

Application Number: 17/10812 Full Planning Permission

Site: 14 WHITE KNIGHTS, BARTON-ON-SEA, NEW MILTON BH25 7HA

Development: Single storey rear extension

Applicant: Mr & Mrs Bishop

Target Date: 31/07/2017

Extension Date: 09/08/2017

RECOMMENDATION: Grant Subject to Conditions

Case Officer: Julie Parry

1 REASON FOR COMMITTEE CONSIDERATION

Applicant is an employee of New Forest District Council.

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

No applicable documents

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

5 COUNCILLOR COMMENTS

No Comments Received

6 PARISH / TOWN COUNCIL COMMENTS

New Milton Town Council: Acceptable (delegated)

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 property is a semi-detached two storey dwelling in an cul de sac of similar properties. The rear garden is enclosed with high fences.

12.2 The main consideration when assessing this application was the impact on the adjoining neighbour.

- 12.3 The neighbour at number 16 is positioned to the south of the proposed addition which would be slightly set away from the shared boundary. There is a high fence on this shared boundary and along with the low eaves and a roof which would be pitched away the proposed extension would have limited impact on this neighbour's amenity.
- 12.4 The proposed addition would be sympathetic to the existing property and being to the rear of the property the proposed addition would not impact on the local area.
- 12.5 Overall, the proposed development would be consistent with Core Strategy policies and objectives and as such, the application is recommended for permission.
- 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: 570/PL/02 & 570/PL/02 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.

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Further Information:

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New Forest DISTRICT COUNCIL

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**Planning Development
Control Committee
August 2017**

Item No: 3i

**14 White Knights
Barton on Sea
New Milton
17/10812
SZ2393**

Scale 1:1250

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

