

Application Number: 22/10695 Full Planning Permission

Site: COPTHORNE, 5 FOREST GATE, LANGLEY, FAWLEY
SO45 1GW

Development: Carport to front of property

Applicant: Mr Carter

Agent:

Target Date: 23/08/2022

Case Officer: Kate Cattermole

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Impact on the street scene and character of the area
- 2) Impact on protected trees

This application is to be considered by Committee because there is a contrary view with Fawley Parish Council.

2 SITE DESCRIPTION

The application site consists of a detached house situated on the edge of the built up area of Blackfield and Langley and the eastern boundary abuts the New Forest National Park. The dwelling is part of a 1980s residential development primarily of detached houses, though three of the dwellings (including the application site) front Mopley, which has a more established varied character of built form and by virtue of its lack of pavements and that it leads onto Toms Common has a more rural character.

The existing house is a large property with integral double garage, and sits at the end of a group of three houses, which have a shared access onto Mopley. The property has a gravelled frontage which provides parking, and is screened from the road by established hedging and a group of Oaks Trees, which are part of a Tree Preservation Order.

3 PROPOSED DEVELOPMENT

Detached car port sited to the front of the dwelling.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
94/NFDC/54706 First floor addition over garages	02/08/1994	Granted	Decided

NFDC/86/33305 Erection of 23 houses and garages with construction of roads, sewers and open space.

16/12/1987

Granted Subject to Conditions Decided

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness

Constraints

Tree Preservation Order: 1400/T8

Plan Policy Designations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Fawley Parish Council

PAR 4 We recommend refusal and raise concern that this proposal is in front of the building line and will interfere with the street scene.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Environmental Health Contaminated Land:

No concerns

NFDC Tree Team

No objection subject to condition(s)

9 REPRESENTATIONS RECEIVED

No representations received.

10 PLANNING ASSESSMENT

Principle of Development

Amended Plans have been accepted, but these have not made any changes to the proposed car port, which is the subject of this application. Instead they show changes to the front of the dwelling with the substitution of the integral garage doors for windows. This change could be undertaken as permitted development and does not form part of the consideration of the proposed development.

Policy ENV3 requires new development to achieve high quality design that contributes positively to local distinctiveness, quality of life and the character and identity of the locality.

Impact on the street scene and character of the area

The proposed car port would be a lightweight structure that would be sited forward of the dwelling. However it would be screened from the road by an established

laurel hedge and vegetation, including a group of Oak trees protected by a Tree Preservation Order. As such the proposed car port would not be highly visible within the street scene and therefore would not adversely impact upon it.

The dwelling is the most eastwardly built form on the southern side of Mopley, and beyond the house is the National Park. Even though the car port is forward of the building line on this side of the road, it would not be intrusive as it is at the end of this row of development. Furthermore, by reason of its light weight form it would not be harmful to the character of the area.

Impact on the protected trees

A tree report has been submitted in support of the application. The tree protection measures and construction method statement would result in the proposal having limited impact on the protected trees, and this can be secured by appropriate condition.

Impact on neighbour amenity

There would be no impact on neighbour amenity by reason of its siting.

11 CONCLUSION

For the reasons given above, it is considered that the proposed development is acceptable and accords with the Government advice contained with the National Planning Policy Framework (2021) and other Local Plan policies. Permission is therefore recommended

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:
- 267 P2 Existing Site Plan as deposited with the Local Planning Authority on 22 July 2022
 - 267 P3 Proposed Site Plan as deposited with the Local Planning Authority on 22 July 2022
 - 267 P3 Proposed Roof Plan as deposited with the Local Planning Authority on 22 July 2022
 - 267 P3 Existing and Proposed Front Elevation - 1 as deposited with the Local Planning Authority on 22 July 2022
 - 267 P3 Existing and Proposed Front Elevation - 2 as deposited with the Local Planning Authority on 22 July 2022
 - 267 P3 Existing and Proposed Side Elevation as deposited with the Local Planning Authority on 22 July 2022
 - Location Plan as deposited with the Local Planning Authority on 28 June 2022
 - Block Plan as deposited with the Local Planning Authority on 28 June 2022

Reason: To ensure satisfactory provision of the development.

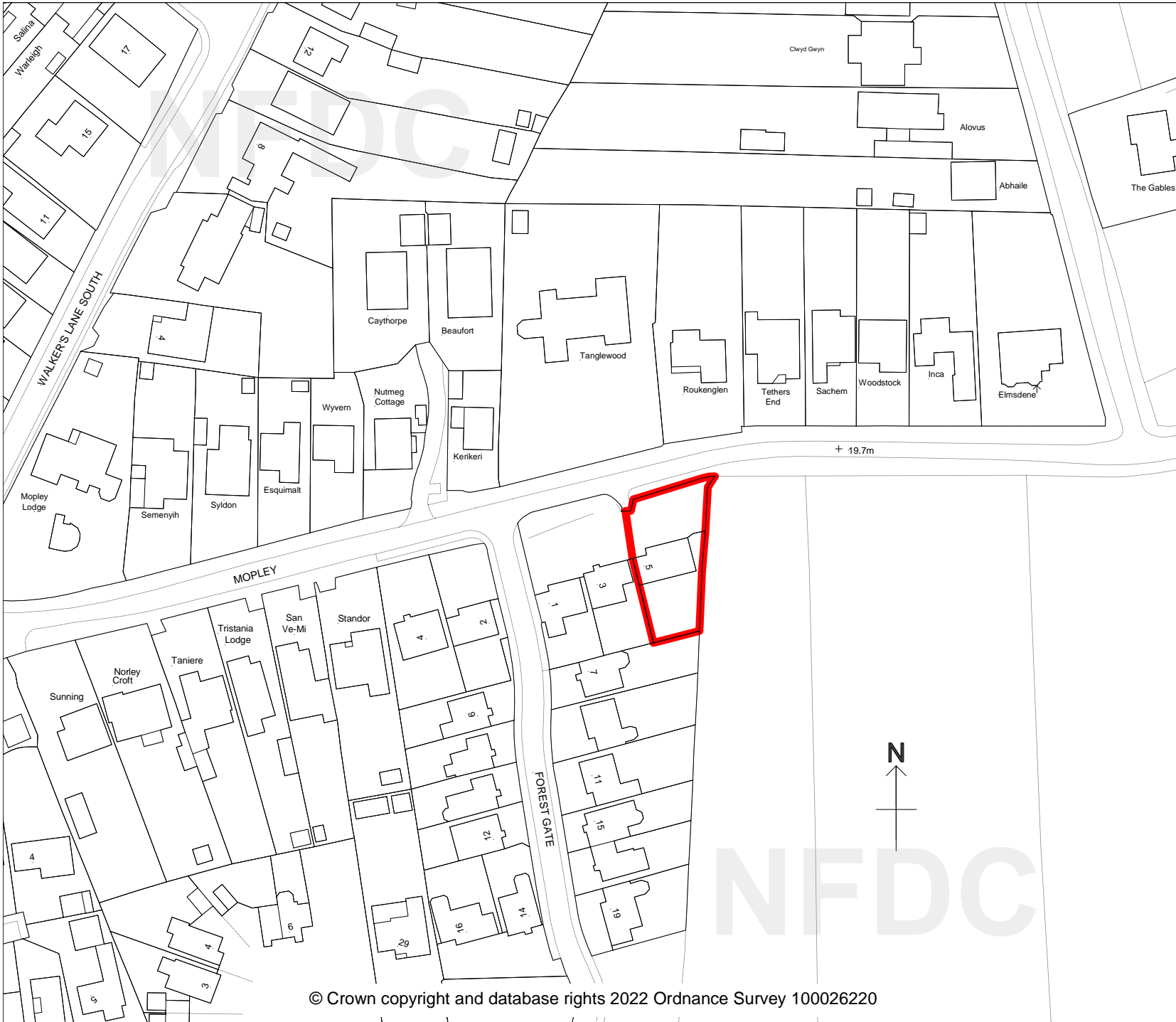
3. The trees on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the submitted M JC Tree Services Ltd, Tree Survey , Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement Ref M JC- 22 - 0171 and Plan N o. M JC- 22 - 0171 - 0 3 rev :1 .

Reason: To safeguard trees and natural features which are important to the visual amenities of the area.

Further Information:

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New Forest

DISTRICT COUNCIL

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PLANNING COMMITTEE

August 2022

Copthorne
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 Langley, Fawley
 22/10695

Scale 1:1250

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