

NOTICE OF MEETING

Meeting: PLANNING COMMITTEE

Date and Time: WEDNESDAY, 8 JULY 2020, AT 10.00 AM*

Place: SKYPE MEETING - ONLINE

Enquiries to: email: karen.wardle@nfdc.gov.uk
023 8028 5588 - ask for Karen Wardle

PUBLIC PARTICIPATION:

*Members of the public are entitled to speak on individual items on the public agenda in accordance with the Council's public participation scheme. To register to speak please contact Planning Administration on Tel: 023 8028 5345 or E-mail: PlanningCommitteeSpeakers@nfdc.gov.uk no later than 12.00 noon on Monday, 6 July 2020. This will allow the Council to provide public speakers with the necessary joining instructions for the Skype Meeting. The Council will accept a written copy of a statement from registered speakers who do not wish to join a Skype Meeting, or are unable to. The statement will be read out at the meeting and should not exceed three minutes.

Claire Upton-Brown
Chief Planning Officer

Appletree Court, Lyndhurst, Hampshire. SO43 7PA
www.newforest.gov.uk

This Agenda is also available on audio tape, in Braille, large print and digital format

AGENDA

Apologies

1. DECLARATIONS OF INTEREST

To note any declarations of interest made by members in connection with an agenda item. The nature of the interest must also be specified.

Members are asked to discuss any possible interests with Democratic Services prior to the meeting.

2. PLANNING APPLICATIONS FOR COMMITTEE DECISION

To determine the applications set out below:

(a) **Victoria Cottage, Victoria Road, Milford-On-Sea (Application 20/10483) (Pages 5 - 10)**

Two storey side extension to existing house, altered existing and new pavement crossings

RECOMMENDED:

Refuse

(b) **Land of Victoria Cottage, Victoria Road, Milford-On-Sea (Application 20/10492) (Pages 11 - 20)**

Demolish existing dwelling and re-build it as a new build dwelling; sever plot and new build a new self build dwelling, alter existing pavement crossing and create enlarged crossing, new hard and soft landscaping

RECOMMENDED:

Refuse

(c) **172 Stem Lane, New Milton (Application 20/10467) (Pages 21 - 26)**

Rear extension; extend roof creating new accommodation

RECOMMENDED:

Grant subject to conditions

(d) **6 Baytree Gardens, Marchwood (Application 20/10551) (Pages 27 - 32)**

Single-storey side extension; new boundary wall & landscaping; use of the land as residential garden

RECOMMENDED:

Grant subject to conditions

(e) **St Marys Church, Church Street, Fordingbridge (Application 20/10431) (Pages 33 - 40)**

Re-covering of the roofs to the nave; the tower; gutter linings to chapel and cancel to be renewed

RECOMMENDATION:

Grant subject to conditions

Please note, that the planning applications listed above may be considered in a different order at the meeting.

3. ANY OTHER ITEMS WHICH THE CHAIRMAN DECIDES ARE URGENT

Please note that all planning applications give due consideration to the following matters:

Human Rights

In coming to this recommendation, consideration has been given to the rights set out in Article 8 (Right to respect for private and family life) and Article 1 of the First Protocol (Right to peaceful enjoyment of possessions) of the European Convention on Human Rights.

Equality

The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. The Committee must be mindful of this duty *inter alia* when determining all planning applications. In particular the Committee must pay due regard to the need to:

- (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

NEW FOREST DISTRICT COUNCIL – VIRTUAL MEETINGS

Background

This meeting is being held virtually with all participants accessing via Skype for Business.

A live stream will be available on YouTube to allow the press and public to view meetings in real time and can also be found at the relevant meeting page on the Council's website.

Principles for all meetings

The Chairman will read out Ground Rules at the start of the meeting for the benefit of all participants. All normal procedures for meetings apply as far as practicable, as the new Government Regulations do not amend any of the Council's existing Standing Orders.

The Ground Rules for all virtual meetings will include, but are not limited to, the following:-

- All participants are reminded that virtual public meetings are being broadcast live on YouTube and will be available for repeated viewing. Please be mindful of your camera and microphone setup and the images and sounds that will be broadcast on public record.
- All participants are asked to mute their microphones when not speaking to reduce feedback and background noise. Please only unmute your microphone and speak when invited to do so by the Chairman.
- Councillors in attendance that have not indicated their wish to speak in advance of the meeting can make a request to speak during the meeting by typing "RTS" (Request to Speak) in the Skype chat facility. Requests will be managed by the Chairman with support from Democratic Services. The Skype chat facility should not be used for any other purpose.
- All participants should note that the chat facility can be viewed by all those in attendance.

- All participants are asked to refer to the report number and page number within the agenda and reports pack so that there is a clear understanding of what is being discussed at all times.

Voting

When voting is required on a particular item, each councillor on the committee will be called to vote in turn by name, expressing their vote verbally. The outcome will be announced to the meeting. A recorded vote will not be reflected in the minutes of the meeting unless this is requested in accordance with the Council's Standing Orders.

By casting their vote, councillors do so in the acknowledgement that they were present for the duration of the item in question.

Technology

If individuals experience technical issues, the meeting will continue providing that it is quorate and it is still practical to do so. The Chairman will adjourn the meeting if technical issues cause the meeting to be inquorate, the live stream technology fails, or continuing is not practical.

Public Participation

Contact details to register to speak in accordance with the Council's Public Participation Procedures are on the front page of this agenda.

In order to speak at a virtual meeting, you must have the facility to join a Skype for Business Meeting. Joining instructions will be sent to registered speakers in advance of the meeting.

The Council will accept a written copy of a statement from registered speakers that do not wish to join a Skype Meeting, or are unable to. The statement will be read out at the meeting and should not exceed three minutes. Please use the contact details on the agenda front sheet for further information.

To:	Councillors:	Councillors:
	Christine Ward (Chairman)	Barry Dunning
	Christine Hopkins (Vice-Chairman)	Allan Glass
	Ann Bellows	David Hawkins
	Sue Bennison	Maureen Holding
	Hilary Brand	Mahmoud Kangarani
	Rebecca Clark	Joe Reilly
	Anne Corbridge	Tony Ring
	Kate Crisell	Ann Sevier
	Arthur Davis	Beverley Thorne
	Jan Duke	Malcolm Wade

Planning Committee 08 July 2020

Item 2 a

Application Number: 20/10483 Full Planning Permission

Site: VICTORIA COTTAGE, VICTORIA ROAD, MILFORD-ON-SEA
SO41 0NL

Development: Two storey side extension to existing house, altered existing and new pavement crossings

Applicant: Mr & Mrs Dench

Agent: Visionary Architects Ltd

Target Date: 01/07/2020

Case Officer: Steve Clothier

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) principle of development
- 2) impact on the character and appearance of the area
- 3) neighbour impacts
- 4) car parking and access

This application is to be considered by Committee at the discretion of the Chief Planning Officer.

2 SITE DESCRIPTION

The site comprises a detached dwelling located on the south side of Victoria Road. It is within the built up area of Milford on Sea in a mixed residential area comprising detached dwellings and substantial blocks of flats with associated parking courtyards. Work has commenced on the provision of foundations following the approval of extensions to Victoria Cottage. There is a close boarded fence to the western boundary with the flats known as Hurst Court.

3 PROPOSED DEVELOPMENT

The proposal is to add a two storey extension to the west side of the existing dwelling to provide a garage, study and games room on the ground floor with two bedrooms and en suite on the first floor. The design of the extension would reflect that of the previously approved two storey extension to the front of the existing dwelling (ref: 19/11089). Access arrangements would be altered and four parking spaces would be provided across the frontage in addition to an integral garage within the proposed extension.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status	Appeal Description
20/10492 Demolish existing dwelling and re-build it as a new dwelling; sever plot and build a new self build dwelling, alter existing pavement			Item 3b on this agenda.	

crossing and create enlarged crossing, new hard and soft landscaping.

20/10171 House; access alterations, new pavement crossing; hard and soft landscaping; light columns to front boundary	13/05/2020	Refused	Decided	
20/10172 Dwelling house; altered existing & new pavement crossings; associated hard & soft landscaping; light columns to front boundary	13/05/2020	Refused	Decided	
19/11357 House; access alterations, new pavement crossing; hard and soft landscaping	12/02/2020	Refused	Appeal Received	
19/11089 Two-storey front extension	25/10/2019	Granted Subject to Conditions	Decided	
19/10757 Dormers; Roof alterations; Single-storey rear extension; outbuilding (Lawful Development Certificate that permission is not required for proposal)	20/08/2019	Was Lawful	Decided	
18/10576 1 terrace of 3 houses; associated parking; demolition of existing (Outline application with details only of access, appearance, layout & scale)	05/07/2018	Refused	Appeal Decided	Appeal Dismissed

5 PLANNING POLICY AND GUIDANCE

Core Strategy

CS2: Design quality

Local Plan Part 2 Sites and Development Management Development Plan Document

None relevant

The Emerging Local Plan

Policy 13 Design quality and local distinctiveness

Supplementary Planning Documents

SPG - Milford-on-Sea Village Design Statement
SPD - Parking Standards

6 PARISH / TOWN COUNCIL COMMENTS

Milford On Sea Parish Council

PAR 1: We recommend PERMISSION but would accept the decision reached by the District Council's Officers under their delegated powers.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

No comments received

9 REPRESENTATIONS RECEIVED

The following is a summary of the 6 objections received

- the proposed extension would be dominant in the street scene being out of proportion with other properties in this part of the road which would adversely affect the character of the area
- overlooking
- overshadowing

10 PLANNING ASSESSMENT

Principle of Development

The site lies within the built up area where the principle of extensions to a residential property are acceptable subject to consideration of impact on the character and appearance of the area and neighbouring amenity.

Design, site layout and impact on local character and appearance of area

Policy CS2 requires new development to achieve high quality design that contributes positively to local distinctiveness, that it is appropriate and sympathetic to its setting in terms of scale, height and appearance and shall not cause unacceptable affects by reason of visual intrusion or other adverse impact on local character. These factors are reflected in Policy 13 of the emerging Local Plan.

The proposed extension would be located to the west side of the existing dwelling and would replace existing single storey structures. The extension would be 6.5 metres wide and two storeys high. The design of the extension would reflect that of the front extension to the existing property that was approved last year (19/11089). This approved extension differs from that now proposed as it was only to the front of the existing house and not the side.

The extension proposed would result in a significant extension to the side of the dwelling which would create a dwelling that would be much wider at a full two storey height when compared to other dwellings to the east along this side of Victoria Road.

The extension would also be in line with the front of the existing dwelling once it has been extended with its approved forward projection. This would result in a dominant form of development that would not be subservient to the existing (extended) dwelling. Other dwellings to the east in the road are narrower with single storey elements which give this area a spacious character.

It is therefore considered that the extension proposed would be of a disproportionate width which when combined with its height and lack of subservience would result in a dominant feature within the street scene harmful to the character and appearance of the locality to the detriment of the visual amenities of the area.

Residential amenity

The extension would be located to the west of the main dwelling well away from the property to the east known as Limestones. As a result of this location there would be no adverse impacts in terms of loss of privacy or overbearing impact. Windows would face to the front and rear and the relationship to other property at Hurst Court (to the side) west and Osbourne Court (to the rear) south would not be adversely affected due to the distances involved and the fact that they sit in communal grounds where a high level of privacy would not normally be expected. In addition these blocks of flats do not have main habitable rooms facing the application site.

Car Parking and Access

The proposals make provision for four car parking spaces along with an integral garage, this level of parking provision would be more than adequate for the 5 bedroom dwelling proposed. Access would be the same as that previously proposed in respect of the erection of a dwelling to the side of this property and no concerns were raised by the Highway Authority at that time and there is no reason to come to a different conclusion on this matter now.

11 CONCLUSION

While the principle of extensions to residential property in the built up area is acceptable, the proposed extension would be inappropriate to the character and appearance of the area by reason of its excessive and disproportionate width and dominance in the street scene.

12 OTHER CONSIDERATIONS

None

13. RECOMMENDATION

Refuse

Reason(s) for Refusal:

1. The proposed extension due to its width, height and relationship to the main dwelling when compared to other dwellings to the east along this side of Victoria Road. would result in a dominant feature within the street scene harmful to the character and appearance of the locality to the detriment of the visual amenities of the area. As a result the proposals would fail to comply with Policy CS2 of the Core Strategy for the New Forest District and Policy 13 of the emerging Local Plan Review 2016-2036.

Further Information:

Steve Clothier

Telephone: 023 8028 5588 ((n))



New Forest DISTRICT COUNCIL

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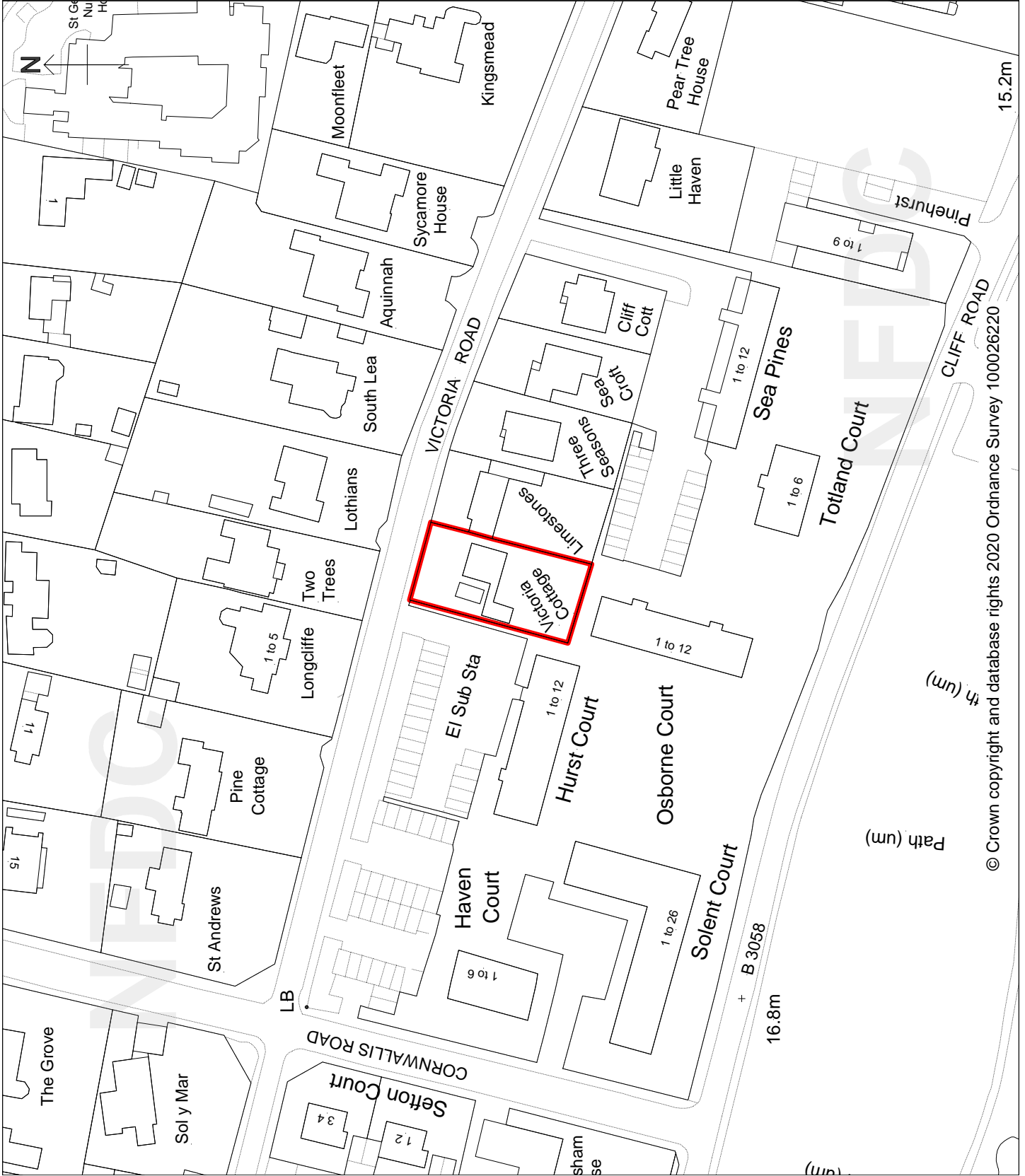
PLANNING COMMITTEE

July 2020

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

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



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Planning Committee 08 July 2020

Item 2b

Application Number: 20/10492 Full Planning Permission

Site: LAND OF VICTORIA COTTAGE, VICTORIA ROAD,
MILFORD-ON-SEA SO41 0NL

Development: Demolish existing dwelling and re-build it as a new build dwelling;
sever plot and new build a new self build dwelling, alter existing
pavement crossing and create enlarged crossing, new hard and soft
landscaping

Applicant: Mr & Mrs Dench

Agent: Visionary Architects Ltd

Target Date: 01/07/2020

Case Officer: Steve Clothier

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) principle of the development
- 2) impact on the character of the area
- 3) impact on the residential amenities of the area
- 4) impact on highway safety and parking

This matter is before Committee due to contrary Parish Council view.

2 SITE DESCRIPTION

The site of Victoria Cottage is within the built up area of Milford on Sea in a mixed residential area comprising detached dwellings and substantial blocks of flats with associated parking courtyards. Work has commenced on the provision of foundations following the approval of front extensions to Victoria Cottage (Ref 19/11089). There is a close boarded fence to the western boundary of the site with the flats known as Hurst Court.

3 PROPOSED DEVELOPMENT

The current proposal is to demolish the existing dwelling and buildings on the site and erect two new two/three storey dwellings with associated changes to the pavement crossing and new hard and soft landscaping. Both dwellings would be of the same design and would contain bedrooms on the ground floor with living accommodation on the first floor, a captains watch/crows nest study is proposed at second floor level with a balcony on the south elevation. Two car parking spaces are proposed on the frontage for each dwelling each with direct access from the road. The site frontage would also incorporate landscape to the boundaries and between the two new properties.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status	Appeal
20/10483 Two storey side extension to existing house, altered existing and new pavement crossings			Item 3a on this agenda	
20/10171 House; access alterations, new pavement crossing; hard and soft landscaping; light columns to front boundary	13/05/2020	Refused	Decided	
20/10172 Dwelling house; altered existing & new pavement crossings; associated hard & soft landscaping; light columns to front boundary	13/05/2020	Refused	Decided	
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5 PLANNING POLICY AND GUIDANCE

Core Strategy

CS2: Design quality

CS3: Protecting and enhancing our special environment (Heritage and Nature Conservation)

CS15: Affordable housing contribution requirements from developments

CS24: Transport considerations

CS25: Developers contributions

Local Plan Part 2 Sites and Development Management Development Plan Document

DM2: Nature conservation, biodiversity and geodiversity

DM3: Mitigation of impacts on European nature conservation sites

The Emerging Local Plan

Policy 1 Achieving sustainable development

Policy 9 Nature conservation, biodiversity and geodiversity

Policy 11 Heritage and conservation

- Policy 13 Design quality and local distinctiveness
- Policy 34 Developer contributions
- Policy 35 Development standards

Supplementary Planning Guidance And Documents

- SPD - Mitigation Strategy for European Sites
- SPD - Housing Design, Density and Character
- SPD - Parking Standards
- SPG - Milford-on-Sea Village Design Statement

Relevant Legislation

- Section 38 Development Plan
- Planning and Compulsory Purchase Act 2004

Relevant Advice

- National Planning Policy Framework
- Chap 12: Achieving well designed places
- Chapt 15: Conserving and enhancing the natural environment.

Constraints

- Article 4 Direction
- Aerodrome Safeguarding Zone
- Plan Area

Plan Policy Designations

- Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Milford On Sea Parish Council: recommend PERMISSION

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Scottish and Southern Electricity Networks - offer advice

Southern Gas Networks - offer advice

Ecologist - recommends refusal as no Preliminary Ecological Appraisal has been submitted, if this shows the site to possess ecological value then an Ecological Impact Assessment may be required.

Highway Engineer - comments awaited

9 REPRESENTATIONS RECEIVED

Nine letters of objection have been received which raise the following concerns (in summary):

- the proposals would be too cramped and overdeveloped and be of an excessive density
- the design of the proposed houses would be out of character with the street scene
- loss of privacy to Osbourne Court and Limestones
- if this scheme were permitted it would set a precedent for other similar forms of development in the road
- insufficient parking
- restricted rear access
- limited planting and storage areas

10 PLANNING ASSESSMENT

Principle of Development

In principle, new residential development can be acceptable within the built up area, subject to there being no material harm on residential amenity, the character of the area or highway safety.

Design, site layout and impact on local character and appearance of area

Planning permission has recently been refused for partial demolition of the existing dwelling on the plot and the erection of a dwelling to the west of the plot while retaining the existing dwelling (refs; 20/10171 and 20/10172). These applications were refused on the grounds that the proposed development would result in a *"cramped and unsympathetic form of development which does not enhance local distinctiveness and would be out of character with the area"*.

The current scheme is a different proposal as it is now for demolition of the existing dwelling and erection to two new properties on the site. The application site is at the end of a row of dwellings on plots of similar width, to the west and south of the site are blocks of flats standing in spacious grounds which are of a very different character to the rest of Victoria Road.

In terms of plot size, the proposed two dwellings would be located on plots of a similar size to each other, however these plots would be notably narrower than others along this side of Victoria Road to the east of the site.

The existing properties to the east on the south side of Victoria Road are generally more modest dwellings with large gaps between them which gives an open feel to the built form along the road and this proposal would conflict with this. The applicant has produced a street scene drawing to support his application, but the officers consider that this highlights how inappropriate this development would be having regard to the surrounding pattern of development.

The proposed dwellings would be two storey units of the same design with accommodation in the roof. The area comprises a variety of styles and forms of development and as a result the detailed design of the dwellings is not considered to be out of context.

Overall, it is considered that the size of the dwellings, their close proximity to one another and their side boundaries would result in a form of development that would be at odds with the prevailing character of this part of Victoria Road. While it is acknowledged that the flats to the west and south are of a different character it is still considered that the proposed dwellings would be incongruous with the character and appearance of the area.

While the current scheme is a different proposal to that previously refused it is considered that the scheme as proposed would have similar impacts and the concern that the two dwellings would not be contextually appropriate in this area which is characterised by much wider plots than that proposed remain.

The applicant has quoted a number of other developments in the village which he considers are similar to this proposal, however, these examples have been considered however the street patterns and specific character of the different parts of the village differ. Where planning permission has been granted it has been because the developments are in keeping with the character of the immediate area where the development is proposed.

Residential amenity

The proposed dwellings would have a relationship with Osbourne Court to the rear (south), Hurst Court to the side (west) and Limestones to the side (east) of the application site.

Limestones is a two-storey dwelling and the proposed house on Plot 1 would project beyond the rear wall of this property. The only side facing window would be a first floor landing window - which could be obscure glazed - and second floor rooflights. The rooflights would be located 1.8 metres above floor level so would not give rise to an unacceptable loss of privacy. Whilst the proposed dwelling is forward of Limestones this relationship would not result in any overshadowing or loss of light to Limestones.

With regard to Osbourne Court the proposed dwellings include Juliet balconies at first floor level and a balcony at second floor level on the southern (rear) elevations. This rear elevation is more than 23m from the side of Osborne Court, to the rear, where there are high level windows to each flat over three floors. It is not considered that the residential amenity of these properties would be harmfully affected by the proposal, in terms of unacceptable overlooking or loss of privacy, given the separation distance of 23m and the fact that the flats are set in communal grounds where a lower level of privacy would normally be expected.

The relationship of the proposed dwelling on Plot 2 to the flats at Hurst Court is such that the new dwelling would be a minimum of 13.5 metres away and positioned at an oblique angle. The balcony at second floor level on this plot would have views across this block of flats however, the windows closest to the application site serve kitchens and bathrooms where the potential for resultant loss of privacy would be more limited such that it would be acceptable.

Highway safety, access and parking

Provision would be made for two car parking spaces for each of the two dwellings on the frontage of each dwelling. While the car parking guidelines suggest that 2.5 spaces should be provided for each dwelling, this level of provision was considered to be appropriate in respect of the previously refused scheme. There is space between the parking for landscaping.

Ecology

Habitat Mitigation

In accordance with the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') an Appropriate Assessment has been carried out as to whether granting permission would adversely affect the integrity of the New Forest and Solent Coast European sites, in view of that site's conservation objectives. The Assessment concludes that the proposed development would, in combination with other developments, have an adverse effect due to the recreational impacts on the European sites, but that the adverse impacts would be avoided as the applicant has entered into a Section 106 Agreement to secure the mitigation of that impact in accordance with the Mitigation Strategy..

Nitrate neutrality and impact on Solent SAC and SPAs

In accordance with the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') an Appropriate Assessment has been carried out as to whether granting permission which includes an element of new residential overnight accommodation would adversely affect the integrity of the New Forest and Solent Coast European sites, in view of that site's conservation objectives having regard to nitrogen levels in the River Solent catchment. The Assessment concludes that the proposed development would, in combination with other developments, have an adverse effect due to the impacts of additional nitrate loading on the River Solent catchment unless nitrate neutrality can be achieved, or adequate and effective mitigation is in place prior to any new dwelling being occupied.

In accordance with the Council Position Statement agreed on 4th September 2019, these adverse impacts would be avoided if the planning permission were to be conditional upon the approval of proposals for the mitigation of that impact, such measures to be implemented prior to occupation of the new residential accommodation. These measures to include undertaking a water efficiency calculation together with a mitigation package to addressing the additional nutrient load imposed on protected European Sites by the development. A Grampian style condition has been agreed with the applicant and would be attached to the decision if permission were granted.

Housing

The Council has now progressed the Local Plan Review 2016-2036 Part 1: Planning Strategy to a very advanced stage. The Inspectors examining the Local Plan 2016-2036 Part 1 have confirmed that they consider that the Local Plan can be found 'sound' subject to main modifications being made. Public consultation on the Main Modifications took place between 13 December 2019 and 31 January 2020. The Local Plan 2016-2036 Part 1 is anticipated to be adopted in Summer 2020 Local Plan 2016-2036 Part 1 is thus at a very advanced stage and as proposed to be modified is a significant material consideration in the determination of planning applications. The Council has published a Housing Land Supply Statement which sets out that the Council is able to demonstrate a five year housing land supply based on the Local Plan 2016-2036 Part 1 (as modified) for the period 2020/21-2024/25 and so will be able to demonstrate a five year housing land supply upon adoption of the Local Plan.

On Site Biodiversity and protected species

The Ecologist initially objected to this application as it was not supported by an ecological report which considers impacts of the proposals on designated sites, habitats and species. An ecology report has now been submitted and any comments on this report will be provided by way of an update.

As part of the development, subject to any relief being granted the following amount Community Infrastructure Levy will be payable:

Type	Proposed Floorspace (sq/m)	Existing Floorspace (sq/m)	Net Floorspace (sq/m)	Chargable Floorsepace (sq/m)	Rate	Total
Dwelling houses	149.46		149.46	45.1	£80/sqm	£4,634.89 *
Self Build (CIL Exempt)	149.46		149.46	45.1	£80/sqm	£4,634.89 *
Subtotal:	£9,269.78					
Relief:	£4,634.89					
Total Payable:	£4,634.89					

11 CONCLUSION

The proposed development would give rise to a form of development that would be out of character with the surrounding pattern of development by reason of the cramped nature of the development proposed which would not enhance local distinctiveness.

12 OTHER CONSIDERATIONS

Reference has been made by interested parties to the matter of precedence if this proposal were to be permitted, while this is noted each proposal must be considered on its merits having regard to all material considerations.

Equality

The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. The Committee must be mindful of this duty *inter alia* when determining all planning applications. In particular the Committee must pay due regard to the need to:

- (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
 - (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- and

- (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

13. RECOMMENDATION

Refuse

Reason(s) for Refusal:

1. The proposal is contrary to Policy CS2 of the New Forest District Council Core Strategy and Policy 13 the Local Plan 2016-2036 Part 1: Planning Strategy in that it would represent a cramped and unsympathetic form of development which does not enhance local distinctiveness . The proposals would be out of character with the area by virtue of their uncharacteristically narrow plot widths and the scale of the new dwellings proposed.

Further Information:

Steve Clothier

Telephone: 023 8028 5588



New Forest
DISTRICT COUNCIL

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www.newforest.gov.uk

Claire Upton-Brown
Chief Planning Officer
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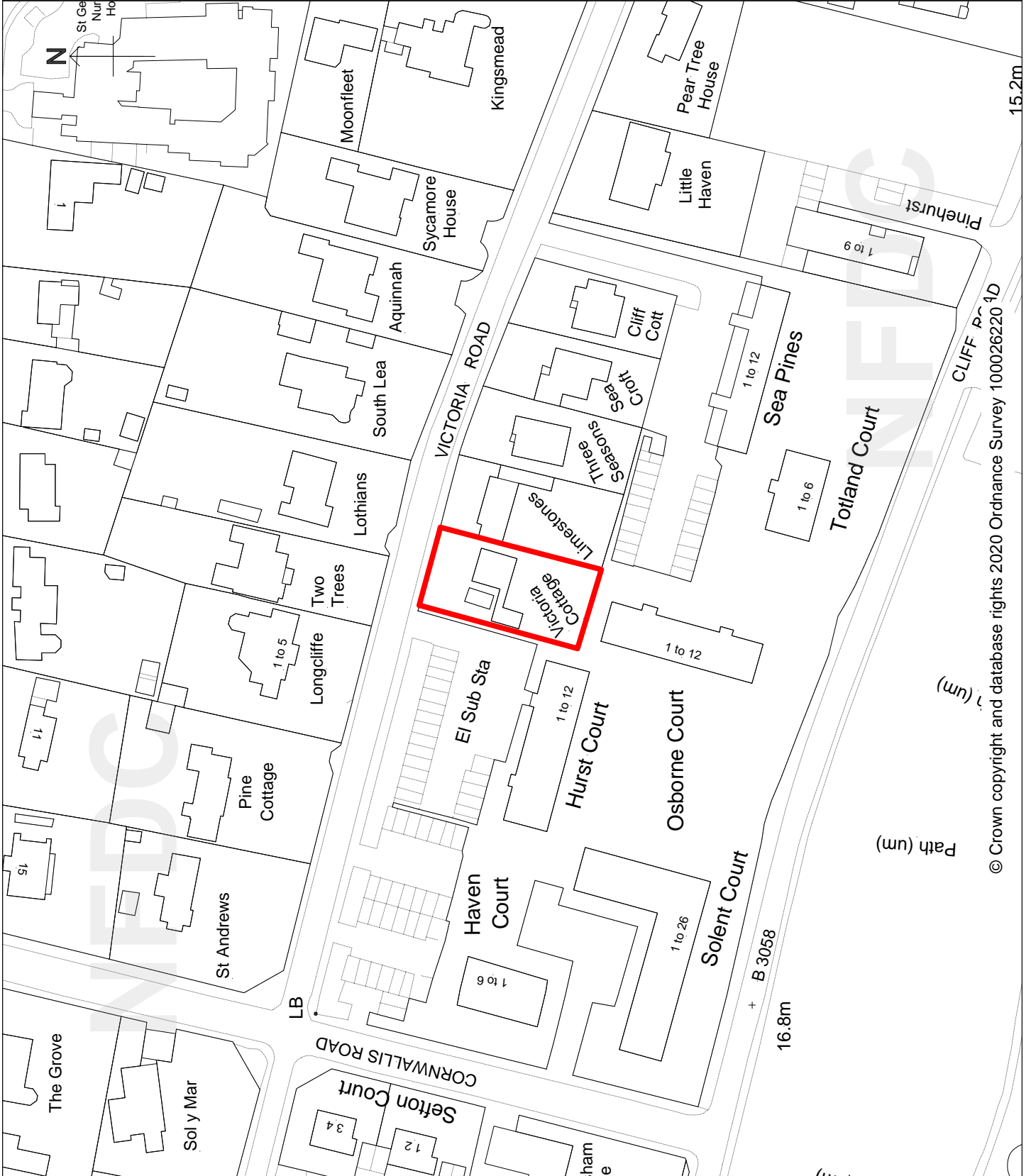
PLANNING COMMITTEE

July 2020

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

Scale 1:1250

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



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Application Number: 20/10467 Full Planning Permission

Site: 172 STEM LANE, NEW MILTON BH25 5ND

Development: Rear extension; extend roof creating new accommodation

Applicant: Mr Booker

Agent: Mr Richards

Target Date: 06/07/2020

Case Officer: Kate Cattermole

Extension Date: 10/07/2020

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) principle of development
- 2) impact the street scene and character of the area
- 3) impact on Neighbour amenity

This application is to be considered by Committee because there is a contrary view with New Milton Town Council

2 SITE DESCRIPTION

The application site consists of a detached hipped roofed bungalow, sited in the built up area of New Milton. The property is situated within a row of detached hipped roof low profile dwellings, some of which have had roof alterations to incorporate a first floor accommodation with dormers and extensions to the roofs, although these have retained a hipped roof form which is a strong characteristic of the area.

3 PROPOSED DEVELOPMENT

The proposal is for extend the roof introducing gables on the side elevations, with two dormers to the front elevation. The existing ridge height of the dwelling would be retained. A single storey extension is proposed to the rear of the dwelling its roof would run from the ridge of the existing roof creating enough headroom within the roof space for it to be used as first floor accommodation.

4 PLANNING HISTORY

None relevant

5 PLANNING POLICY AND GUIDANCE

Core Strategy

CS2: Design quality

The Emerging Local Plan

Policy 13 Design quality and local distinctiveness

New Milton Neighbourhood Plan

NM4 Design Quality

Supplementary Planning Documents

SPD - New Milton Local Distinctiveness

6 PARISH / TOWN COUNCIL COMMENTS

New Milton Town Council: OBJECT (Non-Delegated)

Gable ends result in proposal being out of character and having a detrimental impact to the street scene, contrary to the New Milton Local Distinctiveness Study.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

No comments received

9 REPRESENTATIONS RECEIVED

None received

10 PLANNING ASSESSMENT

Principle of Development

The site lies within the built-up area where the principle of extending dwelling is accepted.

Street Scene and character of the area

The existing dwelling sits within a row of hipped roof dwellings, and the New Milton Local Distinctiveness SPD identifies this as an important feature that should be respected.

The proposed changes to the roof could be carried out under Permitted Development (it would not require planning permission) if this was undertaken without the other alterations currently proposed. Class B of the General Permitted Development Order allows for hip to gable alterations provided the volume of the increase of the roof does not exceed 50m³. The introduction of the side gables to this dwelling would equate to an increase of 39.5m³, and would be in matching materials thereby meeting these criteria.

However the hip to gable roof alterations form an integral part of the current application and therefore needs to be assessed accordingly although full weight needs to be given to the fall back position set out above. The appropriateness of the proposed roof alterations could not in themselves form a reason to refusal planning permission.

Two hipped roof dormers are proposed on the front roof slope. Front dormers are evidence as features on other properties within the immediate vicinity of the application site. The proposed front dormers would be proportionate in scale and would not be dominant within the recessive hipped roof form of the front roof slope.

There are examples of other dwelling within this group which have been extended to the rear. The application property has a reasonable sized plot which could accommodate the proposed extensions. The rear extension is therefore considered to be appropriate to the dwelling within its context

To conclude, even though the hipped roof form to the existing dwelling would be altered the property could be altered in this way without the need for planning permission. Notwithstanding that planning permission is not required this alteration is not considered to be an unacceptable alteration to the property. The dormers would be proportionate and the existing ridge height of the dwelling would be retained making the proposals appropriate within their context.

Neighbour amenity

The surrounding properties are detached low profile dwellings. No 171 Stem Lane is to the south of the site and has a long single storey rear extension which is adjacent to the boundary with the application site. The dwelling to the north, 173 Stem Lane has been extended with rooms in the roof and a front dormer; this property also has a detached garage to the rear of the dwelling, which abuts the boundary with the application site.

There are dwellings in adjacent roads to the rear of the site with rear gardens that abut the rear boundary. The depth of the rear garden of the application site that would be retained after it is extended would be approximately 18m ensuring adequate separation to the rear.

The proposed rear extension would be a similar depth to the neighbouring properties that have been extended and would be set off the side boundaries. As the proposed extension is a single storey extension it would not create an overbearing form of development or loss of light to the dwellings either side of the application site.

Rooflights are proposed on the side elevations of the rear extension. Information has been provided giving the cill height of these rooflights. These rooflights are above 1.7m with the exception of the two rooflights serving bedroom 3, which would have a cill height of 1.5m. However, these two rooflights would look over the built form of 171 Stem Lane, and as such would not unduly impact upon their private amenity space so as not to lead to overlooking.

A first floor window would be introduced on the rear elevation but taking into account the depth of the rear garden this window would not create an unacceptable level of overlooking to the properties to the rear and any overlooking to neighbouring properties would be oblique. Furthermore, there are first floor rear windows on other dwellings within the row of properties fronting Stem Lane.

11 CONCLUSION

For the reasons given above, it is considered that the proposed development is acceptable and accords with the Government advice contained within the National Planning Policy Framework (2019) and Local Plan policies

12 OTHER CONSIDERATIONS

None

13 RECOMMENDATION

Grant Subject to Conditions

Proposed Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development permitted shall be carried out in accordance with the following approved plans: 1245-01, 1245-02, 1245-03, 1245-04, block/site plan

Reason: To ensure satisfactory provision of the development.

Further Information:

Kate Cattermole

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PLANNING COMMITTEE

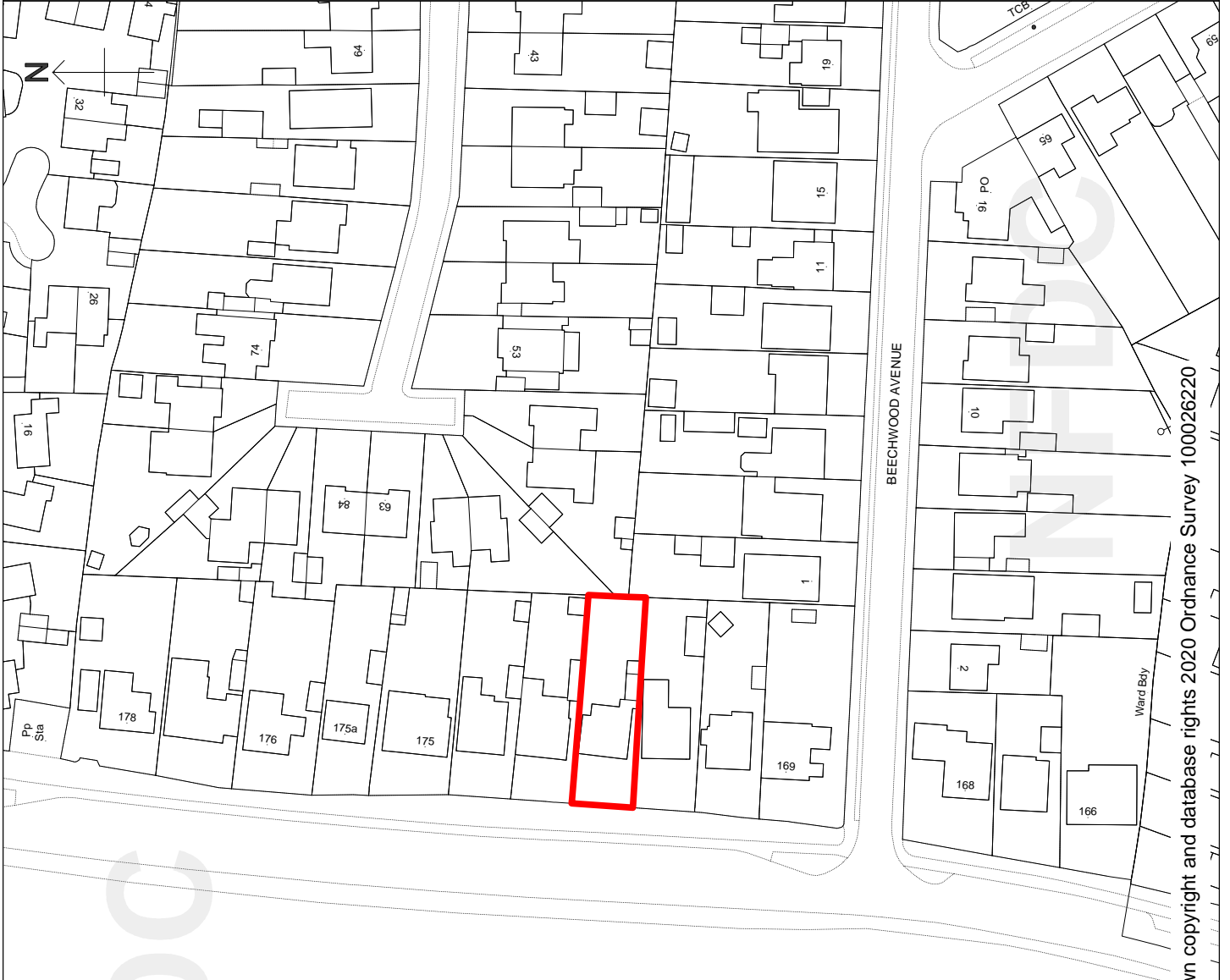
July 2020

172 Stem Lane
New Milton BH25 5ND

20/10467

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Planning Committee 08 July 2020

Item 2d

Application Number: 20/10551 Full Planning Permission

Site: 6 BAYTREE GARDENS, MARCHWOOD SO40 4SB

Development: Single-storey side extension; new boundary wall & landscaping;
use of the land as residential garden

Applicant: Mr Dunning

Agent: ACM Architects Ltd

Target Date: 21/07/2020

Case Officer: Rosie Rigby

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) impact on the street scene
- 2) impact on the character of the area
- 3) impact on neighbour amenity

This application is to be considered by Committee because it was requested by the Parish Council.

2 SITE DESCRIPTION

The application site consists of a detached two-storey modern dwelling situated near the centre of Marchwood on a relatively recently developed estate with a variety of styles of residential properties. The plot includes a modest brick wall enclosed garden to the side and rear whilst the front is open and the land to the south east, which is in the ownership of the applicant, is an open grassed area planted with some shrubs and trees. Part of the rear boundary backs onto a parking area within Baytree Gardens adjacent to Aaron Court whilst the front overlooks the playing fields of Marchwood Junior School. The land to the west and southwest of the site is designated open space land.

3 PROPOSED DEVELOPMENT

Permission is sought for a single-storey side extension, a new, repositioned boundary wall, landscaping and use of the newly enclosed land as residential garden. The works include a chimney with a new flue pipe from a solid fuel heating appliance.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
00/68366 Dwelling (amended to include conservatory)	9/03/2000	Granted Subject to Conditions	Decided
98/NFDC/65004 17 dwellings, garages & new access (demolish existing dwelling)	23/06/1999	Granted Subject to Conditions	Decided
NFDC/97/62639/OUT Residential development & new access (demolish existing buildings)	16/04/1999	Granted	Decided

5 PLANNING POLICY AND GUIDANCE

Core Strategy

Policy CS2: Design quality

The Emerging Local Plan

Policy 1: Achieving Sustainable Development
Policy 13: Design quality and local distinctiveness
SO3: Built environment and heritage

6 PARISH / TOWN COUNCIL COMMENTS

Marchwood Parish Council

Marchwood Parish Council has no objection in principle to this development in terms of how it fits local and national planning policies.

However, we have concerns that the wood burning stove and chimney will affect the amenities of neighbouring properties due to its insufficient height.

As designed, the Parish Council believes that it will provide insufficient draught for a fire and will discharge smoke and soot at a low level.

We would ask that this aspect of the design be re-visited so that the provision of a wood burning stove is removed from the final drawings.

We would like this proposal to be dealt with by the Development Control Committee rather than by an officer using their delegated powers.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Environmental Health (Pollution): no objection

Comments in full can be seen on the website

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received. *broad summary of views:*

For: 2

- Extension and wall are architecturally enhancing
- chimney meets environmental requirements
- young, growing family
- support application but concerned about height of chimney

Against: 1

- Chimney would be in line with bedroom window height
- wind blows towards our property
- smoke will penetrate our property
- query planning history of sun lounge

Comments in full can be seen on the website

10 PLANNING ASSESSMENT

Principle of Development

The principle of the development is acceptable subject to relevant material considerations relating to residential amenity and character and appearance of the area.

Design, site layout and impact on local character and appearance of area

The proposal would be a hip roofed single-storey side extension constructed in materials that match the existing dwelling. Being sympathetic in form and proportion to the host dwelling it would not appear out of keeping in the context of the street scene.

No 6 Baytree Gardens is uniquely positioned on a corner plot which is larger than most others in the vicinity and can comfortably accommodate the additional built form.

The proposed new brickwork boundary wall would be similar in height and style to the existing wall with landscaping to the front providing a softer appearance.

The enclosure of some of the land on this corner would not detract from the character of the area, this piece of land can look unkempt at times and is prone to being littered. The boundary wall would be set at least 2 metres from the edge of the road with a hedge of shrubs in front thus maintaining some of the open feel to this prominent corner. A landscaping condition will be applied to safeguard the planting during its initial growing phase.

Landscape impact and trees

There are three trees on the site which are not protected and have limited amenity value. That said these will be retained to soften the landscaping and preserve the appearance of the area.

Highway safety

The proposed boundary wall would front a highway and be over 1 metre in height, however it would have a set back of at least 2 metres, thereby providing adequate visibility splays, and would not impact adversely on highway safety.

Residential amenity

The proposed use and enclosure of the land would not result in any adverse impact on the living conditions of adjacent neighbours by reason of light, outlook or privacy. It would tidy up an unused area of land which currently provides little amenity benefit.

The proposed extension by reason of the spatial characteristics of the site and adjacent properties, its design, location and positioning in relation to the common boundaries of the neighbouring properties, would cause no material detriment to the privacy, light and outlook available to the adjacent neighbours.

The proposed chimney has raised some concerns from the neighbours to the rear at No 3 Aaron Court who have expressed apprehension about the smoke from the woodburner blowing directly into their bedroom window. Environmental Health (Pollution) were consulted on this issue and had no objections. In their considered opinion the chimney is of an adequate height and the degree of separation of the properties would be sufficient for the appropriate dispersion of emissions from the woodburner. Therefore the chimney and the installation of a woodburner do not justify a reason for refusal.

The government's "Clean Air Strategy 2019" aims to tackle all sources of air pollution, making our air healthier to breathe and to protect nature and boost the economy. The strategy recognised the need to bring in legislation that would prohibit the sale of the most polluting fuels, once adopted that legislation would control the level of emissions produced by domestic fires. In addition, Environmental Health legislation includes powers to deal with any statutory nuisance should this occur in the future regardless of any grant of planning permission. Rooflights on the front and side would be high level for the provision of light and would not cause any overlooking issues.

The planning history of the sun lounge was queried by a neighbour, this was approved under planning permission 00/68366 when the site was known as Plot 12.

Developer Contributions

This is a householder extension of less than 100 square metres and therefore is not liable for any Community Infrastructure Levy.

11 CONCLUSION

Overall the proposed development would be sympathetic to the existing property and have an acceptable impact on neighbour amenity and the street scene. The proposal would be consistent with the policies and objectives of the Core Strategy, the Emerging Local Plan and National Planning Policy Framework with planning balance in favour of development and as such the application is recommended for permission.

12 RECOMMENDATION

Grant Subject to Conditions

Proposed Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development permitted shall be carried out in accordance with the following approved plans: 2016-01-01, 2016-01-02, 2016-02-01A, 2016-02-02, 2016-02-03 & 2016-02-04.

Reason: To ensure satisfactory provision of the development.

3. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policy CS2 of the Local Plan for New Forest District outside the National Park (Core Strategy).

Further Information:

Rosie Rigby

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PLANNING COMMITTEE

July 2020

6 Baytree Gardens
Marchwood SO40 4SB

20/10551

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Application Number: 20/10431 Full Planning Permission

Site: ST MARYS CHURCH, CHURCH STREET, FORDINGBRIDGE

Development: Re-covering of the roofs to the nave, the tower; gutter linings to chapel and chancel to be renewed

Applicant: The Parish of St.Mary, Fordingbridge

Agent: St. Ann's Gate Architects LLP

Target Date: 19/06/2020

Case Officer: Kate Cattermole

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) the principle of development
- 2) impact on the significance of the Grade I Listed Building
- 3) Impact on the Fordingbridge Conservation Area

This application is to be considered by Committee because of a contrary view with Historic England, who are a statutory consultee

2 SITE DESCRIPTION

The proposal relates to St Mary's Church, which dates from the 12th Century, and its historical importance combined with its architectural significance has been recognized in its designation as a Grade I Listed Building. The Church occupies a prominent position within the Fordingbridge Conservation Area

3 PROPOSED DEVELOPMENT

The application is to replace the existing lead roof of the nave and tower roofs with terne coated stainless steel, and to renew the guttering lining to the chapel and chancel roofs. The lead roofs on the nave, the tower and the lead-lined outer parapet gutters of the chancel and the north eastern chapel were inspected by specialists working for the Church in 2018 and it was identified that these works were needed and overdue.

4 PLANNING HISTORY

None relevant

5 PLANNING POLICY AND GUIDANCE

Core Strategy

CS2: Design quality

CS3: Protecting and enhancing our special environment (Heritage and Nature Conservation)

Local Plan Part 2 Sites and Development Management Development Plan Document

DM1: Heritage and Conservation

DM2: Nature conservation, biodiversity and geodiversity

The Emerging Local Plan

Policy 11 Heritage and conservation

Policy 13 Design quality and local distinctiveness

Policy 9 Nature conservation, biodiversity and geodiversity

Supplementary Planning Guidance And Documents

SPG - Fordingbridge - A Conservation Area Appraisal

SPD - Fordingbridge Town Design Statement

Relevant Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16 (2) and 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to have regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 General duty as respects conservation areas in exercise of planning functions requires special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. of the Planning (Listed Buildings and Conservation Areas) Act 1990

Relevant Advice

National Planning Policy Guidance 2019

NPPF Ch.16 - Conserving and enhancing the historic environment.

Particular reference is made to Paragraphs 190 ,193 194 and 196

6 PARISH / TOWN COUNCIL COMMENTS

Fordingbridge Town Council: recommend permission under PAR3 as the church has already used the material and it seems to be fine and better than lead which could be stolen.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

HCC Countryside Services: no objection

Natural England: no objection

Historic England: objection

Conservation: no objection subject to conditions

9 REPRESENTATIONS RECEIVED

None received

10 PLANNING ASSESSMENT

Principle of Development

The NPPF (para 190, 193, 194 and 196) requires account to be taken of the significance of affected heritage assets when considering the impact of a proposal, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal. Great weight should be attached to the conservation of designated heritage assets, irrespective of the level of potential harm; any harm to or loss of, the significance of a designated heritage asset, including its setting, requires clear and convincing justification. This guidance requires less than substantial harm to designated heritage assets to be weighed against the public benefits of the proposal.

Impact on the significance of the Grade I Listed Building and Fordingbridge Conservation Area

The Church is Grade I listed and located in a prominent position within the Fordingbridge Conservation Area, and the nave roof in particular is highly visible within the Conservation Area.

Historic England (HE) have been consulted as the church is a Grade I listed building. They have raised objection to the replacement of the existing lead roof with Terne Coated Stainless Steel (TCSS) as they are of the view that this would lead to less than substantial harm to the heritage asset. They do not support the pre-emptive removal of lead from roofs not affected by theft, as changing the traditional roof form could detract from the building's appearance and significance.

The church are deeply concerned that simply recovering the nave roof in lead will make the building a target for lead thieves which is a problem the church has been afflicted with in the past. Lead was stolen from the north porch in 2007, and the north aisle was stripped of this lead covering in 2009. After these incidents the church was granted permission from the Diocese to recover the north aisle and adjacent roofs in terne-coated stainless steel.

Historic England consider that the roof of the nave with its steep pitch contributes to the prominence of the building, whereas the Tower roof is hardly visible behind the crenellated parapet. They are objecting as they are of the view that proposed materials would be incongruous. This is due to its bright and shiny finish on such a dominant component of the church would result in an adverse and harmful impact on the surrounding landscape. The existing traditional lead roof (albeit an early 20th Century replacement) appears as a valuable traditional feature and a key component of the Listed church's original design which contributes to the overall character and appearance of the Conservation Area.

Even though Historic England accept that the existing lead roof has come to the end of its life and proposed replacement with Terne Coated Stainless Steel is considered as a preventative anti-theft measure after lead theft, in this case their view is that the previous thefts at the Church are historic (occurring over 10 years ago) and were from less visible areas of the roof. Due to its prominent position, they take the position that the risk of future lead thefts on this building are not so high as to justify the pre-emptive replacement of traditional roofing materials in this case.

In normal circumstances the use of like for like materials would be sought, but Historic England have recently published a document entitled '*Church Roof Replacement Using Terne Coated Stainless Steel. Technical advice note following theft of lead from historic church roofs*' issued 28 February 2020 which advocates that TCSS is the most durable alternative to lead following theft. Due to its thickness level it is difficult to remove from the roof and has a lower scrap value than lead. Although the preference is always for the repair of an historic building in the same material there are incidences of previous thefts from the building and if this occurred there could be subsequent damage to the interior roof, which also has architectural significance. The loss of historically appropriate material does present some harm to significance, but this is supported by the Historic England Guidance referred to above. Even though TCSS would have a shiny finish when first installed, this would quickly dull due to the oxidisation of the coating. The benefits that would result in maintaining the church and to protect and preserve the important underlying roof structure and historic details are such that the proposals are considered acceptable.

Historic England are a statutory consultee, so their comments need to be given due consideration. However, as stated in the NPPF a balanced view needs to be made against the identified harm and the public benefits arising from the changes.

Even though there have been no recent incidents of lead theft in relation to this specific building, its prominent position has not deterred thieves in the past and there are no guarantees that future attacks on the building will not be made. The agent has advised that there is an alarm in place but this cannot guarantee that theft will not occur. The lead roof on both the tower and nave are coming to the end of their life, as confirmed by a Quinquennial survey undertaken in 2018. In the light of this it is reasonable to replace it, and as the building has been subject to lead theft in the past an alternative covering could be considered.

TCSS is considered as a suitable alternative to lead as identified in the Historic England Guidance. Details submitted with the application show examples of where this material has been used. It is therefore considered, on balancing the issues set out and justifications provided, that the proposed replacement materials would be appropriate for this listed building within the conservation area, particularly once oxidisation has occurred.

Furthermore, if the lead was removed from the roof, this could have a detrimental impact on the interior fabric of the building which also has historic and architectural significance. St Mary's Church has a thriving community and having to constantly finance the replacement of the lead roof, which is an expensive material, would impact on this and may impact on other maintenance to the building.

The lead roof on the south aisle roof will be retained as this is currently still in a good condition, and therefore there is no reason for it not to remain in situ.

Therefore, on balance it is considered that in this instance the replacement of the roof of the nave and tower as proposed with TCSS would be in the public benefit and this would outweigh the less than substantial harm to the Listed Building and Conservation Area.

Historic England have not commented on the relining of the gutters, where it is also proposed to use TCSS. The use of this material to reline the gutters would not impact on the appearance or significance of the building.

Footpaths

Row Fordingbridge 97 cuts across the churchyard, and the proposed works must not interfere with this. An informative note can be added to the consent to ensure the safety of users of the footpath.

11 CONCLUSION

For the reasons given above, it is concluded that the replacement of the lead roofing with TCSS would result in less than significant harm to the heritage asset this is balanced against the benefit of maintaining the roof and protecting the interior of the building and the potential further cost of replacing a lead roof in the event this is stolen.

12 OTHER CONSIDERATIONS

None

13. RECOMMENDATION

Grant Subject to Conditions

Proposed Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development permitted shall be carried out in accordance with the following approved plans: 1176-01-200, 1176-01-201-A, 176-01-202 Rev A, Nave and tower roof works etc recovering and repair works specification including Design Statement, Brief Heritage Statement

Reason: To ensure satisfactory provision of the development.

3. Before development commences, samples to be used shall be made available to view on site or exact details of the roofing materials shall be submitted; these details to be approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved details.

Reason: To protect the character and architectural interest of the Listed Building in accordance with Policy DM1 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

4. Before development commences, the following details shall be submitted to, and approved in writing by the Local Planning Authority.
 - a) Large scale drawings showing details of the roll sections
 - b) Large scale drawings showing details of the perimeter details and how this will mitigate any visual discordance

Development shall only take place in accordance with those details which have been approved.

Reason: To protect the character and architectural interest of the Listed Building in accordance with Policy DM1 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

Further Information:

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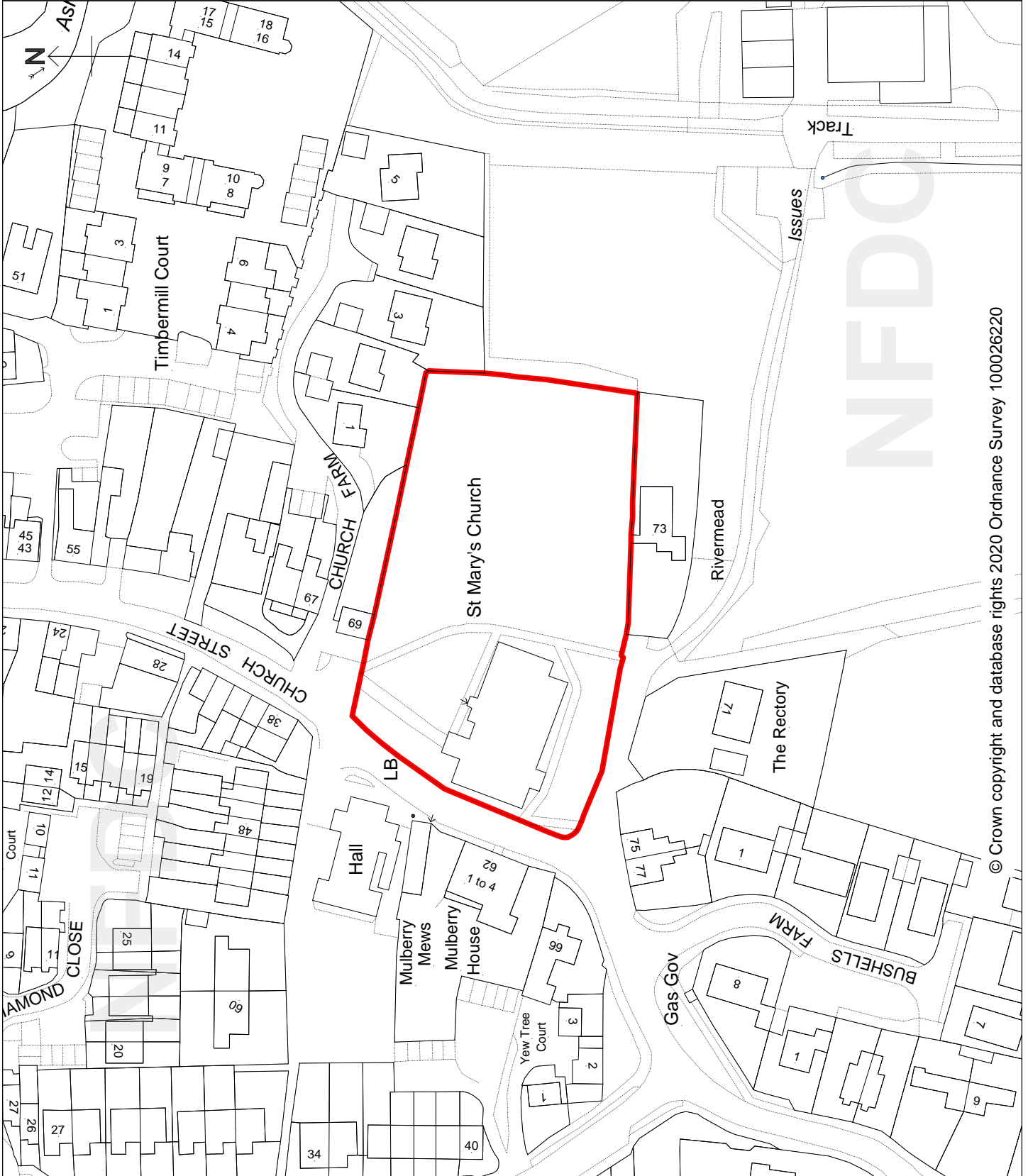
PLANNING COMMITTEE

July 2020

St Marys Church
Church Street
Fordingbridge
20/10431

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the internet, it will not be to
scale.



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