

Application Number: 17/10217 Full Planning Permission

Site: 38 OAKWOOD AVENUE, ASHLEY, NEW MILTON BH25 5EA

Development: Single-storey rear extension; front porch; fenestration alterations

Applicant: Mr Dibben

Target Date: 25/04/2017

1 REASON FOR COMMITTEE CONSIDERATION

Applicants partner is a NFDC employee

2 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES

Constraints

Historic Land Use
Aerodrome Safeguarding Zone
Plan Area

Tree Preservation Order: 127/03

Plan Policy Designations

Built-up Area

National Planning Policy Framework

Section 7

Core Strategy

CS2: Design quality

Local Plan Part 2 Sites and Development Management Development Plan Document

None relevant

Supplementary Planning Guidance And Documents

SPD - New Milton Local Distinctiveness

3 RELEVANT LEGISLATION AND GOVERNMENT ADVICE

Section 38 Development Plan
Planning and Compulsory Purchase Act 2004
National Planning Policy Framework

4 RELEVANT SITE HISTORY

None relevant

5 COUNCILLOR COMMENTS

No comments received

6 PARISH / TOWN COUNCIL COMMENTS

New Milton Town Council: acceptable

7 CONSULTEE COMMENTS

Environmental Health (Contaminated Land): no comment

8 REPRESENTATIONS RECEIVED

No comments received

9 CRIME & DISORDER IMPLICATIONS

None relevant

10 LOCAL FINANCE CONSIDERATIONS

From the 6 April 2015 New Forest District Council began charging the Community Infrastructure Levy (CIL) on new residential developments.

Regulation 42 of the CIL Regulations 2010 (as amended) states that CIL will be applicable to all applications over 100sqm GIA and those that create a new dwelling. The development is under 100 sq metres and is not for a new dwelling and so there is no CIL liability in this case.

11 WORKING WITH THE APPLICANT/AGENT

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council takes a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome by giving clear advice to applicants.

In this case all the above apply and as the application was acceptable as submitted no specific further actions were required.

12 ASSESSMENT

12.1 This dwelling is situated on a hill, and as such the properties either side are at different levels to the application site. Notwithstanding this the existing bungalow is set off the boundaries with the neighbouring properties, and by reason of its single storey form and relationship with the neighbours there would be no adverse impact to neighbour amenity arising from the proposed rear extension.

- 12.2 The proposed extension would not interfere with the existing hipped roof form of the bungalow, and would be an appropriate form of development in this location
- The property has a reasonable sized rear garden, which could accommodate the rear extension.
- 12.3 The proposed porch is quite modest, and by reason of its siting and design would not impact on neighbour amenity, nor adversely impact upon the street scene or character of the area.
- 12.4 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. Whilst it is recognised that there may be an interference with these rights and the rights of other third parties, such interference has to be balanced with the like rights of the applicant to develop the land in the way proposed. In this case it is considered that the protection of the rights and freedoms of the applicant outweigh any possible interference that may result to any third party.

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: 7819/PO2 Rev A

Reason: To ensure satisfactory provision of the development.

Notes for inclusion on certificate:

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council takes a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome by giving clear advice to applicants.

In this case all the above apply and as the application was acceptable as submitted no specific further actions were required.

Further Information:

Householder Team

Telephone: 023 8028 5345 (Option 1)



New Forest
DISTRICT COUNCIL

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**Planning Development
Control Committee**
April 2017

Item No: 3j

38
Oakwood Avenue
Ashley New Milton
17/10217
SZ2595

Scale 1:1250

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

