

Application Number: 25/11128 Full Planning Permission
Site: 61 BARTON LANE, BARTON-ON-SEA, NEW MILTON
BH25 7PJ
Development: Roof alterations in association with new first floor; partial demolition of existing structure; front & rear single-storey extensions; side dormer and rooflights.
Applicant: Mr & Mrs Manning
Agent: plans4home
Target Date: 11/02/2026
Case Officer: Kate Cattermole
Officer Recommendation: Refuse
Reason for Referral to Committee: Contrary Town Council view

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- (1) Impact on the street scene and character of the area
- (2) Residential amenity
- (3) Ecology

2 SITE DESCRIPTION

The application site consists of a detached hipped roofed bungalow, situated in an established residential road in the built up area of Barton on Sea. The bungalow forms part of a group of detached and semi-detached bungalows on the western side of Barton Lane, however the wider street scene has a more varied character of dwelling types and designs.

The existing dwelling is set back from the road, in line with a row of similar low profile dwellings with recessive front roof lines. On the front elevation are a pair of ground floor bay windows, and to the rear of the bungalow is a subservient gable and flat roofed conservatory alongside and the dwelling is render finish with clay tile roof over. To the rear of the dwelling is a detached garage, adjacent to the northern boundary with carport in front. The property has a reasonable sized plot, with the rear garden enclosed by fencing.

3 PROPOSED DEVELOPMENT

Roof alterations in association with new first floor which would result in the increase in the ridge height by a metre, the introduction of front and rear gables and a side dormer. Single storey front and rear extensions.

4 PLANNING HISTORY

None relevant

5 PLANNING POLICY AND GUIDANCE

Emerging Local Plan

On February 4th 2026 Cabinet approved a report that recommended that this Council starts the public consultation stage into the Regulation 18 version of the new Local Plan. This Regulation 18 version of the Plan will represent an early point in the plan-making process. Consultation is being undertaken between 6th February until 20 March 2026. At this stage, the National Planning Policy Framework (NPPF) paragraph 48 advises that only limited weight can be afforded to emerging plan policies when determining planning applications, as the weight given depends on the stage of preparation, the extent of any unresolved objections, and the degree of consistency with the NPPF. Given that the Regulation 18 draft is at the initial consultation stage and has not progressed to examination, it cannot be considered to carry significant material weight. Accordingly, while the emerging Local Plan is a material consideration in decision making and may provide helpful context, decisions should continue to be primarily guided by the adopted development plan unless other material considerations indicate otherwise.

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness

Local Plan Part 2: Sites and Development Management 2014

DM2: Nature conservation, biodiversity and geodiversity

Supplementary Planning Guidance And Documents

SPD - New Milton Local Distinctiveness

Neighbourhood Plan

New Milton Neighbourhood Plan
Policy NM4 - Design Quality
Policy NM13 - Barton-on-Sea

National Planning Policy Framework

National Planning Policy Guidance

Plan Policy Designations

Neighbourhood Plan New Milton
Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

New Milton Town Council

ACCEPTABLE (NON-Delegated)

- (1) There is evidence of first floor living in bungalows close by to number 61.
- (2) Precedent has already been set by permitted alterations to dwellings numbered 33 (App 10/96283) 35 (App 91/NFDC/48321) and 37 (App 90/NFDC/46573).

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Ecologist

Holding objection - a PRA appraisal has been carried out which identifies that one bat emergence survey is required. An objection will be held to this application until the recommended survey is undertaken, and appropriate mitigation and compensation measures are provided.

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

For: 1

Against: 1

Support:

- Great addition to the Lane and would add to the aesthetic

Object

- Overlooking and loss of privacy to dwelling to rear

10 PLANNING ASSESSMENT

10.1 Principle of Development

10.1.1 This application is sited within the built up area of Barton on Sea where the principle of adapting and extending a dwelling are acceptable subject to the consideration of the impact on the street scene and character of the area, residential amenity and ecology. The relevant local plan policies are ENV3 of the Local Plan Part 1: Planning Strategy and Policy DM2 of the Local Plan Part 2 and the National Planning Policy Framework. These policies are considered in the following planning assessment..

10.2 Street scene and character of the area

10.2.1 Policy ENV3 of the Local Plan Part 1 requires that all development should achieve high quality design that contributes positively to local distinctiveness, quality of life and enhances the character and identity of the locality by creating buildings, streets, places and spaces that are appropriate, sympathetic to the environment in terms of context and attractive.

10.2.2 Paragraph 139 of the National Planning Policy Framework states that poor design should be refused, especially where it fails to respect local design policies and government guidance on design, including local design guidance and supplementary planning documents.

10.2.3 New Milton Neighbourhood Plan Policies NM4 and NM13 are relevant. These policies seek to ensure that all new development will be well designed to contribute to local distinctiveness. Policy NM13 specifically relates to Barton on Sea and states regard should be given to the New

Milton Local Distinctiveness Supplementary Planning Document. It also emphasises that in the area the application site falls within (Barton Gardens), there is:

xviii - Consistency of street rhythms, building lines, gaps between buildings, eaves heights and roof forms in bungalow area – predominantly uninterrupted hipped simple roofs and simple building forms . (NM13)

- 10.2.4 The New Milton Local Distinctiveness SPD was adopted in June 2010. Barton Lane is identified as one of the older pre car lanes , retaining a rural character. In regards to building format the following guidance is given:

Roof forms are particularly important across the area. Insensitive alterations not only make individual building appear as incongruous but by breaking the consistency and especially invading the skyline, impact on the whole neighbourhood.

- 10.2.5 The existing bungalow is in the northern section of Barton Lane and this part of the road has retained a semi rural character contributed to by the lack of pavements and the narrow width of the road. The existing bungalow sits within a group of low profile detached and semi-detached bungalows with recessive roof lines on the western side of Barton Lane, which coupled with their set back from the road created a spacious character on this side of the road. This is in contrast to the detached houses opposite which tend to be sited closer to the road boundary thereby having a different character than the western side of the road, in this section of Barton Lane.
- 10.2.6 The proposed extension would raise the ridge height by a metre and introduce front and rear gables over the original bungalow. This change in roof form would elongate the ridge line, introduce roof lights on the northern roof slope and a large side dormer on the southern elevation. An existing single storey element and conservatory on the rear elevation are to be demolished and replaced by a deeper dual pitched roof single storey extension. To the front of the dwelling, the pair of bay windows are to be removed and replaced with a 1.6m front extension taking the form of two single storey gable fronted extensions.
- 10.2.7 The increase in the footprint to the front and rear of the dwelling are quite modest and could be acceptably accommodated within the plot. The proposed single storey rear extension would consolidate the built form to the rear of the dwelling and would be appropriate in scale and form to the resulting dwelling. The single storey front extensions would still be a reasonable distance from the front boundary and would not project any further forward than the built form to the north at 63 Barton Lane, thereby making this part of proposals acceptable.
- 10.2.8 The creation of first floor accommodation in itself is acceptable in principle. However, the introduction of a front gable would result in the loss of the recessive front roof slope which is a distinctive and strong characteristic of the group of dwellings that provide the context for the application site. The gable roof form to the front elevation, coupled with the increase in the ridge height by a metre and large bulky side dormer, would result in a dwelling that would create an incongruous form of development that would be intrusive with the street scene and contrary to the distinctive character of the area . As such the proposed development would not comply with the NPPF, Policy ENV3 of the Local Plan Part 1 or Policies NM4 and NM13 of the New Milton Neighbourhood Plan. Neither would it accord with the guidance set out in the New Milton Local Distinctiveness SPD.

10.2.9 Three examples of similar development with the road have been cited in the comments submitted by New Milton Town Council (no.33, 35, and 37 Barton Lane) as setting a precedent for the current proposal. These three dwellings are sited about 145m south of the application site, close to the junction with Seacroft Avenue, and do not form the immediate context for 61 Barton Lane. The applications for 35 and 37 Barton Lane were approved over 30 years ago, and before the New Milton Local Distinctiveness SPD and New Milton Neighbourhood Plan were adopted. In the case of 33 Barton Lane, this reflected the two previous permissions on the immediate neighbouring properties which provided justification for approving these proposals. Furthermore, there is an example of an extended dwelling closer to the site (53 Barton Lane), which has created first floor accommodation within the existing roof and retained the front hipped roof slope. As such these previous developments do not provide justification for the current proposal which has been assessed on its individual merits.

10.3 Residential amenity

10.3.1 Policy ENV3 states that new development will be required to avoid unacceptable effects by reason of visual intrusion or overbearing impact, overlooking, shading, noise and light pollution or other adverse impacts on residential amenity.

10.3.2 An objection has been raised in regards to overlooking from the first floor rear window. The properties to the rear front Western Avenue, and are detached bungalows with modest rear gardens. The back to back distance between the dwelling on the application site and 17 Western Avenue would be over 30m and this distance is considered an acceptable relationship within the built up area, and would not result in an unacceptable loss of privacy to this dwelling to the rear.

10.3.3 The property to the south of the application site, 59 Barton Lane, is similar in form to the application site, albeit there are rooflights in the front and side roofslope, though there is no information as to what accommodation these rooflights are serving. The dwelling on the application site is sited quite close to the common boundary with this neighbouring property. The proposed extension would respect the existing eaves height and even though the roof would be increasing in height it would be pitching away from the boundary. By reason of the siting of the dormer in relation to the side rooflight on 59 Barton Lane there could be potential overlooking from this window into the neighbouring property. However, as this dormer window would be serving a bathroom this harm could be mitigated by conditioning the dormer window to be obscure glazed with restricted opening if the application was to be approved. Even though this application is recommended for refusal it would not be reasonable in this case to refuse the application on the grounds of loss of privacy, as the harm could be mitigated by an appropriate condition. The proposed dormer would sit on the eaves and would introduce a vertical element to the proposed build, which coupled with its proximity to the boundary and height would result in this part of the development being very visible to this neighbour. However, the dormer is reasonably narrow in its width and that there is a degree of separation afforded by the driveway at 59 Barton Lane and as such it is not considered that this part of the development would result in an unacceptable level of harm to this neighbour with respect to it creating an overbearing form of development.

10.3.4 The semi detached bungalow to the north of the application site is separated by the drive within the application site, and by reason of the relationship there are no identified concerns with regard to loss of light or overshadowing to this neighbouring property. The proposed rooflights would direct views skyward and even though the opening of the rooflights would not be restricted, any views would be over the existing roof of 63 Barton Lane, as such there would be no harmful loss of privacy to this neighbour arising from the proposed rooflights.

10.4 Ecology

10.4.1 Policy DM2 of the Local Plan Part Two seeks to conserve nature and enhance biodiversity and states that the Council will use planning conditions to provide mitigation and, where appropriate, enhancement measures.

10.4.2 A Preliminary Roost Appraisal has been undertaken on the property, and this concludes one bat emergence survey is required, but the survey period tends to run between May - September and therefore has not yet been undertaken . Without this information, the Authority cannot meet its statutory requirements, nor can it be certain that the proposal is capable of being made acceptable in planning or ecological terms. As such a further reason for refusal must therefore be introduced on ecological impacts.

10.4.2 As such the proposal would be contrary to Policy DM2 of the Local Plan Part 2.

11 OTHER MATTERS

None

12 CONCLUSION / PLANNING BALANCE

The principle of creating first floor accommodation is acceptable, however the proposed extension would be contrary to Policy ENV3 of the Local Plan Part 1 and Policies NM4 and NM13 of the New Milton Neighbourhood Plan, as it would result in an intrusive and incongruous form of development that would be out of character with the area, by reason of the introduction of the front gable, coupled with the increase in ridge height and bulky side dormer.

Furthermore, the proposed development would be contrary to Policy DM2 of the Local Plan Part 2, as to date a bat survey has not been undertaken due to the time of year. In the absence of this information, the Local Planning Authority cannot be satisfied that there would be no adverse impact on protected species or if suitable mitigation measures can be secured.

The recommendation is therefore refusal.

13 RECOMMENDATION

Refuse

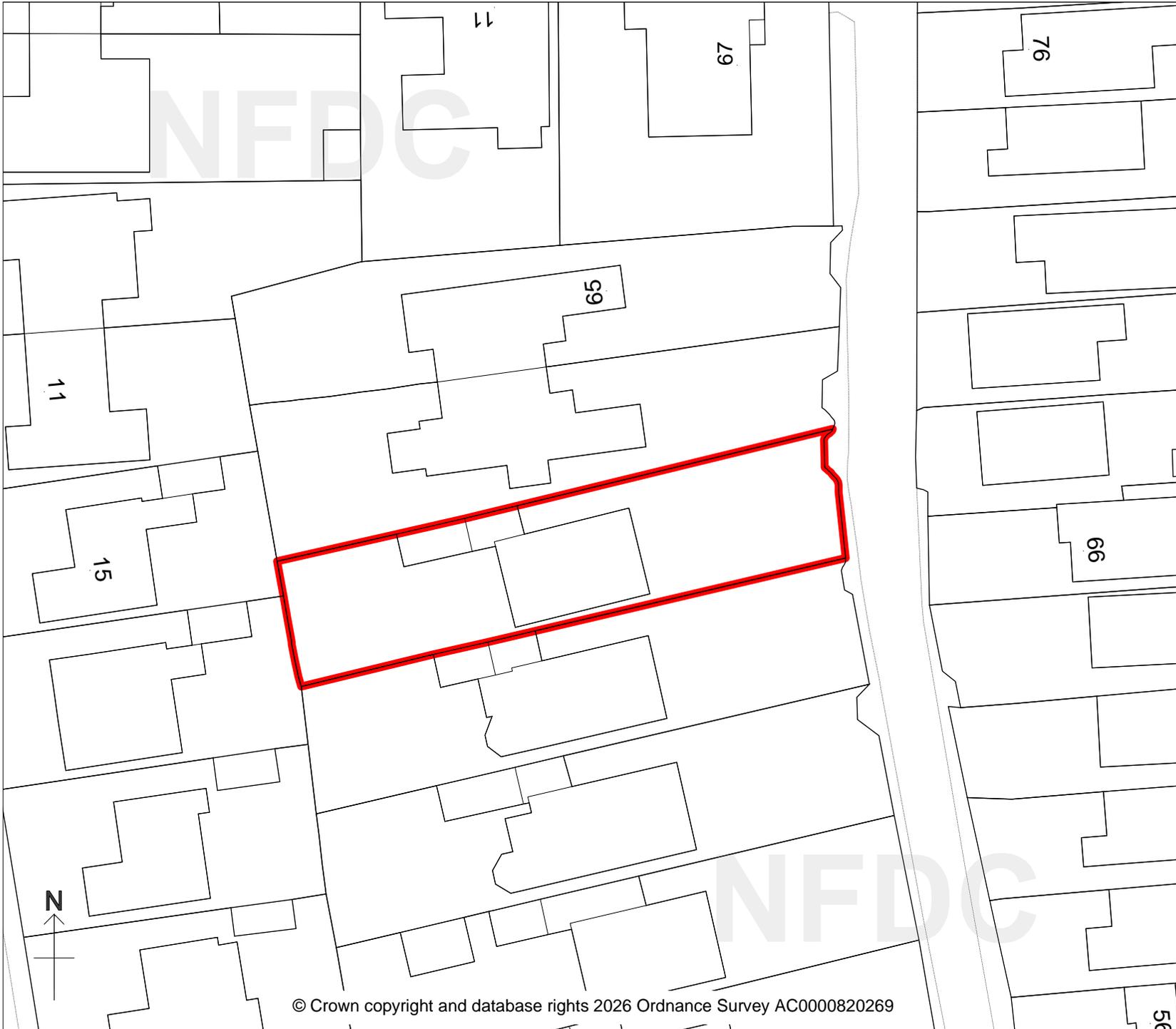
Reason(s) for Refusal:

1. By reason of the introduction of a gabled roof form, coupled with the increase in ridge height and bulky dormer, the proposed extension would result in an intrusive and incongruous form of development that would be harmful to the street scene and detract from the distinctive character of the group of dwellings that provide the context to the application site, as such the proposed development would be contrary to Policy ENV3 of the Local Plan Part 1, the New Milton Neighbourhood Plan and the New Milton Local Distinctiveness Supplementary Planning Document.
2. Insufficient information has been submitted to demonstrate that the proposed extensions can be carried out without adverse impacts upon protected species. In the absence of this information, the Local Planning Authority cannot be satisfied that there would be no adverse impact on protected species or if suitable mitigation measures can be secured. As such the proposed development would therefore be contrary to the provisions of Policy DM2 of the Local Plan Part 2 for New Forest District Council outside of the National Park.

Further Information:

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New Forest

DISTRICT COUNCIL

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PLANNING COMMITTEE

March 2026

61 Barton Lane
Barton-on-Sea
New Milton
25/1128

Scale 1:500

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