

**Application Number:** 25/10969 Full Planning Permission  
**Site:** 57 & 59 ASHLEY ROAD, NEW MILTON BH25 6AZ  
**Development:** Side & rear extensions to form maisonette. Removal of existing garage. Fenestration alterations, external staircase, and parking.  
**Applicant:** Mr Sheppard  
**Agent:** Mr John Maunsell  
**Target Date:** 05/01/2026  
**Case Officer:** Hannah McDougall  
**Officer Recommendation:** Service Manager - Grant  
**Reason for Referral to Committee:** Town Council contrary view

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## 1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of development
- 2) 5-Year housing land supply
- 3) Design, site layout, and impact on the character of the area
- 4) Residential amenity
- 5) Highway safety, access and parking
- 6) Ecology
- 7) Habitat Mitigation
- 8) Nutrient neutrality and impact on Solent SAC and SPAs

## 2 SITE DESCRIPTION

The site lies within a residential area in the New Milton and Barton on Sea built-up area. The surrounding properties are a mixture of bungalows and two storey houses.

The application property is accessed from a cul-de-sac leading off the main part of Ashley Road which serves the application site as well as three other properties. The application site occupies the corner plot fronting onto the cul-de-sac with the side elevation facing Ashley Road.

The application site consists of a detached two-storey house which is divided into two no. two-bedroom maisonettes – one at ground floor and one at first floor. The building is situated within a large plot with there being a large garden area to the northern side and communal space surrounding the rest of the building. There is an existing garage and space for driveway car parking on the plot.

## 3 PROPOSED DEVELOPMENT

The proposed development is for the construction of side and rear extensions to the existing building in order to form an additional maisonette.

The proposed extensions are part two-storey and part single-storey with a pitched roof and would be constructed in matching materials to the existing building. Additionally, there is a proposed dormer included on the west elevation of the proposed extension.

This would result in a further two-bedroom residential unit in addition to the existing two no. residential units present on the property.

The proposed extension would be in the northern garden area of the plot, with the remaining undeveloped garden land to the north forming a private garden for the proposed maisonette. The existing maisonettes would have access to amenity space in the communal garden area to the west, south, and east.

The proposal will involve fenestration alterations which will move existing north-facing bedroom windows to the east. It is also proposed to move the existing external stairs leading to the first-floor unit to accommodate the fenestration changes.

It is proposed to remove the existing garage, freeing up space on the existing driveway. It is proposed to accommodate 5 car parking spaces on the driveway as well as one adjacent to the property fence close to the access junction between the cul-de-sac and Ashley Road.

#### 4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
24/10819 Side & rear extensions to form maisonette	24/10/2025	Withdrawn by Applicant	Withdrawn
23/11151 Sever land to rear. Erect new dwelling; demolish existing garage	29/01/2024	Refused	Decided
23/10405 New dwelling; demolish existing garage	20/07/2023	Refused	Decided

#### 5 PLANNING POLICY AND GUIDANCE

##### Emerging Local Plan

On 4<sup>th</sup> February 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 6<sup>th</sup> 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 STR1: Achieving Sustainable Development

Policy ENV1: Mitigating the impacts of development on International Nature Conservation sites  
Policy ENV3: Design quality and local distinctiveness  
Policy IMPL1: Developer Contributions  
Policy IMPL2: Development standards

## **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  
SPD - Parking Standards  
SPD - Air Quality in New Development.  
SPD - Climate Change  
SPD - Mitigation Strategy for European Sites

## **Neighbourhood Plan**

New Milton Neighbourhood Plan  
NM4: Design Quality

## **National Planning Policy Framework**

NPPF 2024  
NPPG

## **Plan Policy Designations**

Built-up Area

## **6 PARISH / TOWN COUNCIL COMMENTS**

### **New Milton Town Council**

STRONGLY OBJECT (Non-delegated)

- 1) Cramped and contrived
- 2) Gross overdevelopment
- 3) Lack of parking
- 4) Lack of measures for policy NM4 on biodiversity and climate change mitigation
- 5) Lack of Preliminary Roost appraisal.

## **7 COUNCILLOR COMMENTS**

No comments received

## **8 CONSULTEE COMMENTS**

Comments have been received from the following consultees:

### **Ecologist**

No objection Subject to Conditions

The ecologist is satisfied with the ecological enhancements measures included in the Preliminary Roost Appraisal and has recommended the implementation of these recommendations be conditioned. Additionally, they recommend that measures be taken to secure recreational habitat mitigation and nutrient mitigation.

### **HCC Highways**

No objection

The Highways authority is satisfied with the parking and access arrangements

## **9 REPRESENTATIONS RECEIVED**

The following is a summary of the representations received.

For: 3

Representations were supportive of new housing in New Milton, making effective use of the plot, and the site's sustainable location.

Against: 3

Representations raised concerns relating to the design of the proposed development, potential impacts on residential amenity, and whether the parking provision would be sufficient.

## **10 PLANNING ASSESSMENT**

### Background

There have been two previous applications for a new dwelling on the site which were refused in 2023 (23/10405 and 23/11151) due to the proposals being cramped and overdevelopment of the site, impacts on amenity due to overlooking, the lack of a bat report, and the absence of an S106 agreement. Following this, an amended scheme (24/10819) was submitted in 2024 which was later withdrawn due to issues regarding the red line. At the time, although not determined, that planning application was considered to address all previous reasons for refusal. The current application is the same as what is proposed under the 2024 withdrawn scheme.

### Principle of Development

The application site is located within the built-up area where there is a presumption in favour of residential development, subject to the consideration of material planning considerations.

### 5-Year Housing Land Supply

In determining planning applications, there is a presumption in favour of the policies of the extant Development Plan unless material considerations indicate otherwise (Section 38(6) of the Act). Material considerations include the National Planning Policy Framework (NPPF).

NPPF Paragraph 11 clarifies what is meant by the presumption in favour of sustainable development. It states that for decision-making it means:

*c) approving development proposals that accord with an up-to-date development plan without delay; or*

*d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date [8], granting permission unless:*

*i) the application of policies in this Framework that protect areas or assets of particular importance [7] provides a strong reason for refusing the development proposed; or*

*ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.*

Footnote [8] of the NPPF clarifies that this includes, for applications involving the provision of housing, situations where: the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75%) of the housing requirement over the previous three years.

NFDC cannot currently demonstrate a five-year supply of deliverable housing land. In such circumstances, para. 11(d) of the NPPF is engaged, and the proposal must therefore be considered in accordance with this paragraph. Subject to securing appropriate mitigation measures relating to the impacts of an additional residential unit on European habitats, none of the other constraints listed under footnote 7 apply to this application site. As such, the so-called 'tilted balance' applies and the application should only be refused if the adverse impacts of the development significantly outweigh the benefits.

In this case, the proposal would make a relatively minor contribution to the wider housing supply within the district. Nonetheless, the 'tilted balance' identified above applies. Notwithstanding this, the specific impacts of the proposed development must be carefully considered.

The remainder of this report will assess the proposal against the policies of the development plan and the relevant material considerations. The report concludes with a planning balance being applied as per the requirements of paragraph 11d) of the NPPF.

#### Design, site layout, and impact on the character of the area

Policy ENV3: Design quality and local distinctiveness of the Local Plan 2016-2036 Part 1: Planning Strategy requires development to:

*create buildings, streets and spaces which are sympathetic to the environment and their context in terms of layout, landscape, scale, height, appearance and density and in relationship to adjoining buildings, spaces and landscape features.*

The surrounding area contains a mixture of bungalows and two-storey houses with there being no clear pattern or style which is dominant within the area as a whole. The bungalows at the end of the cul-de-sac to the application site are fairly uniform in character and reflect a pleasant form of bungalow development within this secluded location.

The proposed extensions would complement the design of the existing building. Whilst it would result in an increase to the massing of the existing building, this impact would be mitigated by the fact that the proposed extensions are set back, giving it a subservient appearance and, thereby, reducing its visual impact upon the front elevation of the building and the surrounding street scenes of both Ashley Road and the cul-de-sac access. As such, the extensions would not appear out of character or visually intrusive within the street scene.

Additionally, due to its positioning within the plot, the proposed development would still retain a pleasant spatial gap with the property at No 61a Ashley Road, though this separation would be reduced from the existing.

By retaining a spatial gap between the proposed extension and 61a Ashley Road, the proposed development would not undermine the character of the cul-de-sac. Overall, as there is no strong architectural character present in the surrounding street scene, the proposed development would not appear as a dominant or incongruous feature, and as such would not result in harm to the character of the street scene or surrounding area.

The site is large and can comfortably accommodate the proposed additional building footprint. The extension would expand into a corner area of the garden and remain set back from the site frontage. Although the development would result in a building with an unconventional footprint, this is considered to be acceptable within the context of the existing site and it would not be contrary to the existing pattern of development present in the area.

In their objection, New Milton Town Council has raised concerns that the proposal is cramped and contrived and would result in overdevelopment – matters identified in the previous reasons for refusal in 2023. However, it is considered that the level of development proposed is appropriate within this relatively large plot, with adequate space about the building as previously described. The result being that the proposal would not result in the creation of an overly cramped development or the overdevelopment of the plot. Although the design could be considered somewhat unconventional in its form, this is in order to accommodate the existing constraints relating to the positioning of the existing dwelling and the adjacent neighbours. It is not considered to result in a form of development which is detrimental to the existing building, or out of keeping with the wider area. It is, therefore, considered that there is no justifiable reason for refusal on overdevelopment, design or character grounds.

Therefore, it is considered that the proposed development is sympathetic to the existing character of the site and surrounding area and is, thus, compliant with Policy ENV3.

#### Residential amenity

Policy ENV3 of the Local Plan 2016-2036 Part 1: Planning Strategy requires development to:

*avoid unacceptable effects by reason of visual intrusion or overbearing impact, overlooking, shading, noise and light pollution or other adverse impacts on local character or residential amenity.*

Paragraph 135, subparagraph (f) of the NPPF states that development should promote health and well-being with a high standard of amenity for existing and future users.

The proposal would result in additional massing to the northern side of the site. However, the private garden space for the proposed maisonette is of an appropriate size and 8m depth, retaining a suitable degree of separation between the application site and the adjacent bungalow at 6a Ashley Road. Due to this relationship, the proposed development would not have an overbearing impact or result in significant overshadowing to the neighbouring plot. Whilst the proposed extension would be constructed only 1m from the western boundary with 55 Ashley Road, it is sited suitably far away from the dwelling to avoid unacceptable impacts to either outlook or loss of light. The extension is sweeping down at single storey adjacent to the boundary and, therefore, would not result in an overbearing two-storey construction directly adjacent to the boundary.

Regarding privacy, the only windows in the northern elevation of the new maisonette are at ground floor level and, therefore, do not raise any overlooking concerns for the neighbour at 61a Ashley Road. The two upstairs dormer windows to the east look towards the garden of 55 Ashley Road. However, these windows would serve a bathroom and stairs which are non-habitable rooms. These windows have been marked on the plans to be obscure glazed and this can be secured by a planning condition to ensure there will be no detrimental privacy impacts to this adjacent neighbour.

The proposal would result in an increase in fenestration to the east elevation of 57 & 59 Ashley Road. This is due to the relocation of the existing bedroom windows from the north to the east elevation, as well as the addition of a Juliette balcony to serve the proposed maisonette. This raises a potential impact on the privacy of the dwelling located opposite at 61 Ashley Road, particularly due to the elevated positioning of the application site in relation to this property. However, there is a separation distance of almost 24m between the buildings which exceeds standard-practice rear-to-rear separation distances of 21m. Further screening is also provided by hedging and trees situated within the garden of 61 Ashley Road which border the cul-de-sac. Additionally, the relationship between the application site and 61 Ashley Road is front-to-front across the road, where less privacy is typically anticipated, further lessening any perceived privacy impacts of the development.

The Juliette balcony of the proposed maisonette would be set back from the front of the eastern elevation, increasing the separation distance between this element and 61 Ashley Road to 25 metres. It is, therefore, considered that this relationship is acceptable and harmful overlooking or loss of privacy would not result. As such, the proposal would not result in an unacceptable impact upon the privacy of 61 Ashley Road.

The proposal would result in fenestration alterations to both the existing maisonettes, removing the bathroom windows and moving the northern bedroom windows to the east elevation on both floors. The bathroom window would be replaced by a mechanical ventilation system in both cases to ensure adequate bathroom ventilation is maintained. The moving of the bedroom window to the eastern elevation would not have a significant impact upon the overall amount of light received in either bedroom as the existing windows are north facing. These changes would result in a slightly poorer outlook for each bedroom – changing from looking onto the garden to looking out over the front parking area. However, it is considered that this would not result in substantial harm to the amenity of the occupants of these existing maisonettes.

Due to the northern positioning of the proposed extensions, this development would not result in a significant amount of overshadowing to the occupants of the existing maisonettes. The only south-facing window proposed to the new maisonette is on

the ground floor of the proposed maisonette and is proposed to be constructed 1.9m above floor level which would protect the privacy of the existing ground floor maisonette.

The extensions would result in a reduction in garden area available to the existing maisonettes. However, the plot is large and it is considered that the outdoor communal garden area retained to the east, south, and west would provide a sufficient outdoor amenity area to meet the reasonable amenity requirements of these residents.

As such, it is considered that the proposal would not result in detrimental impacts to the residential amenity of the occupants of the existing maisonettes.

Representations have raised concerns relating to the occupants of the proposed maisonette having poor outlook and a lack of light into habitable rooms. It is considered that the level of glazing to the ground floor kitchen and living space is sufficient to provide ample light given there are windows to the south, west, and north. Both bedrooms would have one east-facing window which would provide a level of light considered sufficient for these habitable rooms.

The northern doors leading onto the garden would provide an adequate outlook. The outlook towards the front parking area and street is not considered unduly harmful. As such, it is considered that the proposal would not result in negative impacts to the residential amenity of the occupiers of the proposed maisonette. Therefore, the proposed development would not result in unacceptable effects to the outlook, privacy or light available to the nearby residential properties. As such, the proposal is compliant with Policy ENV3 and there is no justifiable reason for refusal on residential amenity grounds.

#### Highway safety, access and parking

Policy ENV3 requires new development to:

*Integrate sufficient car and cycle parking spaces so that realistic needs are met in a manner that is not prejudicial to the character and quality of the street, highway safety, emergency or service access or to pedestrian convenience and comfort.*

Policy CCC2 of the Local Plan 2016-2036 Part 1: Planning Strategy requires new development to:

*Provide sufficient car and cycle parking, including secure cycle parking in schools and colleges, workplaces, bus and rail stations, and in shopping areas in accordance with the adopted Parking Standards Supplementary Planning Document.*

The NFDC Parking Standards SPD requires the provision of 2 parking spaces per 2-bedroom dwelling, meaning a total of 6 spaces would be needed for the proposed development. Additionally, it outlines minimum standards of two cycle parking spaces per 2-bedroom unit.

The HCC Highways Authority were consulted on this application and have raised no objection to the proposed parking arrangement. They have noted that the positioning of the sixth space alongside the access junction is not ideal, however, they are satisfied that it would not result in detrimental highway safety impacts. The proposal includes the removal of the existing garage which currently falls below the required dimensions for parking spaces; this would create more space on the existing driveway. It is proposed to provide 5 parking spaces on the site of the

existing garage and the existing driveway. A further parking space would be provided alongside the access junction, meaning a total of 6 onsite parking spaces would be provided overall. This would meet current parking standards.

The proposed parking layout includes the provision of tandem parking spaces. The NFDC Parking Standards SPD outlines that tandem parking is typically only acceptable for individual dwellings and not those with shared parking. However, in this instance, the proposed parking arrangement would be shared between a limited number of three dwellings and would likely be allocated appropriately between the maisonettes. This would prevent problems resulting from tandem parking. Additionally, there are unlikely to be any highway safety implications from the proposed parking layout as it leads onto the quiet cul-de-sac, rather than the main road.

The New Milton Town Council raised concerns relating to a lack of parking provision on site. However, this concern was raised prior to the removal of existing garage being clearly indicated in the application. Therefore, it is considered that this objection has now been addressed.

The proposal incorporates one cycle store in the south-west corner of the application site to serve the existing maisonettes as well as one shared bin and bike store to serve the proposed maisonette. This would result in sufficient cycle parking to serve the development and would, additionally, result in an increase upon the existing cycle parking provision on the application site.

Therefore, the proposal is compliant with the car and cycle parking standards in the NFDC Parking Standards SPD, as well as policies ENV3 and CCC2. Policy IMPL2 relates to development standards and places a requirement on new developments to make provision to enable the convenient installation of charging points for electric vehicles. Whilst the Council previously sought to secure EV charging points by planning condition in accordance with Policy IMPL2, changes to the Building Regulations require the provision of electric charging points on new dwellings. Therefore, such a planning condition is not considered necessary.

#### Ecology and Biodiversity Net Gain

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, ecological enhancement measures.

As of 2nd April 2024, developers must deliver achievement of Biodiversity Net Gain (BNG) on 'smaller' sites such as this as a requirement of planning permission. The applicant has provided a BNG metric for the site. An exemption applies with regard to self-build development. Self-build refers to a development of a home on a piece of land owned by persons to be lived in by those persons. In this instance, a self-build exemption has been claimed with regard to Community Infrastructure Levy (CIL) and therefore the national BNG requirement is not applicable to this proposal.

Following concerns raised by the NFDC Ecologist and the New Milton Town Council, a Preliminary Roost Appraisal (PRA) was submitted with the application and the NFDC Ecologist now has no objection to the application. A planning condition is recommended to secure the implementation of the ecological enhancement details submitted in the PRA. These ecological enhancements also address the New Milton Town Council's objection relating to a lack of measures for biodiversity highlighted New Milton Neighbourhood Plan Policy NM4.

Subject to the inclusion of the above planning condition, the proposal is considered to comply with Policy DM2 of the Local Plan Part One for the New Forest outside of the National Park in respect of ecology and biodiversity net gain.

### Air Quality SPD

In response to the requirements of the adopted 'Air Quality Assessments in New Development' Supplementary Planning Document 2022, the applicant has provided information explaining the measures that they will take to reduce the potential adverse impact new development can have upon air quality, thereby lessening the negative effects upon health and wellbeing. The measures submitted by the applicant are as follows:

- Design considerations to reduce user's exposure to pollutants:
  - No kerb side development
  - No opening windows adjacent to or facing emission release points
  - No installation of solid fuel domestic appliances
  - Gas boilers will meet the minimum standard of <40mgNOx/kWh
  - The heating system will be designed to utilise low carbon heating technologies

The proposal includes

- a minimum of 2 cycle storage points.
- The installation of an electric vehicle charging point.
- Solar panels on the dormer roof
- Proposal for landscape to include some native hedging and trees.

As such, the requirements of the Air Quality SPD are considered to have been satisfied.

### Climate change SPD

In response to the requirements of the adopted 'Planning for Climate Change' Supplementary Planning Document 2024, the applicant is required to provide information explaining the measures that they will take to address climate change and sustainability through new development in the district. In this instance, the applicant has submitted a Sustainability Statement which addresses the matters required by the Planning for Climate Change SPD.

These measures serve to address the New Milton Town Council concern relating to a lack of climate change measures. Therefore, the proposal is compliant with New Milton Neighbourhood Plan Policy NM4.

### Habitat Mitigation

The site lies in close proximity to the New Forest designated European sites. As the proposal would result in an additional dwelling, there is a likely cumulative impact on the New Forest European Sites from recreational disturbance, and habitat mitigation should be provided in line with the adopted mitigation strategy.

#### a) Recreational Impacts

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 planning permission would adversely affect the integrity of the New Forest European designated sites, in view of those sites' 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. However, 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 in accordance with the Council's Mitigation Strategy or mitigation to at least an equivalent effect. This contribution will be secured by a completed Legal Agreement prior to the planning decision being issued.

#### b) Air Quality Monitoring

Since July 2020, the Council is required to ensure that impacts on international nature conservation sites are adequately mitigated in respect of traffic-related nitrogen air pollution (including NOx, nitrogen deposition and ammonia). Given the uncertainties in present data, a contribution is required to undertake ongoing monitoring of the effects of traffic emissions on sensitive locations. A monitoring strategy will be implemented to provide the earliest possible indication that the forms of nitrogen pollution discussed (including ammonia concentrations) are beginning to affect vegetation, so that, if necessary, measures can be taken to mitigate the impact and prevent an adverse effect on the integrity of the SAC habitats from occurring. A financial contribution is required towards monitoring and, if necessary (based on future monitoring outcomes) managing or mitigating air quality effects within the New Forest SPA, SAC and Ramsar site. This contribution will be secured by a completed Legal Agreement prior to the planning decision being issued.

#### c) Bird Aware Solent

The site falls within the catchment area for Bird Aware Solent and the Solent Recreational Mitigation Strategy area, which seeks to promote protection of birds at coastal sites and Solent Special Protection Areas (SPAs) and Special Areas of Conservation (SACs). The necessary contribution will be secured by a completed Legal Agreement prior to the planning decision being issued.

#### Nutrient neutrality and impact on Solent SAC and SPAs

There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. Natural England have raised this with the Council and other Councils bordering the Solent catchment area and have raised objections to any new application which includes an element of new residential overnight accommodation unless nitrate neutrality can be achieved, or adequate and effective mitigation is in place prior to any new dwelling being occupied. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. The Council has a policy in its Local Plan which seeks to safeguard against any adverse impact and ensure that suitable mitigation is in place to avoid any harmful impact on sites of importance for nature conservation. An Appropriate Assessment as required by Regulation 63 of the Habitat Regulations has been carried out which concludes that the proposed project would have an adverse effect due to the additional nitrate load on the Solent catchment. As the Competent Authority, NFDC consider that there needs to be a mitigation project to provide this development with a nitrate budget. A Grampian

Condition can be imposed and a further Appropriate Assessment carried out on discharge of this condition.

### Developer Contributions

As part of the development, the following will be secured via a Legal Agreement prior to the decision being issued:

- Air quality monitoring: £112
- The Habitat Mitigation (Access Management and Monitoring): £719
- The Habitat Mitigation (Bird Aware Solent): £696
- The Habitat Mitigation (Infrastructure): £4,595

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)	Chargeable Floorspace (sq/m)	Rate	Total
Dwelling houses	98.66	0	98.66	98.66	£80/sqm	£12,142.77 *

Subtotal:	£12,142.77
Relief:	£0.00
Total Payable:	£12,142.77

\*The formula used to calculate the amount of CIL payable allows for changes in building costs over time and is Index Linked using the RICS CIL Index (<https://www.rics.org/uk/products/data-products/rics-community-infrastructure-levy-index/>) and is:

$Net\ additional\ new\ build\ floor\ space\ (A) \times CIL\ Rate\ (R) \times Inflation\ Index\ (I)$

## 11 CONCLUSION / PLANNING BALANCE

The application has been considered against all relevant material considerations including the development plan, relevant legislation, policy guidance, government advice, and the views of interested consultees and third parties.

As set out earlier in this report, the NPPF is a material consideration. Paragraph 11 of the Framework is considered to be engaged and clarifies the presumption in favour of sustainable development. Paragraph 11(c) states that this means approving development proposals that accord with an up-to-date development plan without delay. The lack of a demonstrable five-year land supply however, means that the tilted balance in NPPF paragraph 11(d) is engaged for this application. In balancing out the benefits and harm of the proposal, it would provide 1no. new dwelling within a sustainable location which would make a modest contribution to the housing land supply; this is a clear benefit of the application. The proposal would be of an acceptable appearance within its context and would not be harmful to the character and appearance of the area. With the inclusion of appropriate planning conditions, no harm is identified to arise in respect of parking provision, highway safety, ecological interests or neighbouring amenity. Habitat mitigation measures will be secured through a completed legal agreement prior to the planning decision being issued for the application.

The demonstrable harms arising are considered to be minor. These harms are with reference to the parking layout adjacent to the lane as noted by the Highway Authority. Secondly, the above assessment identifies that the internal reconfiguration of the existing building results in a slightly less favourable outlook from the bedrooms over the parking area as opposed to the existing garden. These harms however are not, as per paragraph 11d) of the NPPF, considered to significantly and demonstrably outweigh the clearly identified benefits. Therefore, subject to a completed legal agreement and conditions, the proposal would be in accordance with the development plan. Thus, the application is recommended for approval.

### **13 RECOMMENDATION**

Delegated Authority be given to the Service Manager Development Management to **GRANT PERMISSION** subject to:

- i) the completion of a planning obligation entered into by way of a Section 106 Agreement or Unilateral Undertaking to secure:
  - Habitat Mitigation contributions; and
  - Air Quality Monitoring contributions
- ii) The imposition of the Conditions and any additional/amended conditions or variation to the heads of terms as deemed necessary by the Service Manager (Development Management), having regard to the continuing Section 106 discussions to ensure consistency between the two sets of provisions.

#### **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:
  - 2024/364/1A: Location Plan as deposited with the Local Planning Authority on 22 December 2025.
  - 2025.346.B: Proposed Site Layout Plan as deposited with the Local Planning Authority on 22 December 2025.
  - 2025/346.2: Proposed & Existing Streetscape as deposited with the Local Planning Authority on 22 December 2025.
  - 2025/346.3: Existing Elevations as deposited with the Local Planning Authority on 10 November 2025.
  - 2025/346.4: Existing Floor Plan as deposited with the Local Planning Authority on 28 October 2025.

- 2025/346.5: Proposed Elevations as deposited with the Local Planning Authority on 16 February 2026.
- 2025/346.6: Proposed Floor Plan as deposited with the Local Planning Authority on 04 November 2025.
- 2025/346.7: Proposed Roof Plan as deposited with the Local Planning Authority on 16 February 2026.

Reason: To ensure satisfactory provision of the development.

3. The external facing materials shall match those used on the existing building.

Reason: To ensure an acceptable appearance of the building in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

4. The first-floor bathroom and stairway dormer windows on the western elevation of the approved extension shall be:

- (i) obscurely glazed, and
- (ii) non-opening at all times unless the parts that can be opened are more than 1.7m above the floor,

and the windows shall be retained as such in perpetuity.

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

5. Ecological mitigation and enhancement measures shall be implemented in accordance with Sections 15 and 16 of the Phillips Ecology Ecological Appraisal, dated June 2025, and thereafter retained in perpetuity. Prior to first occupation, evidence shall be submitted to the Local Planning Authority to confirm installation of the agreed features, for example:

- A photographic record, and/or
- A signed statement by a suitably qualified ecologist.

Reason: To safeguard protected species in accordance with Policies ENV3, ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park and Policies DM1, DM2 and DW-E12 of the Local Plan for the New Forest District outside the National Park (Part 2: Sites and Development Management).

6. The car and cycle parking spaces shown on the Proposed Site Layout Plan 2025.346.B for the parking of motor vehicles and cycles shall be provided prior to first occupation of the development hereby approved, and thereafter retained and kept available for the parking of motor vehicles and cycles for the dwellings hereby approved at all times.

Reason: To ensure adequate car and cycle parking provision is made in the interest of highway safety and in accordance with Policies ENV3 and CCC2 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

7. The development hereby permitted shall not be occupied until:

A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority; all measures necessary to meet the agreed waste water efficiency calculation must be installed before first occupation and retained thereafter;

A mitigation package addressing the additional nutrient input arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European Sites by the development when fully occupied and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European Sites, having regard to the conservation objectives for those sites; and

The mitigation package shall include a timetable for implementation and measures for retention and maintenance of that mitigation package, which shall thereafter be implemented.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation for is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017.

**Further Information:**

Hannah McDougall  
Telephone: 02380 285632



# New Forest DISTRICT COUNCIL

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

Mark Wyatt  
Service Manager  
Development Management  
New Forest District Council  
Appletree Court  
Lyndhurst  
SO43 7PA

## PLANNING COMMITTEE

March 2026

57 & 59 Ashley Road  
New Milton

25/10969

Scale 1:500

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