

**Application Number: 17/10439** Full Planning Permission

**Site:** 14A CARRINGTON LANE, MILFORD-ON-SEA SO41 0RB  
**Development:** Single-storey rear extension; lantern rooflight; roof alterations to front porch; garage alterations; fenestration alterations  
**Applicant:** Mr & Mrs Lane  
**Target Date:** 19/05/2017  
**Extension Date:** 19/06/2017

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**1 REASON FOR COMMITTEE CONSIDERATION**

NFDC employee

**2 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES****Constraints**

Aerodrome Safeguarding Zone  
Plan Area

**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**

None relevant

**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**

Milford On Sea Parish Council: recommend permission but would accept the decision reached by the DC Officers under their delegated powers.

#### **7 CONSULTEE COMMENTS**

No Comments Received

#### **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 The proposed rear extension would span the full width of the host dwelling and would be set back from the southern and northern boundaries. Due to its single storey form and flat roof form design, and relationship with neighbouring properties there would be no adverse impact on their amenities.

- 12.2 The existing dwelling has a detached single storey garage to the side of the house, but when viewed from the front, it appears part of the existing dwelling due to the existence of a flat roofed overhang which extends the width of the existing garage and continues over the front door, creating an open porch.
- 12.3 Internal alterations would result in the garage being attached to the house, but due to the introduction of a shallow false hipped roof which will also span the garage and existing front door, this would not be externally apparent (with the exception of the loss of the second entrance door on the front elevation).
- 12.4 The rear extension would span the width of the existing house, and by reason of its siting would not impact on the street scene.
- 12.5 The application site has a reasonable sized rear garden which could accommodate the proposed extension. There are examples of varying styles of single storey rear extensions on neighbouring properties. The form of the proposed extension would be an acceptable addition to the main dwelling. Taking all of these points into consideration, the resulting extension would be appropriate to the character of the area.
- 12.6 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: 14a/CL/001, 14a/CL/002, 14a/CL/003  
  
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.

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**Further Information:**

Householder Team

Telephone: 023 8028 5345 (Option 1)



# New Forest DISTRICT COUNCIL

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Planning Development  
Control Committee  
June 2017

Item No: 31

14a

Carrington Lane  
Milford on Sea  
17/10439  
SZ2991

Scale 1:1250

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

