

Application Number: 23/10780 Full Planning Permission
Site: ANDREW LANE, ASHLEY, NEW MILTON BH25 5QD
Development: Alterations to x 2 no existing garage blocks including removing the cement corrugated roofing sheets and replacing with a timber deck and felt finish. Removal of the parapet walls to the top of the front and side elevations of each garage block; uPVC fascia boards
Applicant: Housing Services New Forest District Council
Agent: New Forest District Council
Target Date: 19/09/2023
Case Officer: John Fanning
Officer Recommendation: Grant Subject to Conditions
Reason for Referral to Committee: Applicant is NFDC

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Character and amenity
- 2) Parking and facilities

2 SITE DESCRIPTION

The site is situated within the defined built-up area of New Milton. Andrew Lane is a residential area featuring a mix of detached, terraced and flatted accommodation. There is a slight change in site levels across the site, with the rear of the garage blocks being set at a lower level than the surrounding street scene.

3 PROPOSED DEVELOPMENT

The application relates to the modifications to and re-roofing of two existing garage blocks which are positioned to the front of a flatted development.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
XX/LYB/07092/1 Erection of 32 flats and garages and construction of access road.	19/09/1963	Granted	Decided

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy
Policy ENV3: Design quality and local distinctiveness

Supplementary Planning Guidance And Documents

SPD - New Milton Local Distinctiveness

SPD - Parking Standards

Neighbourhood Plan

New Milton Neighbourhood Plan

Policy NM4 - Design Quality

National Planning Policy Framework

National Planning Policy Guidance

6 PARISH / TOWN COUNCIL COMMENTS

New Milton Town Council:

ACCEPTABLE (Delegated) subject to adherence to Neighbourhood Plan policy NM4 (Design Quality) on the need to mitigate the impacts of climate change and create biodiversity net gain.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

No comments received

9 REPRESENTATIONS RECEIVED

None

10 PLANNING ASSESSMENT

At present the garage blocks have a monopitch, corrugated iron roof. This is visually screened within the context of the surrounding street scene by a parapet wall structure that runs around the front and sides of the structure. Due to storm damage a process of repair and refurbishment of the structures has been proposed. The application proposes the removal of the parapet wall and replacement of the existing corrugated iron roof with a felt roof, utilising a much shallower roof pitch.

Character and amenity

The garage blocks are positioned in a visually prominent location within the context of the surrounding street scene, both in terms of the visual entrance as one moves into Andrew Lane and on the prominent corner.

The removal of the parapet structure will somewhat reduce the visual massing of the development. The fascia board and edge would be partially visible within the wider street scene, but the main visibility of the replacement felt roof would be from the existing flattened units, with the main visual impact being a reduction of the development's massing.

It is considered that the proposed alterations would represent a relatively minor visual alteration to the existing garage blocks, and no objection is therefore raised to the proposed alterations in terms of the visual quality or character of the development, or in terms of the existing occupiers or wider street scene.

Parking and facilities

While there will potentially be some disruption to available facilities during construction works, this would be temporary in nature and the facilities and amenities would otherwise remain unchanged as a result of the proposed development. No objection is raised on this basis.

11 OTHER MATTERS

N/A

12 CONCLUSION / PLANNING BALANCE

For the reasons outlined above, it is considered that the proposal would have a relatively minor impact on the visual appearance of the structures, and no other concerns are considered sufficient to justify refusal of the application. As such, the application is recommended for conditional approval.

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:

Drg No: PL01 (Location plan) Dated: 19.06.2023, Received: 25.07.2023

Drg No: PL02 (Block plan) Dated: 19.06.2023, Received: 25.07.2023

Drg No: PL03 Rev A (Existing elevation) Dated: 20.07.2023, Received: 25.07.2023

Drg No: PL04 (Existing section and site plan) Dated: 19.06.2023, Received: 25.07.2023

Drg No: PL05 Rev A (Existing elevation) Dated: 20.07.2023, Received: 25.07.2023

Drg No: PL06 (Existing section and site plan) Dated: 19.06.2023, Received: 25.07.2023

Drg No: PL07 Rev A (Proposed elevation) Dated: 20.07.2023, Received: 25.07.2023

Drg No: PL08 Rev A (Proposed section and site plan) Dated: 20.07.2023, Received: 25.07.2023

Drg No: PL09 Rev A (Proposed elevation) Dated: 20.07.2023, Received:
25.07.2023

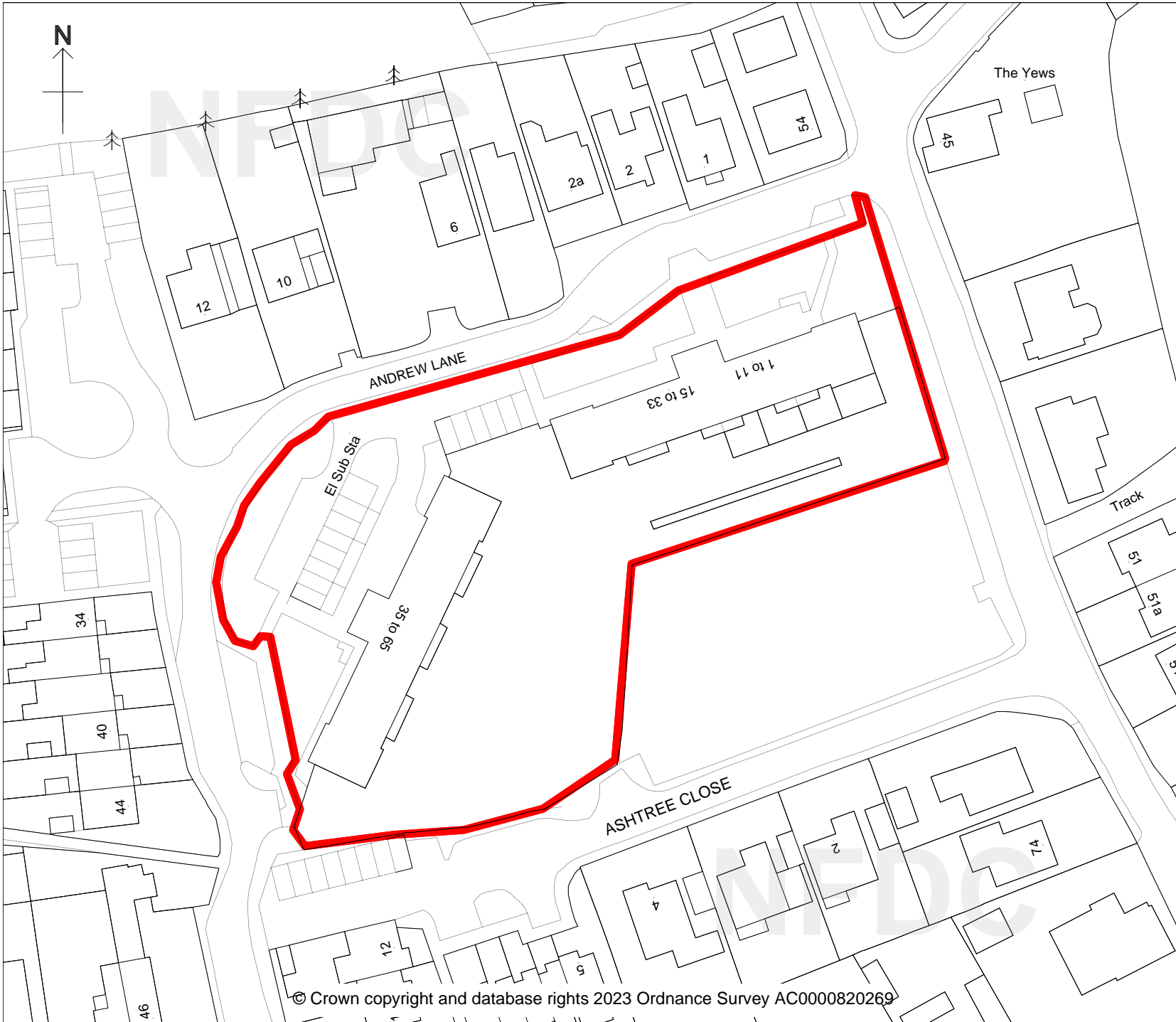
Drg No: PL10 Rev A (Proposed section and site plan) Dated: 20.07.2023,
Received: 25.07.2023

Reason: To ensure satisfactory provision of the development.

Further Information:

John Fanning

Telephone: 023 8028 5962



New Forest

DISTRICT COUNCIL

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

David Norris
 Service Manager
 Development Management
 New Forest District Council
 Appletree Court
 Lyndhurst
 SO43 7PA

PLANNING COMMITTEE

September 2023

Andrew Lane
 Ashley
 New Milton
 23/10780

Scale 1:840

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