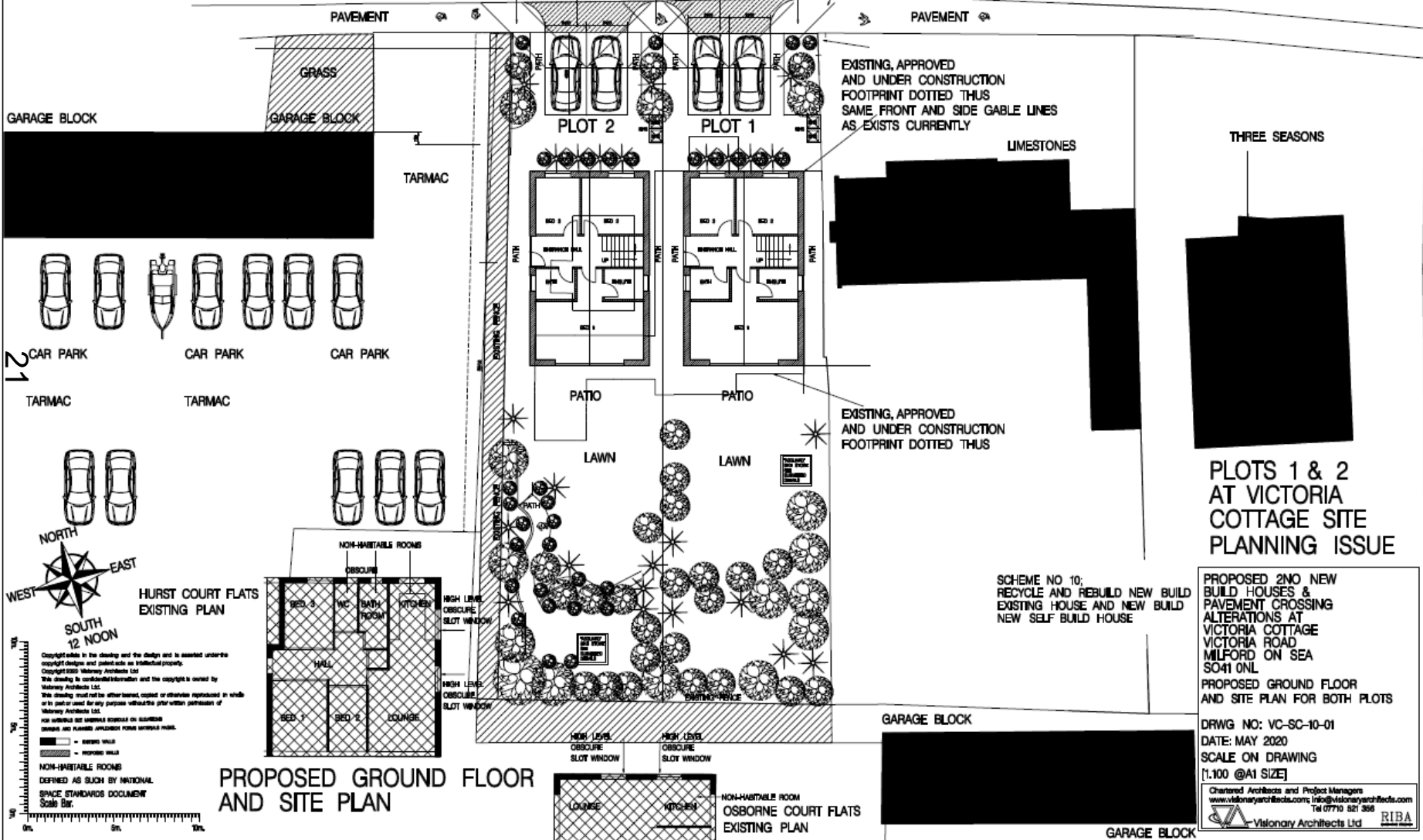
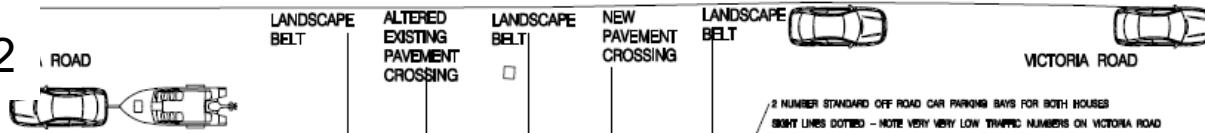
50 METRE
1:500 SCALE BAR PRINT AT A3 NO SCALING



PROPOSED BLOCK PLAN
 VICTORIA COTTAGE
 VICTORIA ROAD
 MILFORD ON SEA
 SO41 0NL
 1 TO 500 SCALE AT A3 SIZE
 DRAWING NUMBER: BP-02-A
 MAY 2020

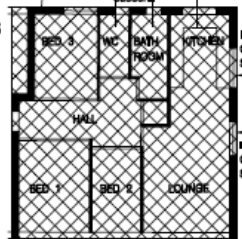
20

2b 20/10492



HURST COURT FLATS EXISTING PLAN

PROPOSED GROUND FLOOR AND SITE PLAN



PLOTS 1 & 2 AT VICTORIA COTTAGE SITE PLANNING ISSUE

SCHEME NO 10; RECYCLE AND REBUILD NEW BUILD EXISTING HOUSE AND NEW BUILD NEW SELF HOUSE

PROPOSED 2NO NEW BUILD HOUSES & PAVEMENT CROSSING ALTERATIONS AT VICTORIA COTTAGE MILFORD ON SEA SO41 0NL
 PROPOSED GROUND FLOOR AND SITE PLAN FOR BOTH PLOTS

DRWG NO: VC-SC-10-01
 DATE: MAY 2020
 SCALE ON DRAWING [1:100 @A1 SIZE]

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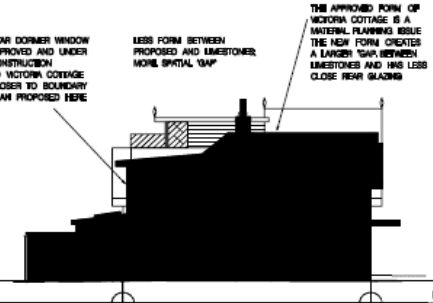
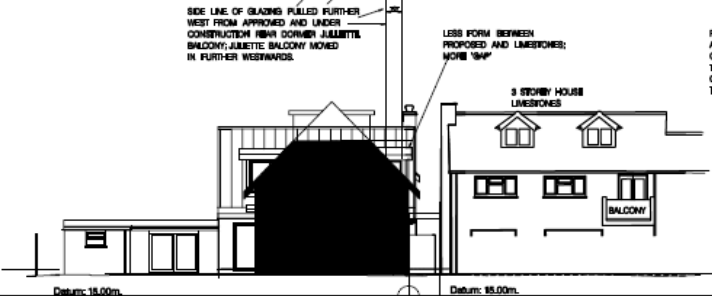
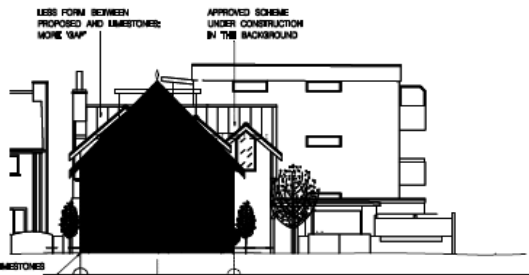
NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION

SECTION

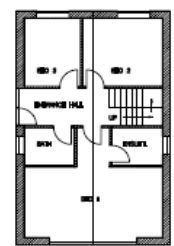
EAST ELEVATION



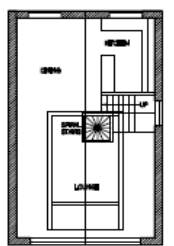
NORTH ELEVATION OF PLOT 1 SOLID BLACK MASSING SHAPE OF THE PROPOSED OVERLAID ON THE EXISTING VICTORIA COTTAGE SCHEME CURRENTLY UNDER CONSTRUCTION

SOUTH ELEVATION OF PLOT 1 SOLID BLACK MASSING SHAPE OF THE PROPOSED OVERLAID ON THE EXISTING VICTORIA COTTAGE SCHEME CURRENTLY UNDER CONSTRUCTION

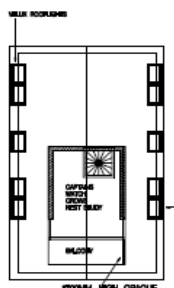
EAST ELEVATION OF PLOT 1 WITH VICTORIA COTTAGE APPROVED AND UNDER CONSTRUCTION MASSING OVERLAID IN BLACK ON PROPOSED EAST ELEVATION



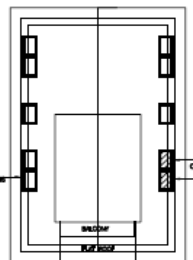
GROUND FLOOR PLAN
68.23 M2 G.I.A.



FIRST FLOOR PLAN
68.03 M2 G.I.A.



SECOND FLOOR MEZZANINE PLAN
13.20 M2 G.I.A.



ROOF PLAN

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SITE AREA = 735 M2 / .0735 HECTARE
TOTAL G.I.A. NEW BUILD = 149.46 M2
X 2 NO HOUSES = 298.92M2
- EXISTING VICTORIA COTTAGE
G.I.A. FOR C.I.L
EACH DWELLING 27.7 DWELLINGS PER HECTARE SITE DENSITY

FOR MATERIALS SEE MATERIALS SCHEDULE ON SUBMITTED DRAWINGS AND PLANNING APPLICATION FORMS MATERIALS PANEL.

— EXISTING WALLS
— PROPOSED WALLS

- MATERIALS SCHEDULE AS PER PLANNING FORMS AND DATA SHEETS FOR APPROVAL:
1. WALLS IN WHITE STD LOTUSAN SELF CLEANING RENDER
 2. WINDOWS IN WHITE POWDER COATED ALUMINIUM
 3. SLIDING DOORS IN GLASS.
 4. FLAT ROOF MEMBRANE IN LEAD GREY COLOUR
 5. RENOLIT ALKORPLAN ROOF MEMBRANE WITH SEAMS.
 6. MARLEY CEDRAL COLOURED WEATHERBOARD CLADDING.



NEW 700MM HIGH PRIVACY SCREENS ADDED TO EAST SIDE OF CHIMNEY NEW BALCONIES ONLY; 2 REAR PATIOS MADE OPAQUE ON EAST SIDES ONLY

SCHEME NO 10; RECYCLE AND REBUILD NEW BUILD EXISTING HOUSE AND NEW BUILD NEW SELF BUILD HOUSE

LEVELS SURVEYED TO O.S. NATIONAL GRID VIA GLOBAL NAVIGATION SATELLITE SYSTEMS AND G.S. ACTIVE NETWORK (OS NEW)

REV A

PLANNING ISSUE

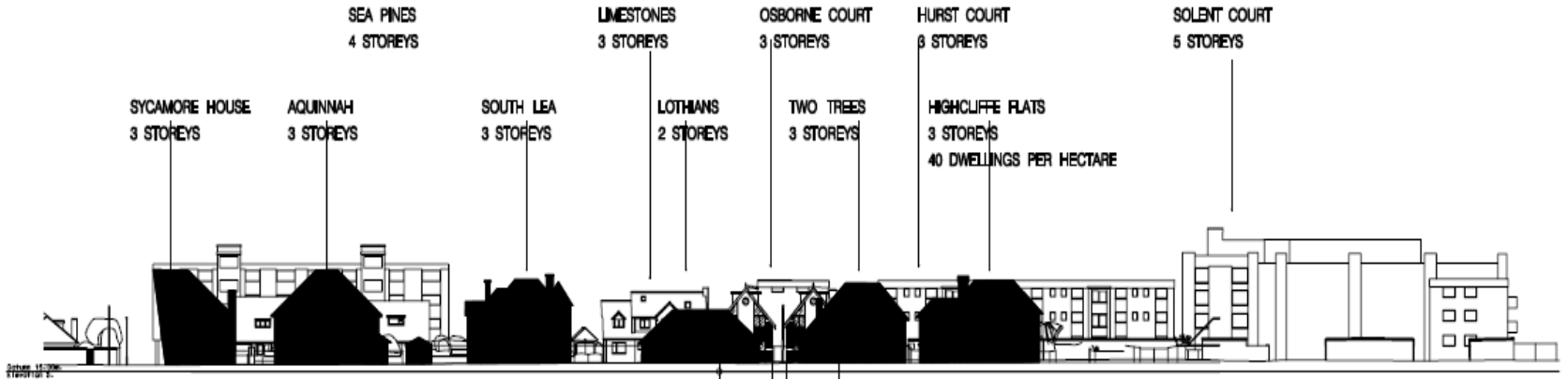
PROPOSED 2NO NEW BUILD HOUSES & PAVEMENT CROSSING ALTERATIONS AT VICTORIA COTTAGE VICTORIA ROAD MILFORD ON SEA SO41 0NL

PROPOSED PLANS, ELEVATIONS AND SECTION OF BOTH PLOTS 1 & 2
DRWG NO: VC-SC-10-02-REV A
DATE: JUNE 2020
SCALE ON DRAWING [1:100 @A1 SIZE]

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Tel 07700 521 388
RIBA

PROPOSED 2NO NEW BUILD HOUSES & PAVEMENT CROSSING ALTERATIONS AT VICTORIA COTTAGE VICTORIA ROAD MILFORD ON SEA SO41 0NL
 STREET SCENE ELEVATIONS
 DRAWING NO: VC-00-00-03
 DATE: MAY 2020
 SCALE: ON DRAWING
 DRAWN BY: S122
 CONSULTANTS AND APPROVING AUTHORITIES:
 Planning & Building Control
 Planning & Building Control
 S122
 S122

23



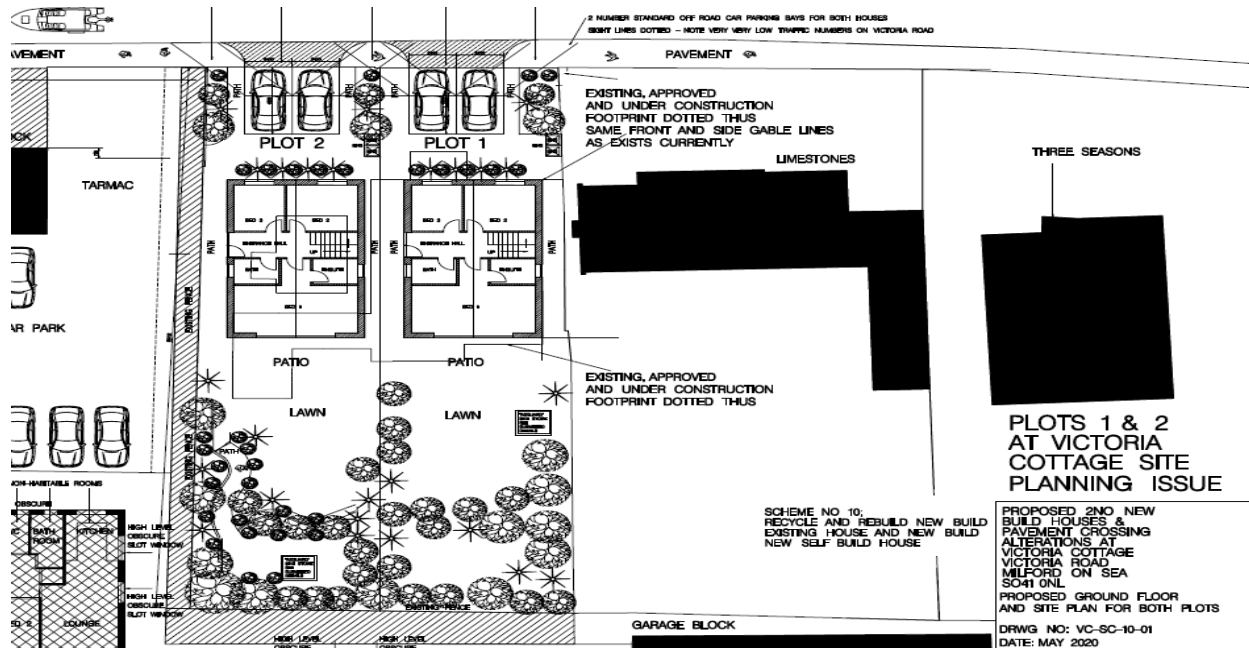
PROPOSED STREET SCENE LOOKING SOUTH ON VICTORIA ROAD WITH OPPOSITE BUILDINGS TO THE NORTH SIDE OF VICTORIA ROAD HATCHED ON FOR COMPARISONS OF SCALES OF BUILDINGS



PROPOSED STREET SCENE LOOKING SOUTH ON VICTORIA ROAD

2 NO PROPOSED HOUSES ON THE VICTORIA COTTAGE SITE

2b 20/10492



24

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Comparative block plan proposed and refused 20/10172

2b 20/10492



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23 Victoria Cottage with Hurst Court (side) Osbourne Court (rear)

2b 20/10492



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2b 20/10492

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East Elevation of Hurst Court

2b 20/10492

28



2b 20/10492

29





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2b 20/10492



Proposed view from Victoria Road opposite showing the building, landscape, environmental and habitat enhancements.
Proposed New House on the Site to the West of Victoria Cottage, Victoria Road, Milford on Sea, SO41 0NL
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 VISIONARY ARCHITECTS LTD

RIBA #
8th October 2018 Chartered Practice

Planning Committee

8 July 2020

35 172 Stem Lane,
New Milton BH25 5ND

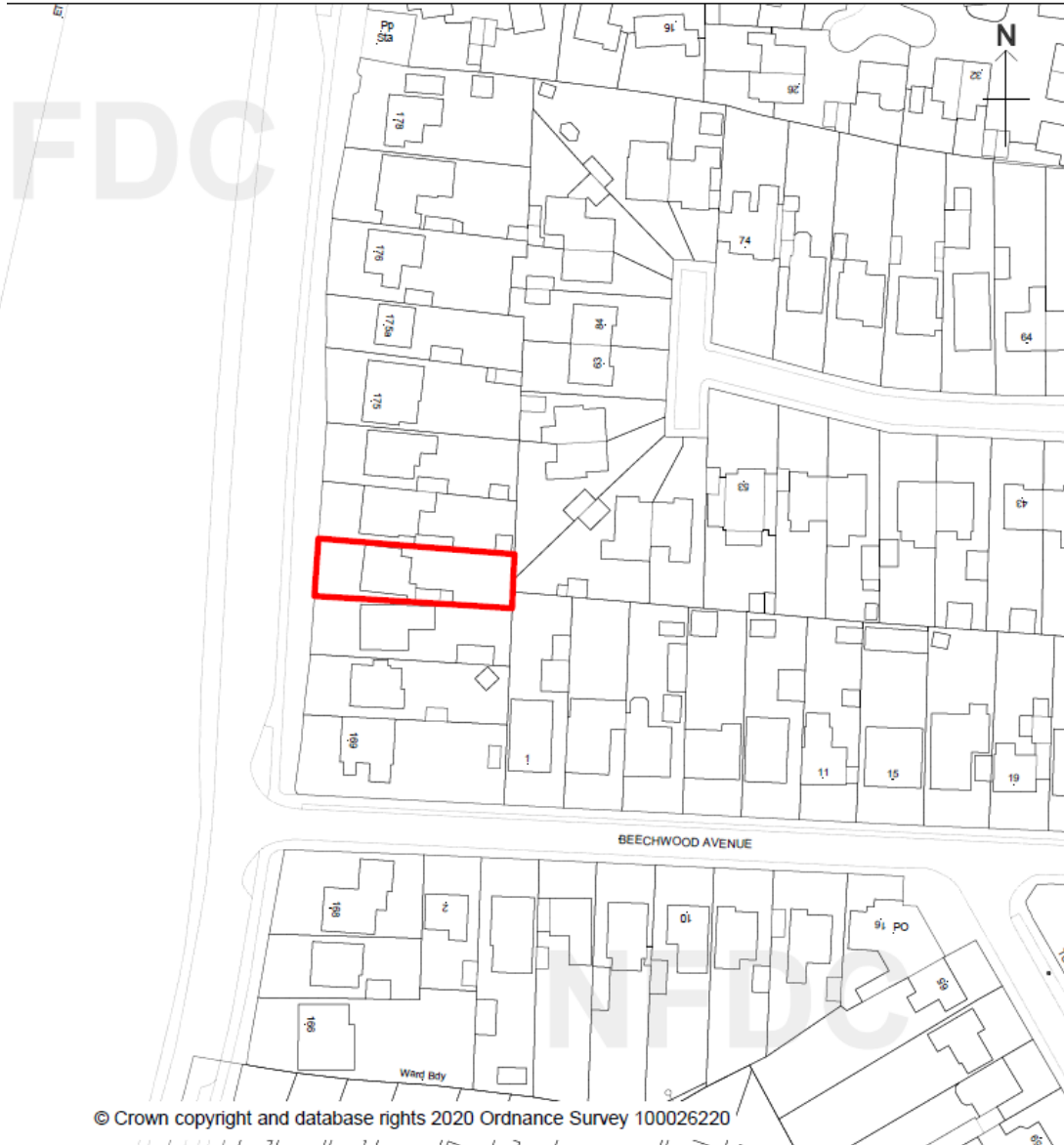
Schedule 2c

App No 20/10467

2c 20/10467

NFDC

36



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Appletree Court
Lyndhurst
SO43 7PA

PLANNING COMMITTEE

July 2020

172 Stem Lane
New Milton BH25 5ND

20/10467

Scale 1:1250

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SO43 7PA

PLANNING COMMITTEE

July 2020

172 Stem lane
New Milton
BH25 5ND
20/10467

Scale 1:1250

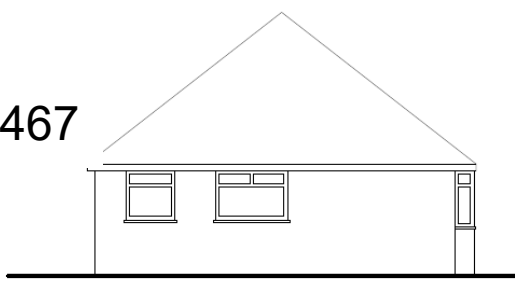
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BLOCK/SITE PLAN
AREA 90m x 90m
SCALE 1:500 on A4
CENTRE COORDINATES: 423358, 95629

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2c 20/10467



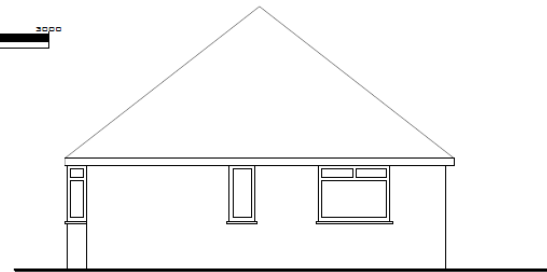
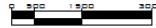
EXISTING NORTH ELEVATION



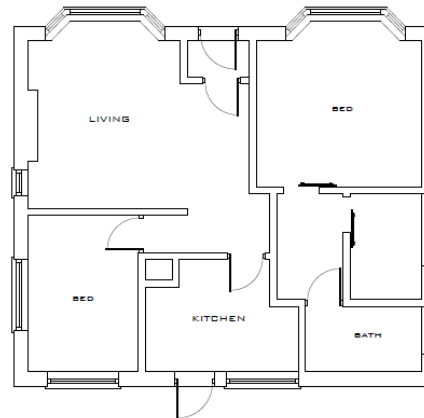
EXISTING EAST ELEVATION



EXISTING WEST ELEVATION



EXISTING SOUTH ELEVATION



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BEN4PLANS@BTINTERNET.COM

CLIENT:
BOOKER

ADDRESS:
172 STEM LANE
NEW MILTON

DATE:
10/09/19

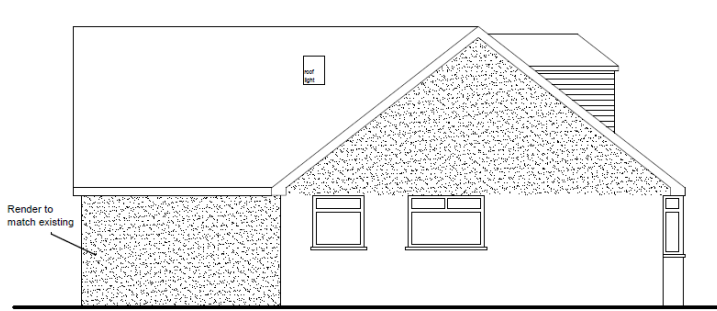
TITLE:
EXISTING LAYOUT &
ELEVATIONS

SCALES:
PLANS 1:100
ELEVATIONS 1:100

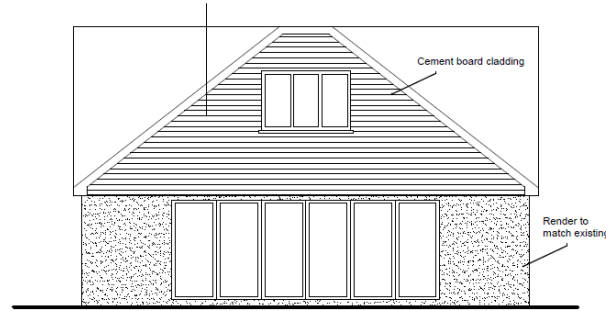
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1245/01

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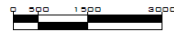
2c 20/10467



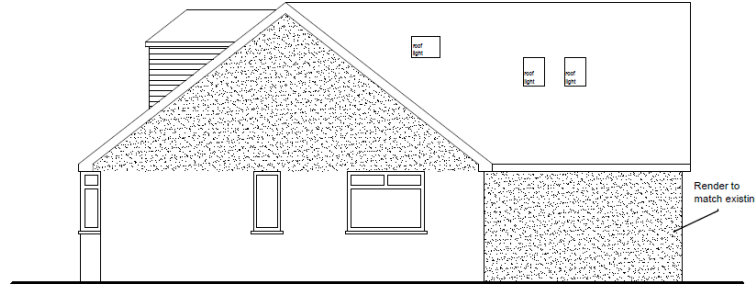
PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION

40

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MOBILE: 07955 688652

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CLIENT:
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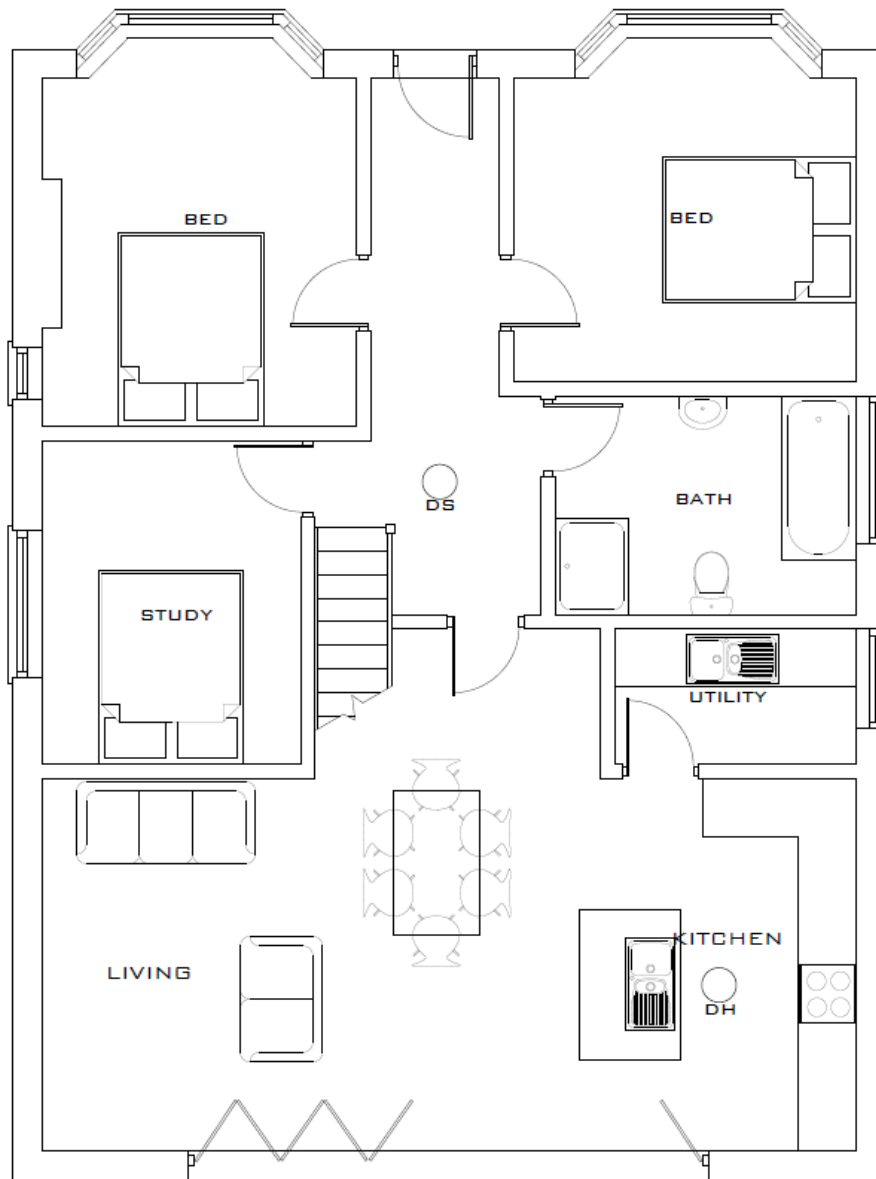
ADDRESS:
172 STEM LANE
NEW MILTON

DATE:
24/03/20

TITLE:
PROPOSED ELEVATIONS

SCALES:
ELEVATIONS 1:100

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ADDRESS:
172 STEM LANE
NEW MILTON

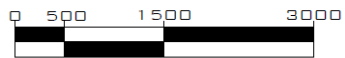
DATE:
24/03/20

TITLE:
PROPOSED GROUND
FLOOR

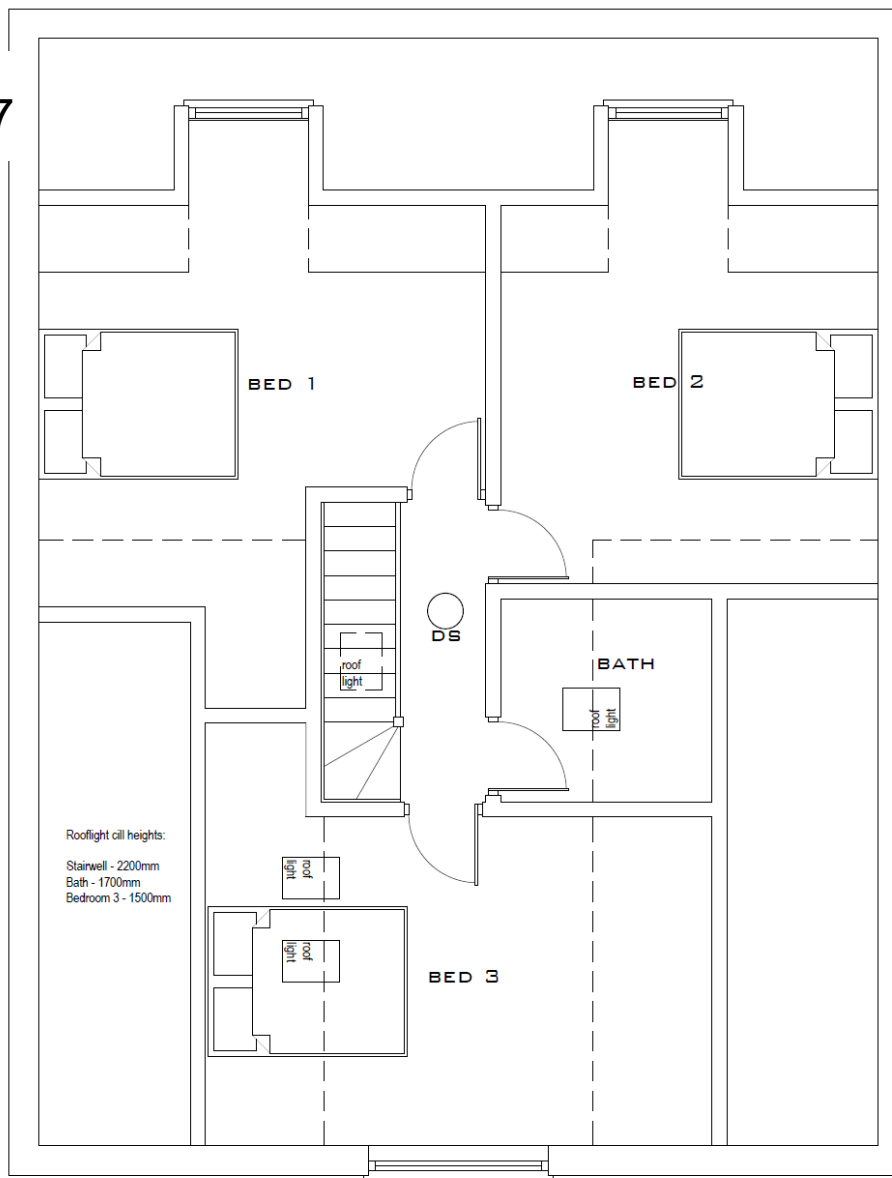
SCALES:
PLANS 1:50

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ADDRESS:
172 STEM LANE
NEW MILTON

DATE:
24/03/20

TITLE:
PROPOSED 1ST FLOOR

SCALES:
PLANS 1:50

DRAWING NUMBER:
1245/03

2c 20/10467



41

Front elevation of 172 Stem Lane

2c 20/10467



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2c 20/10467



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Street scene looking to the south

2c 20/10467



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2c 20/10467



Planning Committee

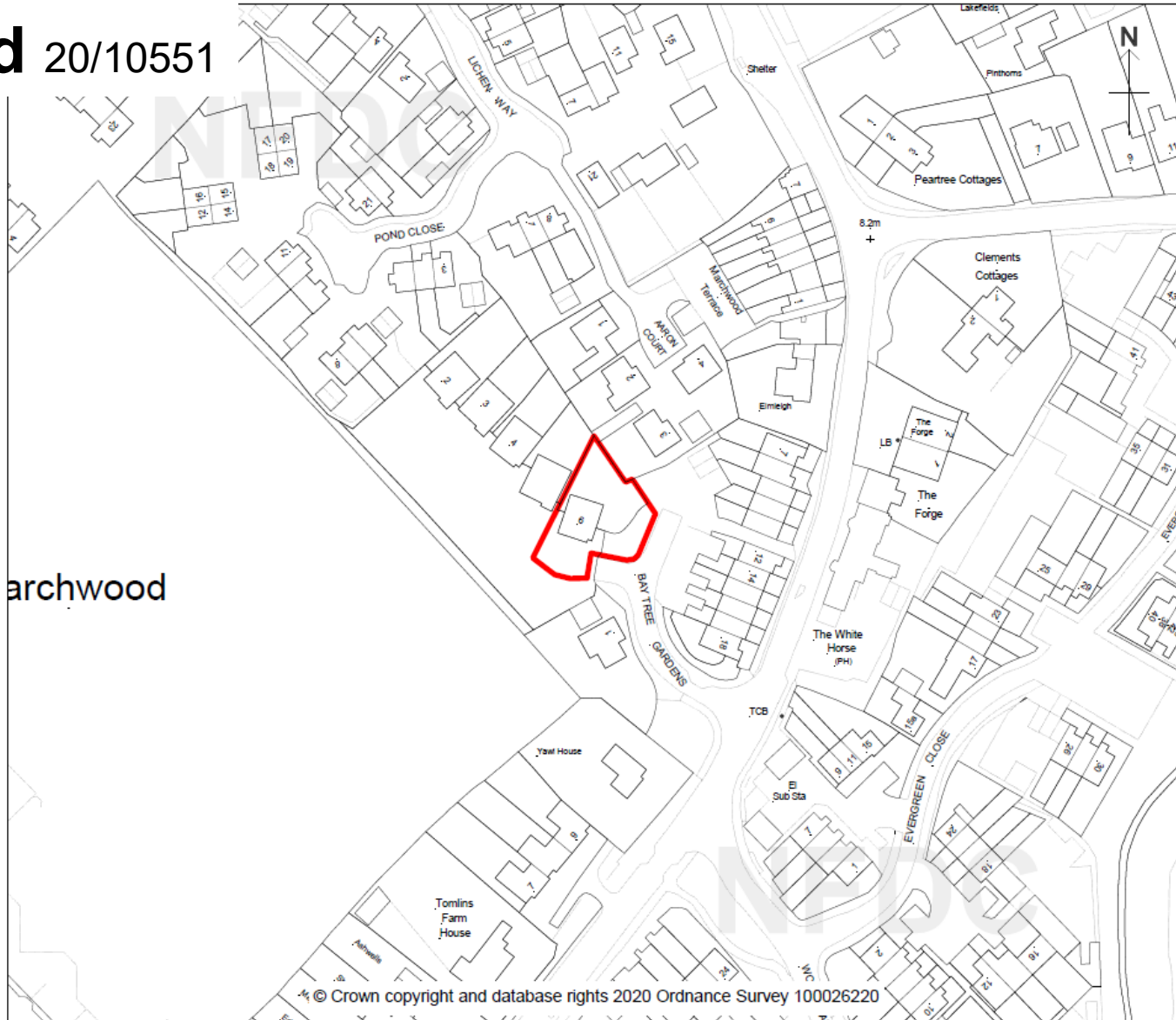
8 July 2020

49 6 Baytree Gardens,
Marchwood, SO40 4SB

Schedule 2d

App No 20/10551

2d 20/10551



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Chief Planning Officer
Planning
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PLANNING COMMITTEE

July 2020

6 Baytree Gardens
Marchwood SO40 4SB

20/10551

Scale 1:1250

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July 2020

6 Baytree Gardens
Marchwood SO40 4SB

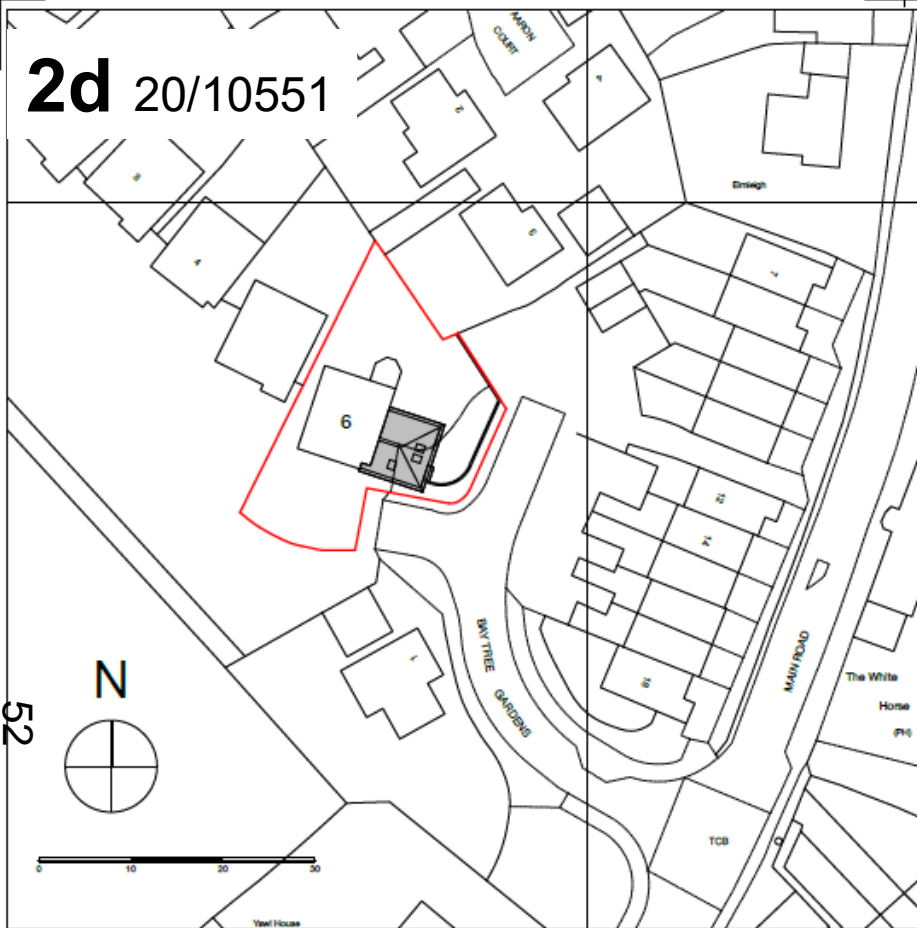
20/10551

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Proposed Block Plan - Scale 1:500



Proposed Location Plan - Scale 1:1250

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Revisions

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 T 023 8020 2751 E alan.acm@a@gmail.com

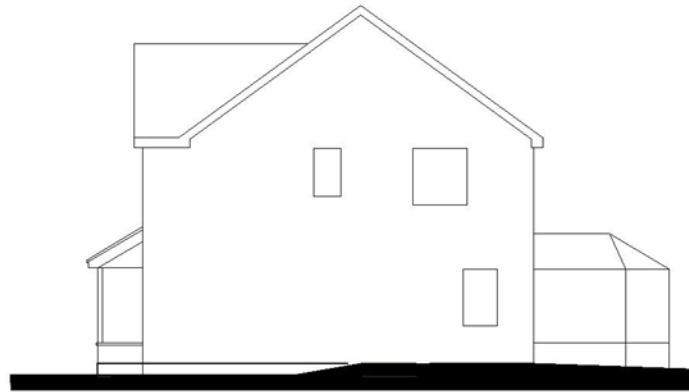
Project	Proposed Extension to 6 Bay Tree Gardens, Marchwood, Southampton, SO40 4SB					
Client	Mr & Mrs P Dunning	Date	05/20	Drawn	AM	Drawing no. 2016-02-04
Drawing Title	Proposed Location and Block Plan	Scale	As stated	Checked		

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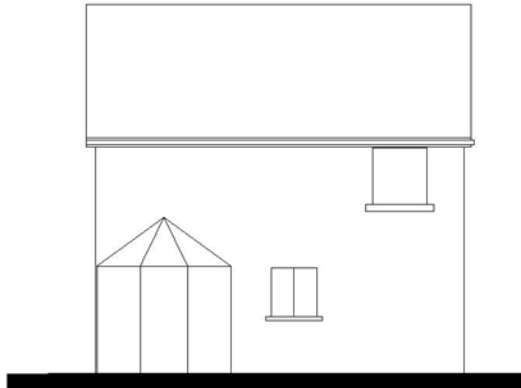
Note: It is the contractors responsibility to check all dimensions and levels on site and report all discrepancies immediately to the architect. The contractor should not scale off the drawings under any circumstance.



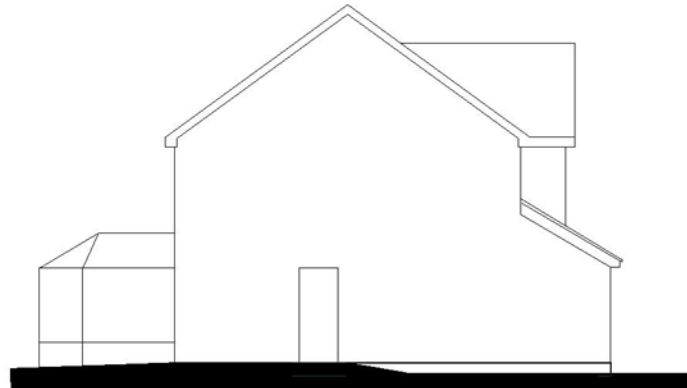
Existing Front Elevation



Existing Side Elevation 1



Existing Rear Elevation



Existing Side Elevation 2
(Unchanged by the proposed works)

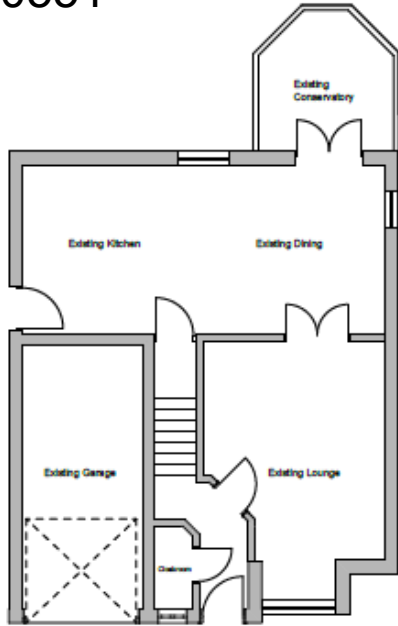
53

Revisions
<p>Scale 1:100 (in meters)</p>

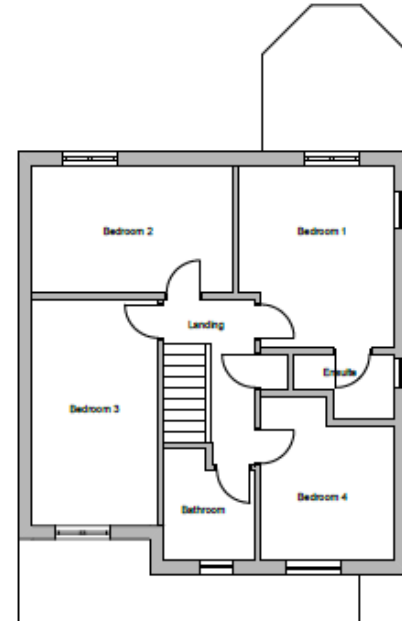
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<p>3 Ash Road, Ashurst, Southampton, Hants, SO40 7AT T 023 8029 2751 E alan.acmitd@gmail.com</p>				
Project	Proposed Extension to 6 Bay Tree Gardens, Marchwood, Southampton, SO40 4SB			
Client	Mr & Mrs P Dunning	Date	05/20	Drawn AM
Drawing Title	Existing Elevations	Scale	1:100@A3	Checked
				Drawing no. 2016-01-02A

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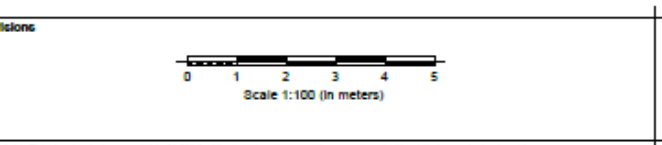


Existing Ground Floor Plan



Existing First Floor Plan

Note: Unchanged by the proposed works



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acm architects ltd. 3 Ash Road, Ashurst, Southampton, Hants, SO40 7AT T 023 8029 2751 E alan.acm@aol.com		Project Proposed Extension to 6 Bay Tree Gardens, Marchwood, Southampton, SO40 4SB			
		Client Mr & Mrs P Dunning	Date 05/20	Drawn AM	Drawing no.
Drawing Title Existing Floor Plans		Scale 1:100@A3	Checked	2016-01-01	

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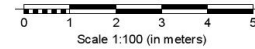
Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



55

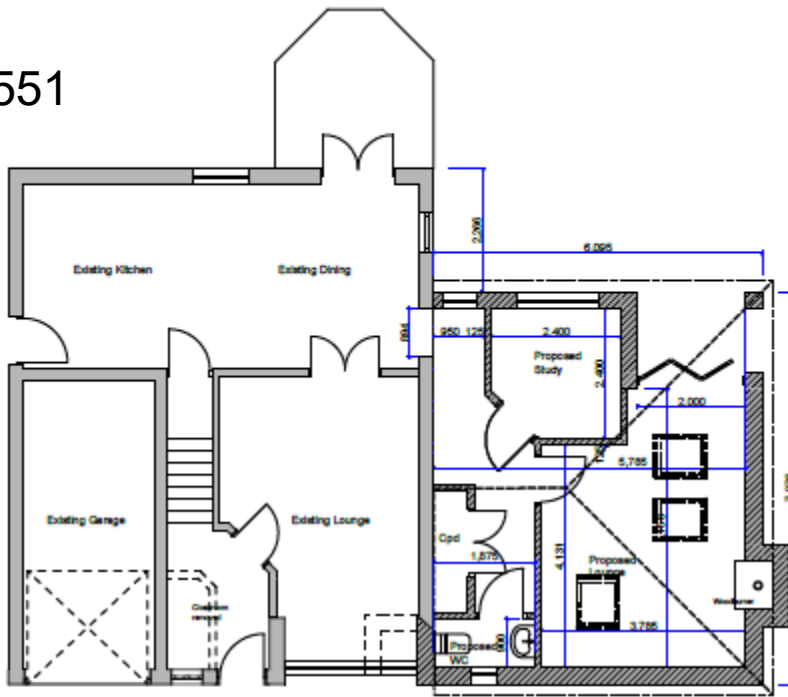
Revisions

acmarchitects Ltd. 3 Ash Road, Ashurst, Southampton, Hants, SO40 7AT T 023 8029 2751 E alan.acmltd@gmail.com				
Project	Proposed Extension to 6 Bay Tree Gardens, Marchwood, Southampton, SO40 4SB			
Client	Mr & Mrs P Dunning	Date	05/20	Drawn AM
Drawing Title	Proposed Elevations	Scale	1:100@A3	Checked
				Drawing no. 2016-02-03A

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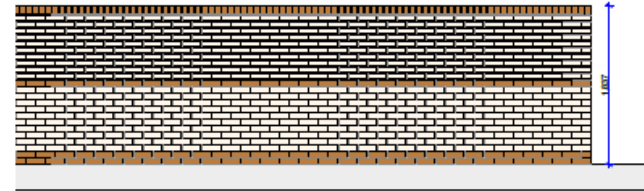
<p>3 Ash Road, Ashurst, Southampton, Hants, SO40 7AT T 023 8029 2751 E alan.acm@d@gmail.com</p>	Project Proposed Extension to 6 Bay Tree Gardens, Marchwood, Southampton, SO40 4SB			
	Client Mr & Mrs P Dunning	Date 05/20	Drawn AM	Drawing no.
	Drawing Title Proposed Ground Floor Plan		Scale 1:100@A3	Checked

In writing.

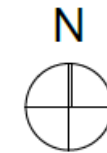
Note: It is the contractors responsibility to check all dimensions and levels on site and report all discrepancies immediately to the architect. The contractor should not scale off the drawings under any circumstance.

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Proposed Boundary Wall Brickwork - Scale 1:50



Proposed Boundary Landscaping Plan - Scale 1:100

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Project Proposed Extension to 6 Bay Tree Gardens, Marchwood, Southampton, SO40 4SB						
Client	Mr & Mrs P Dunning	Date	05/20	Drawn	AM	Drawing no. 2016-02-01A
Drawing Title	Proposed Boundary Landscaping Treatment	Scale	1:100@A3	Checked		

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58

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Side elevation and area of land to be enclosed in winter

2d 20/10551



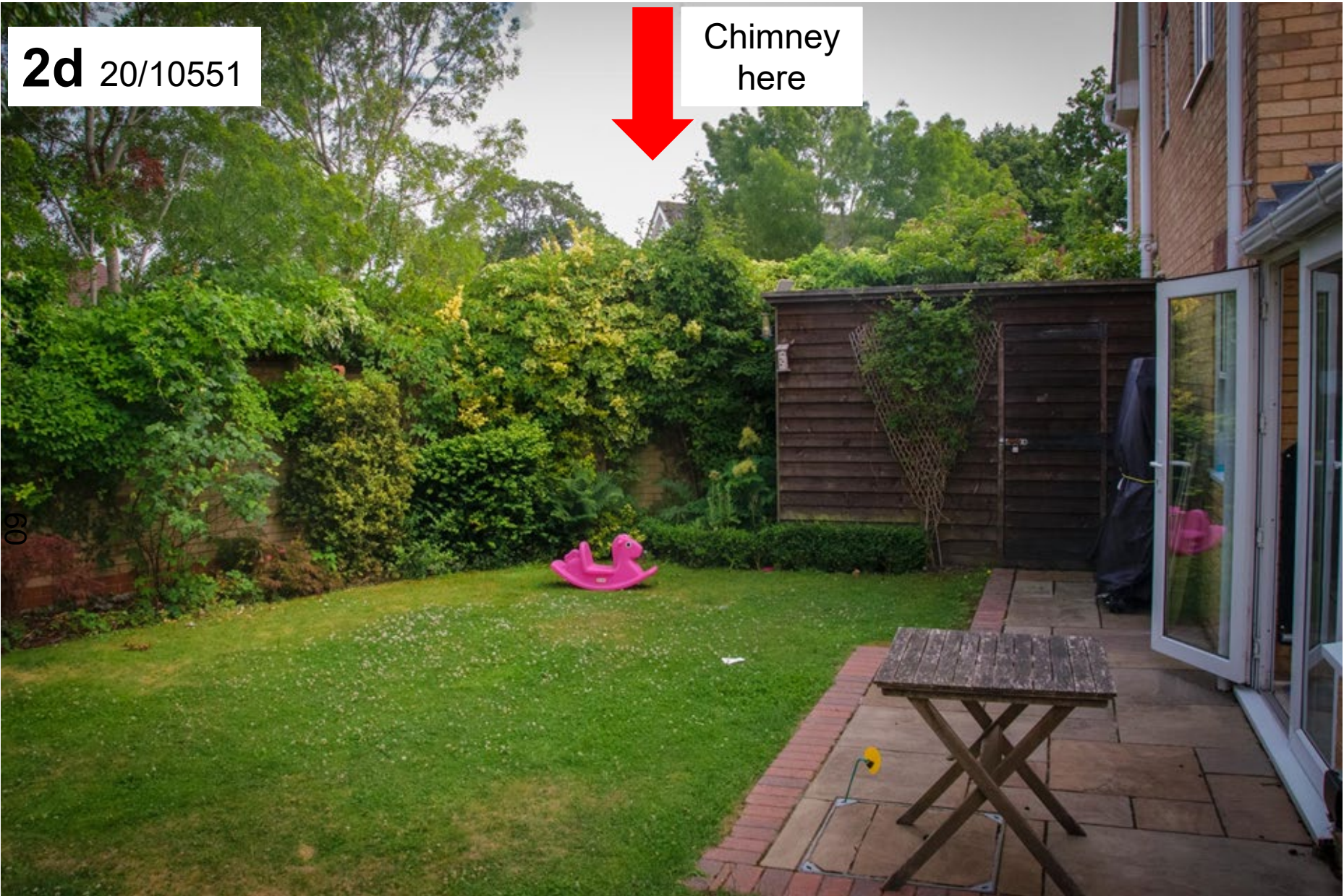
59

57

Side to be extended

2d 20/10551

Chimney
here



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61



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3 Aaron
Court



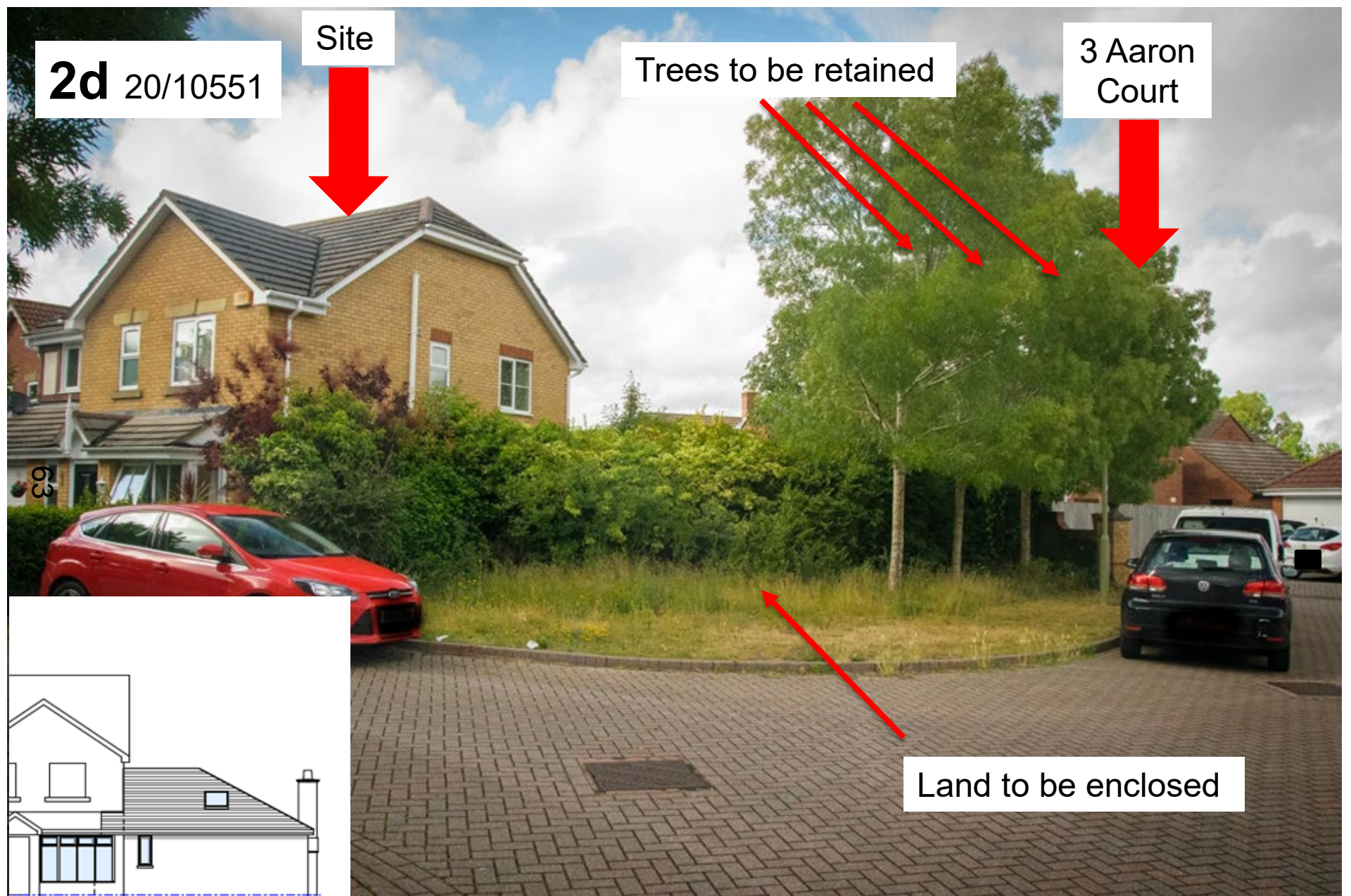
2d 20/10551

Site
↓

Trees to be retained
↙ ↘ ↙ ↘

3 Aaron Court
↓

Land to be enclosed
↖



2d 20/10551

Site



Example of boundary wall



Planning Committee

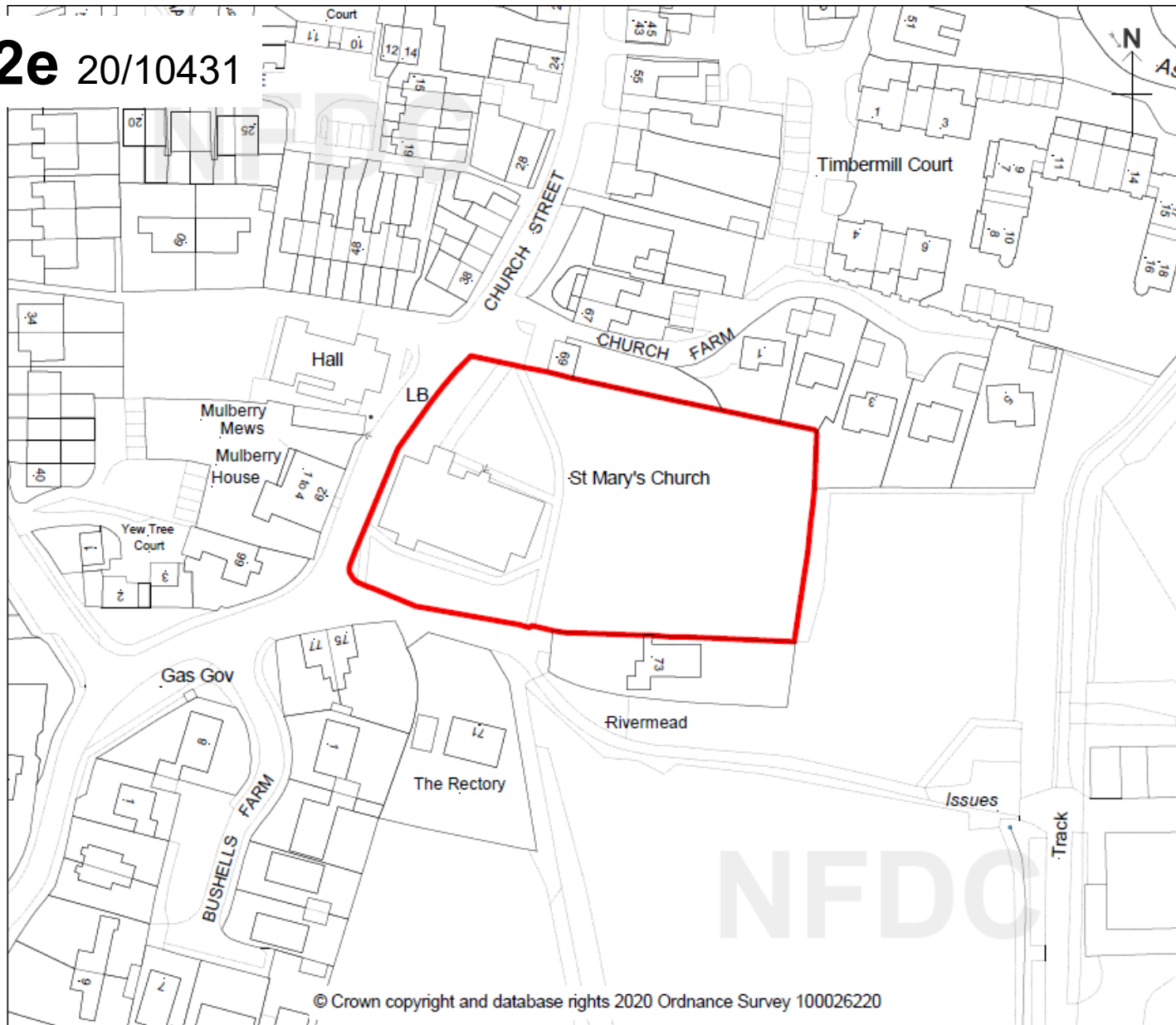
8 July 2020

St Marys Church
Church Street, Fordingbridge

Schedule 2e

App No 20/10431

2e 20/10431



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July 2020

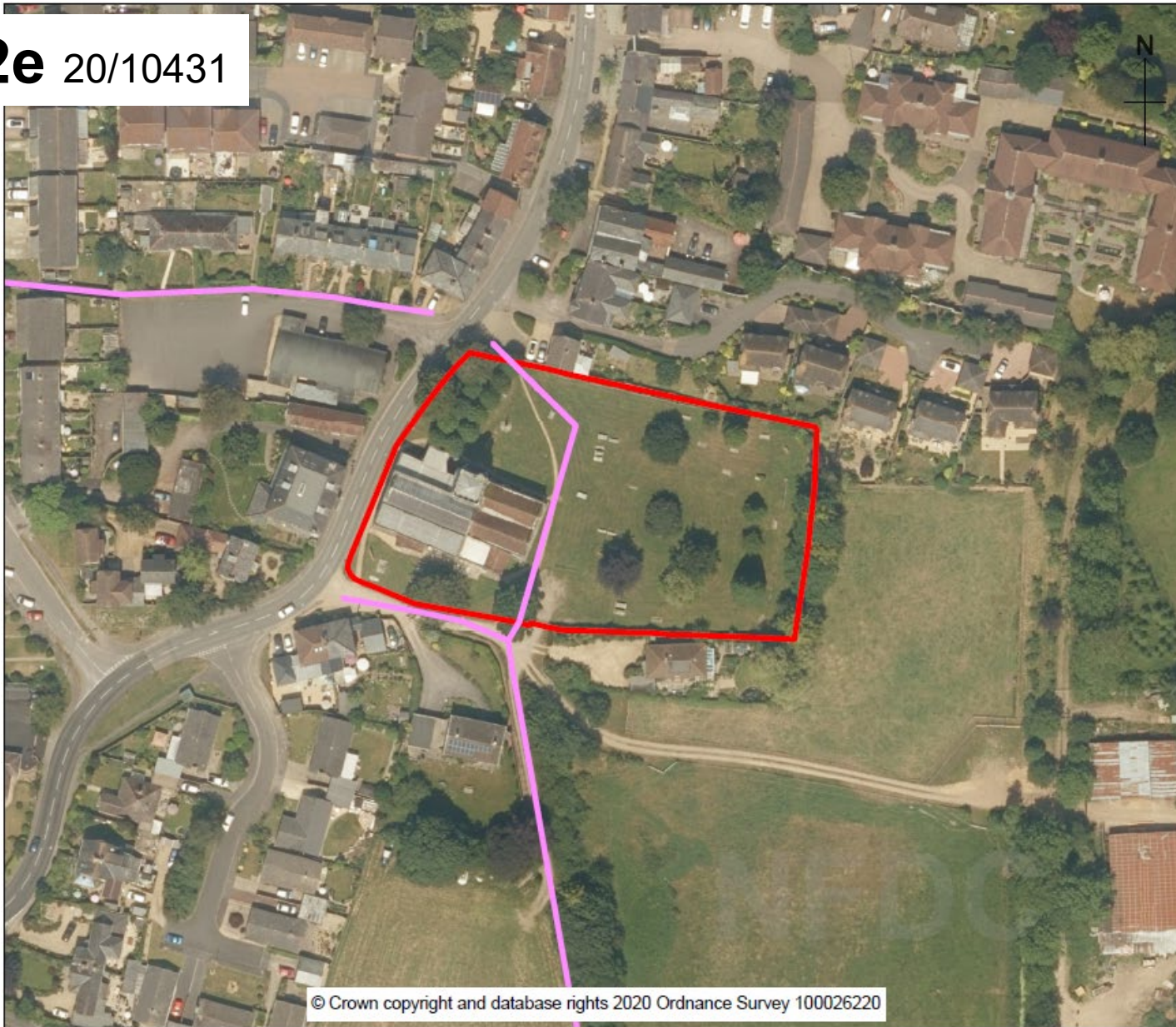
St Marys Church
Church Street
Fordingbridge
20/10431

Scale 1:1250

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67

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PLANNING COMMITTEE

July 2020

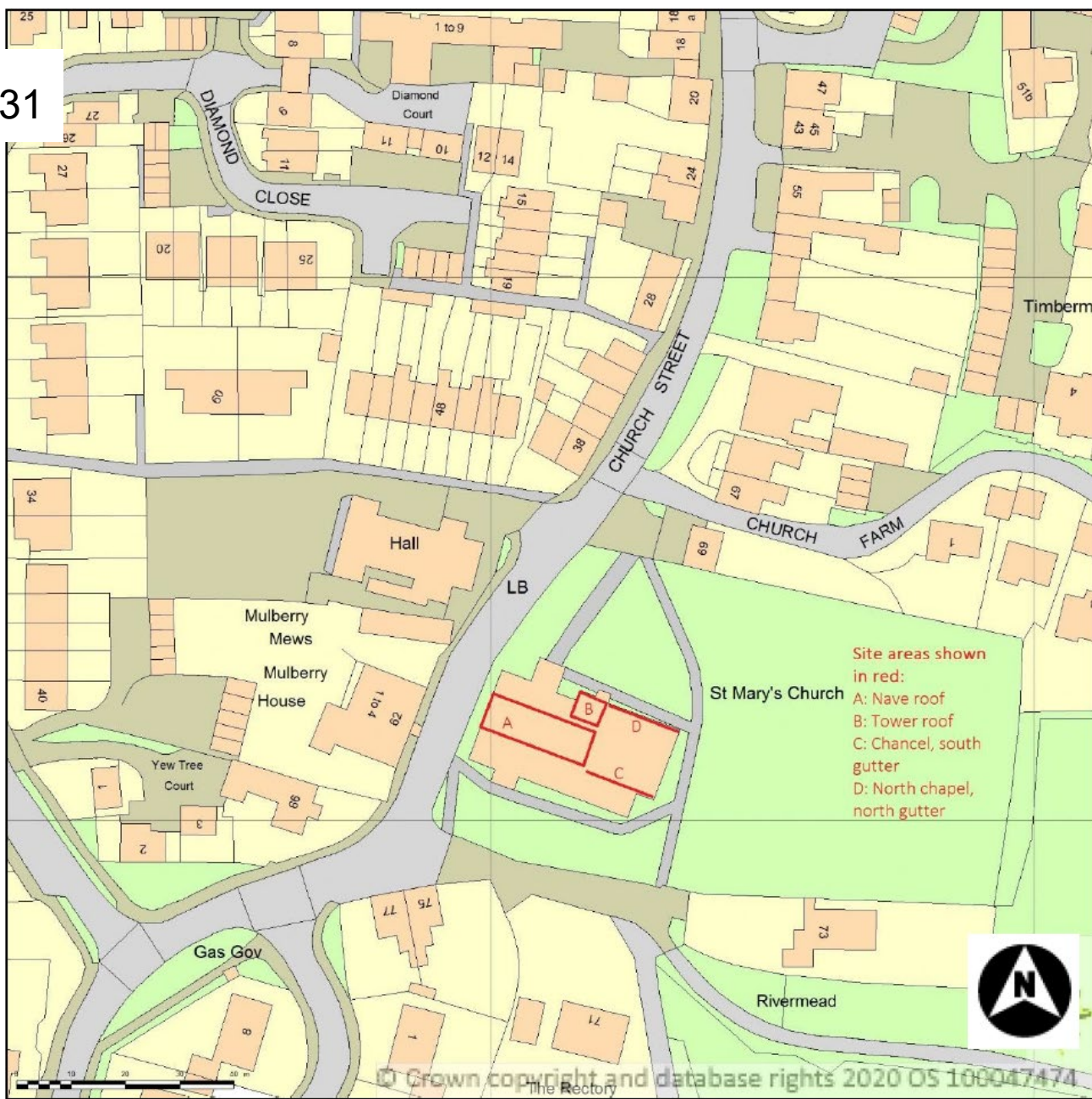
St Marys Church
Church Street
Fordingbridge
20/10431

Scale 1:1250

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68

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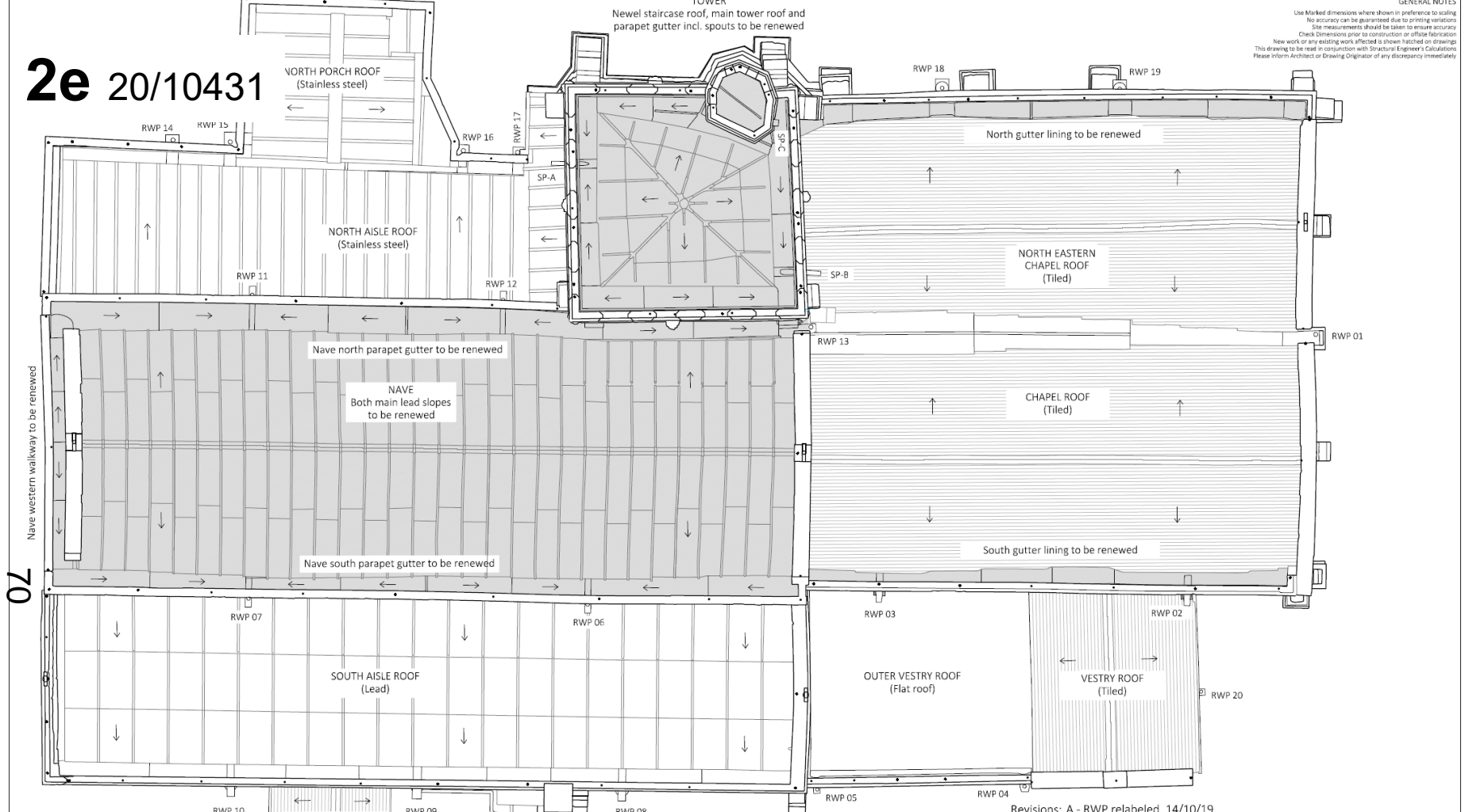


69

2e 20/10431

TOWER
Newel staircase roof, main tower roof and
parapet gutter incl. spouts to be renewed

GENERAL NOTES
Use Marked dimensions where shown in preference to scaling
No accuracy can be guaranteed due to printing variations
Site measurements should be taken to ensure accuracy
Check Dimensions prior to construction or offsite fabrication
New work or any existing work affected is shown hatched on drawings
This drawing to be read in conjunction with Structural Engineer's Calculations
Please inform Architect or Drawing Originator of any discrepancy immediately



Nave western walkway to be renewed

70



Existing floor plan

Scale 1:100 @ A3

Scale 1:100



Revisions: A - RWP relabeled. 14/10/19

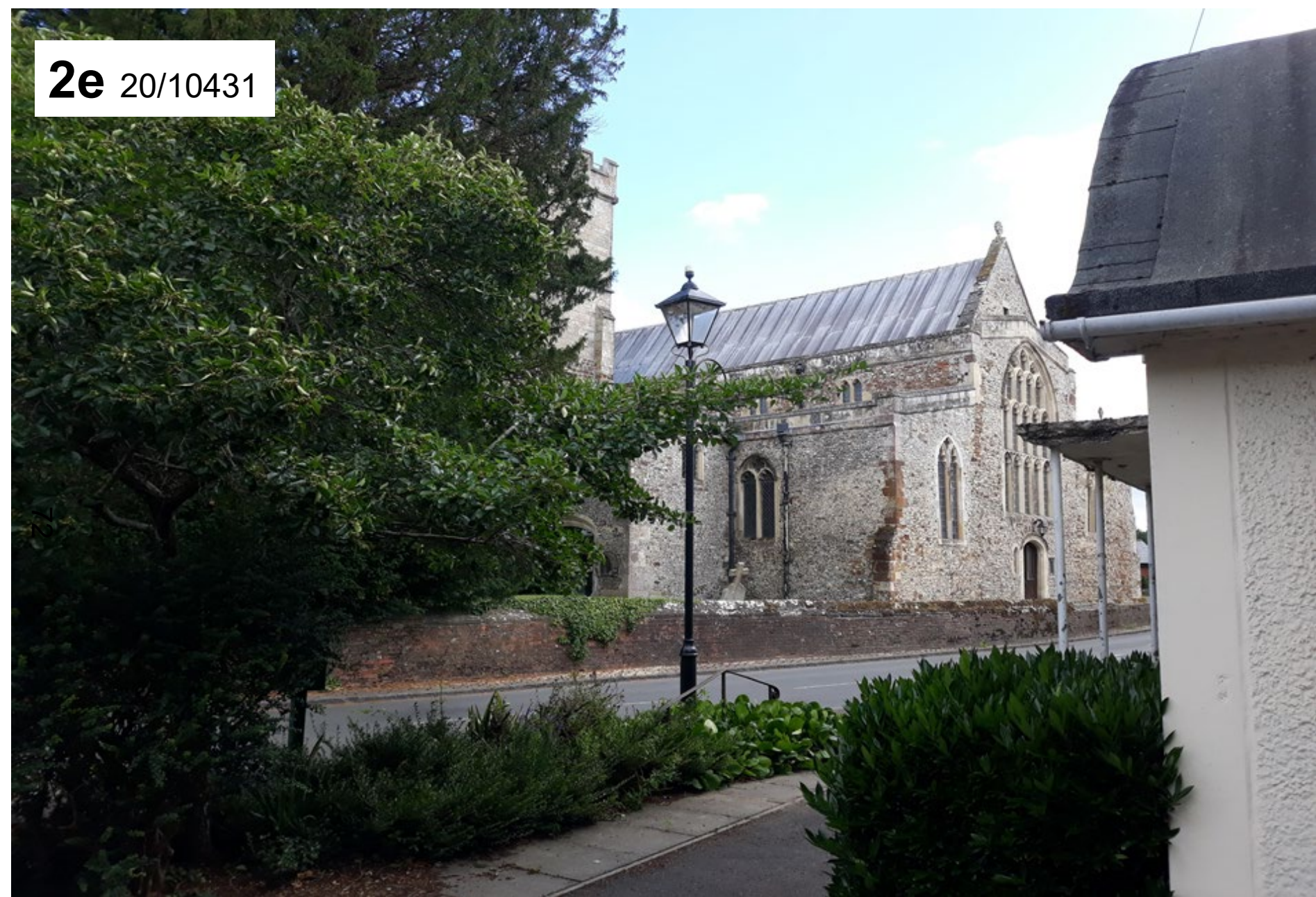
<p>THE CHURCH OF ST. MARY FORDINGBRIDGE</p>		<p>ROOF PLAN SHOWING LOCATIONS OF WORKS</p>		<p>ST ANN'S GATE ARCHITECTS The Close, Salisbury, SP1 2EB Tel: 01722 555200 Fax: 01722 555201 e: admin@stannsgate.com w: www.stannsgate.com</p>	
		<p>EXISTING ROOF PLAN</p>		<p>Scale: 1:100 @ A3</p>	
<p>Dwg no. 1176-01-202</p>		<p>Rev. A</p>		<p>Date: May 2019</p>	
				<p>Drawn: CL/AFK</p>	

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2e 20/10431



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View of the north side of the nave roof





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Ceiling of nave

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Water damage

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PLANNING COMMITTEE – 8 JULY 2020

COMMITTEE UPDATES

Item 2a: Victoria Cottage, Victoria Road, Milford on Sea (Application 20/10483)

10. REPRESENTATIONS

Letter from agent circulated to Members including an annotated photographic document.

- Makes comments on the officer report
- Refers to other examples
- Proposals are for a co-ordinated single building.
- Proposal reads as a new build building.
- Subservience would not be appropriate
- No effect on spatial character but an improvement
- Reference made to previous correspondence (5th June)

Item 2b: Land of Victoria Cottage, Victoria Road, Milford on Sea (Application 20/10492)

9. CONSULTEE COMMENTS

Ecologist : An ecological report has now been submitted. A reason for refusal on ecological grounds is not recommended.

Highways Engineer: No objection subject to conditions

10. REPRESENTATIONS

Letter from agent circulated to Members including an annotated photographic document.

Letter from agent comment on the reason for refusal:

- Local distinctiveness is achieved by the proposed design
- Proposed plot widths are not uncharacteristically narrow and similar to other examples
- Other buildings on same street are closer to side boundaries
- There are large front and rear landscaped areas
- Proposed pitched roofs exacting in character and appearance to existing context and street scene.

3 additional objections:

- plot size,
- height and overlooking from balcony to Osborne Court

Item 2d: 6 Baytree Gardens, Marchwood (Application 20/10551)

Update: Amended plans 2016-02-02 Rev A, 2016-02-03 Rev A

Condition 2 amended to reflect revised drawing numbers.