

Planning Committee

09 July 2025



Planning Committee 09 July Presentations



Planning Committee
App No 24/10401
Land East of Lower Pennington Lane
Pennington
SO41 8AL
Schedule 3a

3 3a 24/10401

Planning Committee
App No 25/10281
Hill Farm,
Mill End
Damerham
Schedule 3b

32 3b 25/10281

Planning Committee
App No 25/10365
The Chapel,
Lower Daggons Lane
Damerham SP6 3 HE
Schedule 3c

46 3c 25/10365

Planning Committee
App No 25/10444
North End Farmhouse,
North End Lane
Harbridge Green
Schedule 3d

64 3d 25/10444

Planning Committee
App No TPO/0002/25
SABINA
28 MAY AVENUE
LYMINGTON
SO41 9DQ

79 3e TPO/0002/25



Planning Committee

App No 24/10401

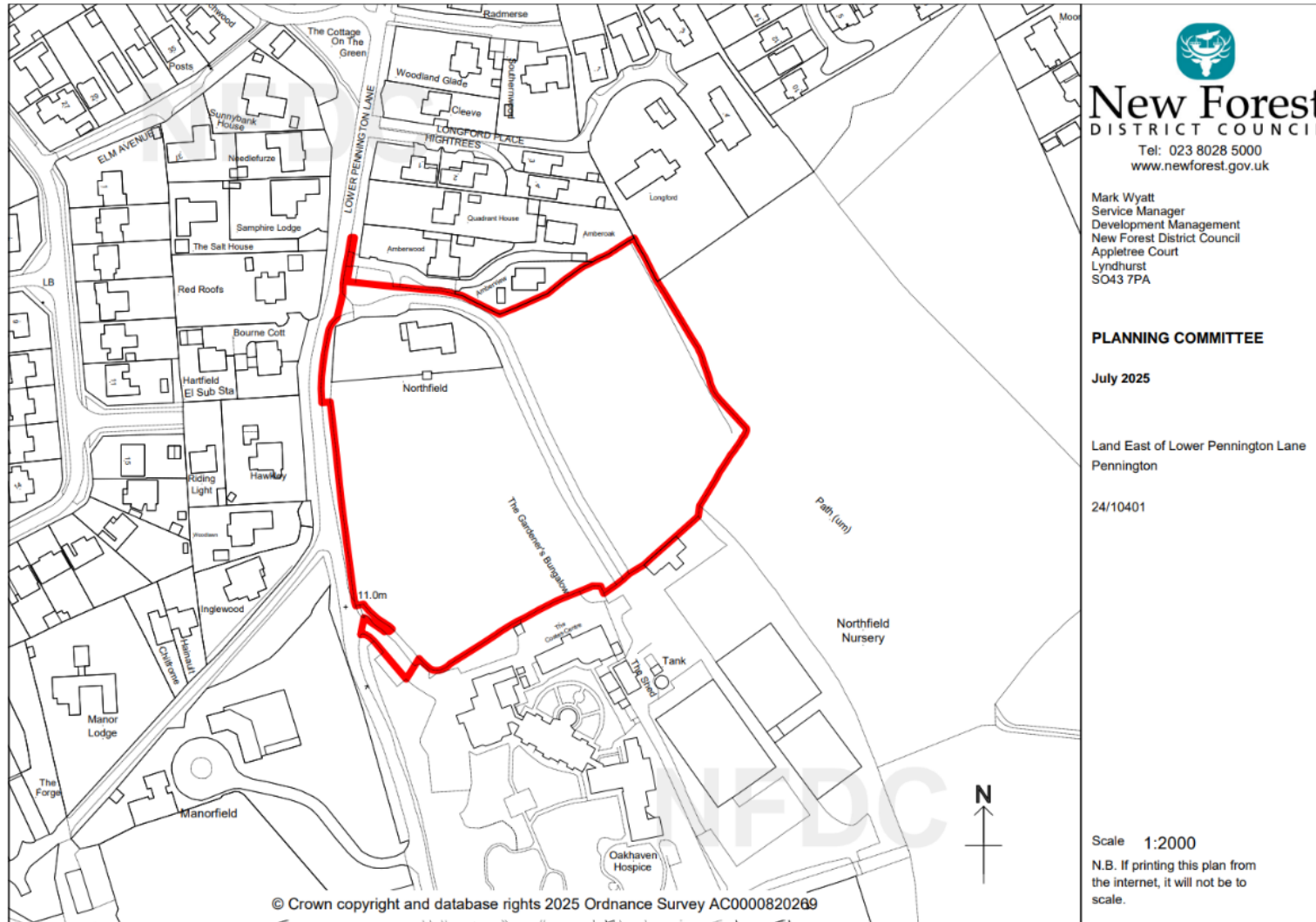
Land East of Lower Pennington Lane

Pennington

SO41 8AL

Schedule 3a

Red Line Plan




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

July 2025

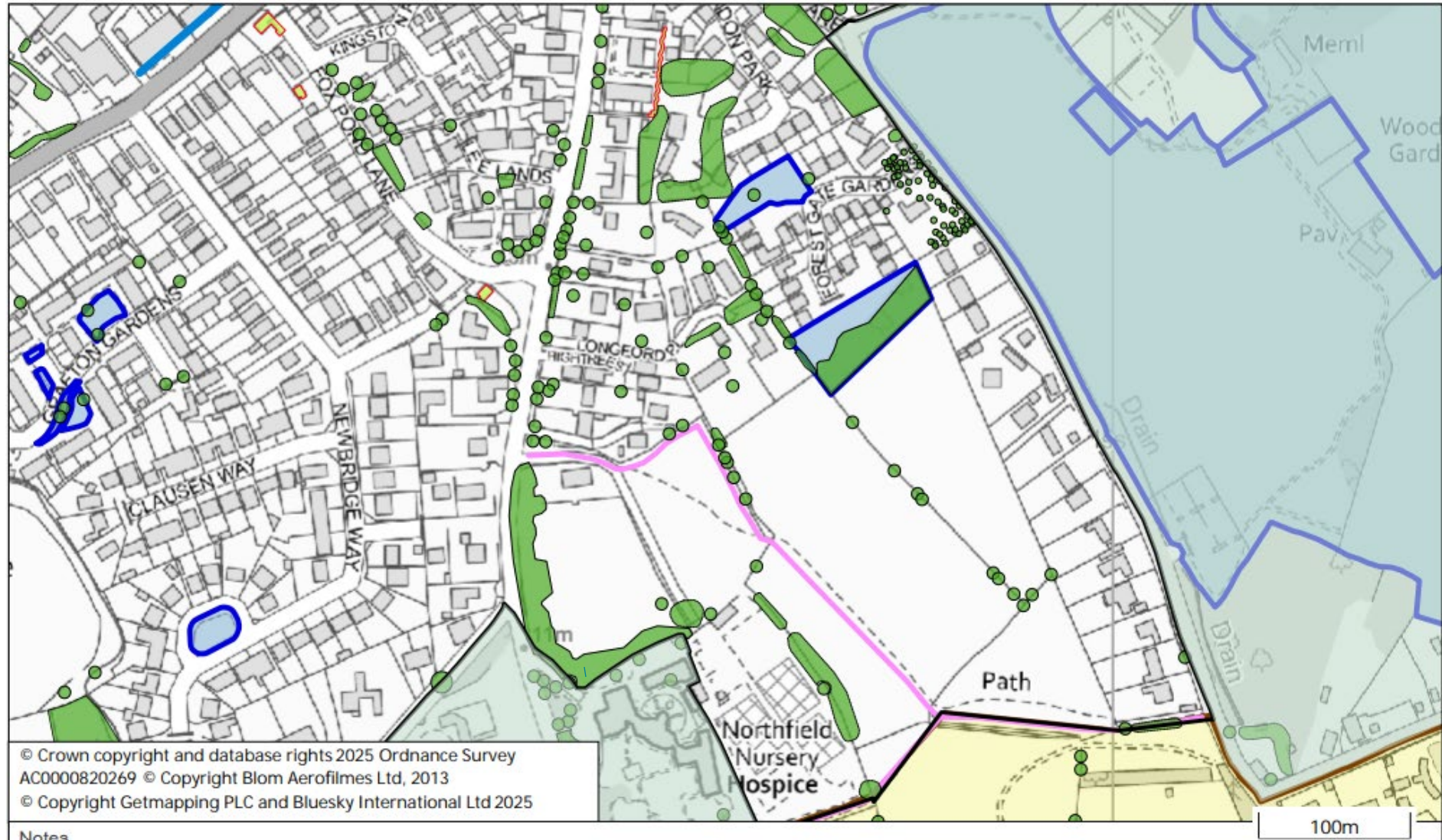
Land East of Lower Pennington Lane
Pennington

24/10401

Site location



Site context



Local Plan policy SS6

Land to the east of Lower Pennington Lane.

Land to the east of Lower Pennington Lane, as shown on the policies map, is allocated for at least 100 homes and public open space, dependent on the form, size and mix of housing provided.

- | | | | |
|---|--|---|-------------------------------|
|  | Public open space suitable for mitigation (ANRG) |  | Vegetation of landscape value |
|  | Potential public open space |  | Indicative primary access |
|  | Residential |  | Non-vehicular access |
|  | Retained Green Belt |  | Public right of way (PROW) |



Site photographs 1



Site photographs 2



Site photographs 3



Site photographs 4



Strategic Policy compliance



Proposed Scheme: Context



Proposed Scheme Elevations



Parking



Appearance

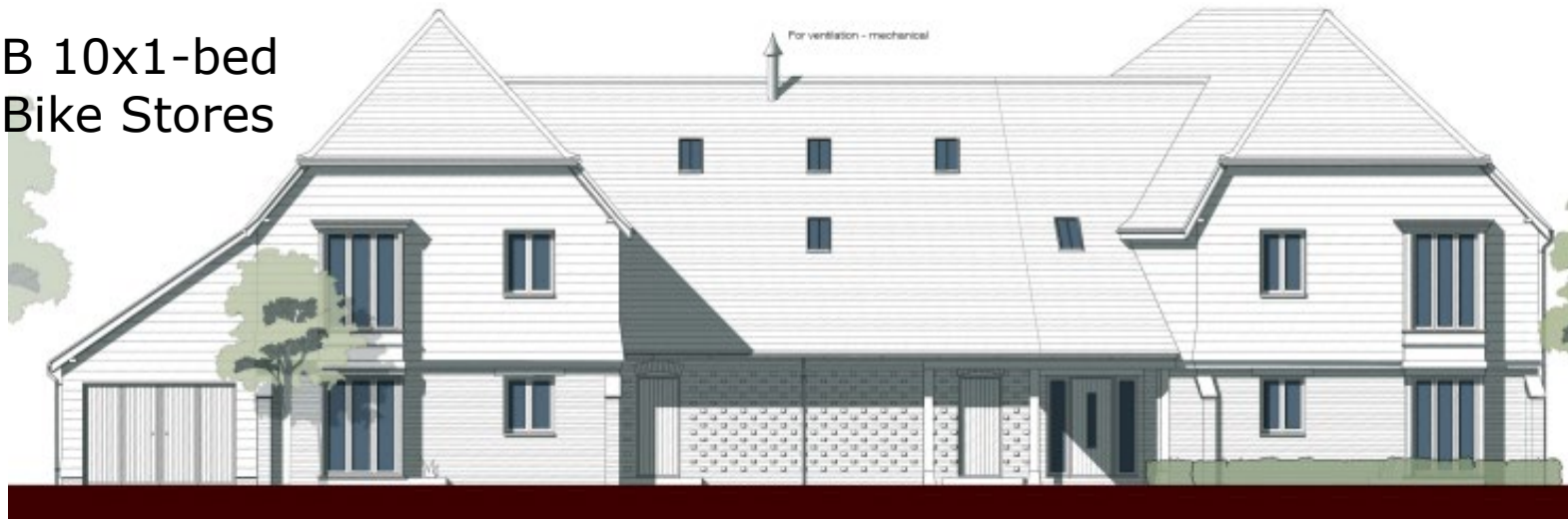


Flats Elevations

Block A 3x2-bed
Undercroft parking
Stores



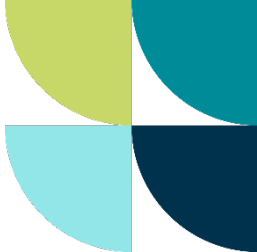
Block B 10x1-bed
Bin & Bike Stores



Parking



Appearance



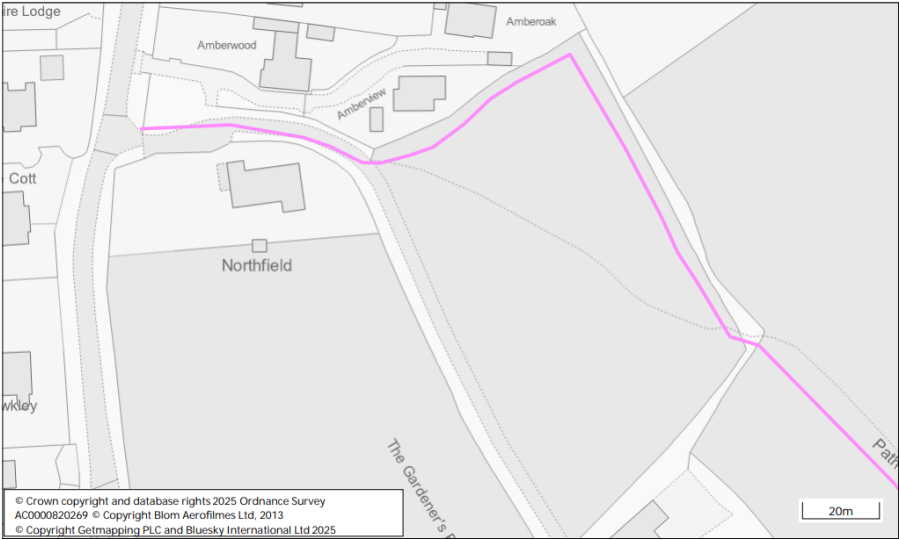
Access 1



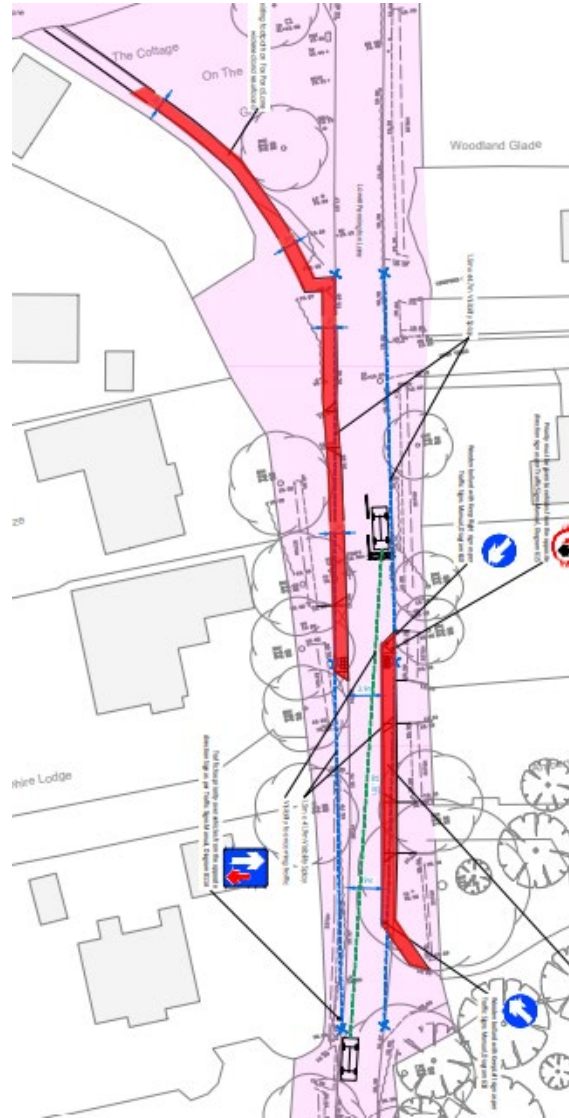
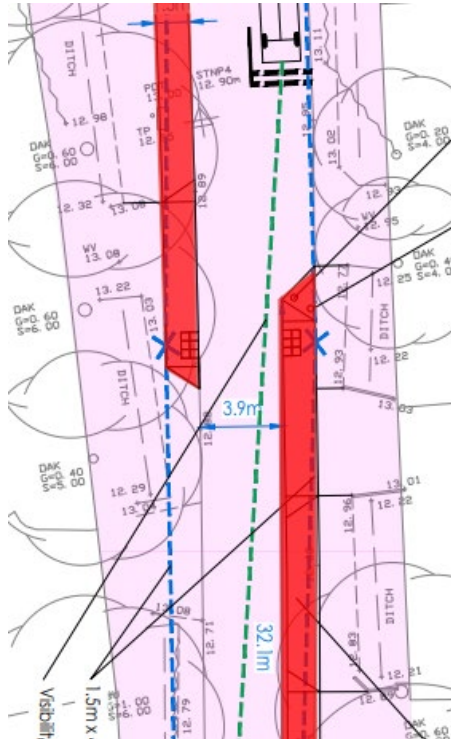
Access 2: Outline



Access 3: PROW



Access 4: Off-site highway works



Open Space 1: Landscape Framework



Open Space 2: POS & ANRG



Affordable Housing



15 affordable dwellings – 50%
2x2-bed houses - SO
3x2-bed Flats - SO
10x1-bed Flats – Rent

Age limit 55 years and over.

Outline Application: Self-Build



4 x Self-build plots.
Access in detail.

Max Floor area
280sq.m
Max height 10.5m

Appearance,
Landscape, Layout
and Scale reserved
for future
consideration.

Conclusion 1



30 dwellings.
50% affordable housing
4 Self-build dwellings

ANRG

Built-up area
SS6 concept master plan

iii. **Site-specific Considerations** to be addressed include:

- a. **The southern site boundary is the edge of the New Forest National Park, and the proposed site access at the south east corner is within the National Park.**
- b. **Development and access arrangements must respect the tranquillity, privacy and security of the Oakhaven hospice.**
- c. **Provision of additional visitor car parking for the hospice.**
- d. **Maintaining the public right-of-way across the site as a dedicated footpath.**

Recommendation

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

S.106

- New Forest Habitat mitigation, ANRG, Air Quality and Solent disturbance.
- Highways. Off-site works and financial contributions, PROW improvements, travel plan
- Affordable Housing. 15 dwellings, Age restriction with cascade provisions
- Self-build housing. Local connection restrictions and cascade provisions
- Recreation. On and off-site provision

Conditions as set out in the report and update sheet


End of 3a 24/10401 presentation



New Forest

DISTRICT COUNCIL





Planning Committee

App No 25/10281

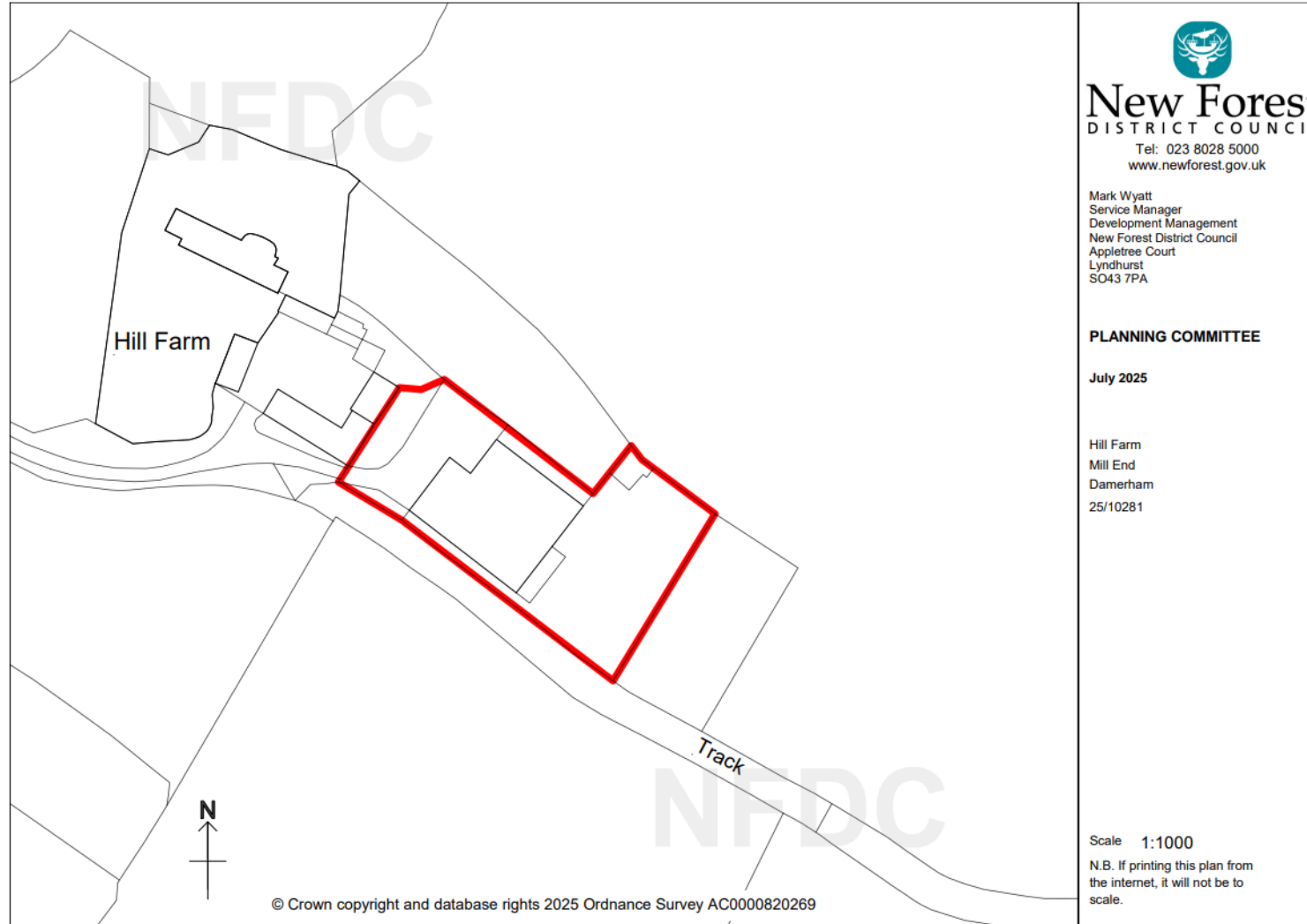
Hill Farm,

Mill End

Damerham

Schedule 3b

Red Line Plan



General Location

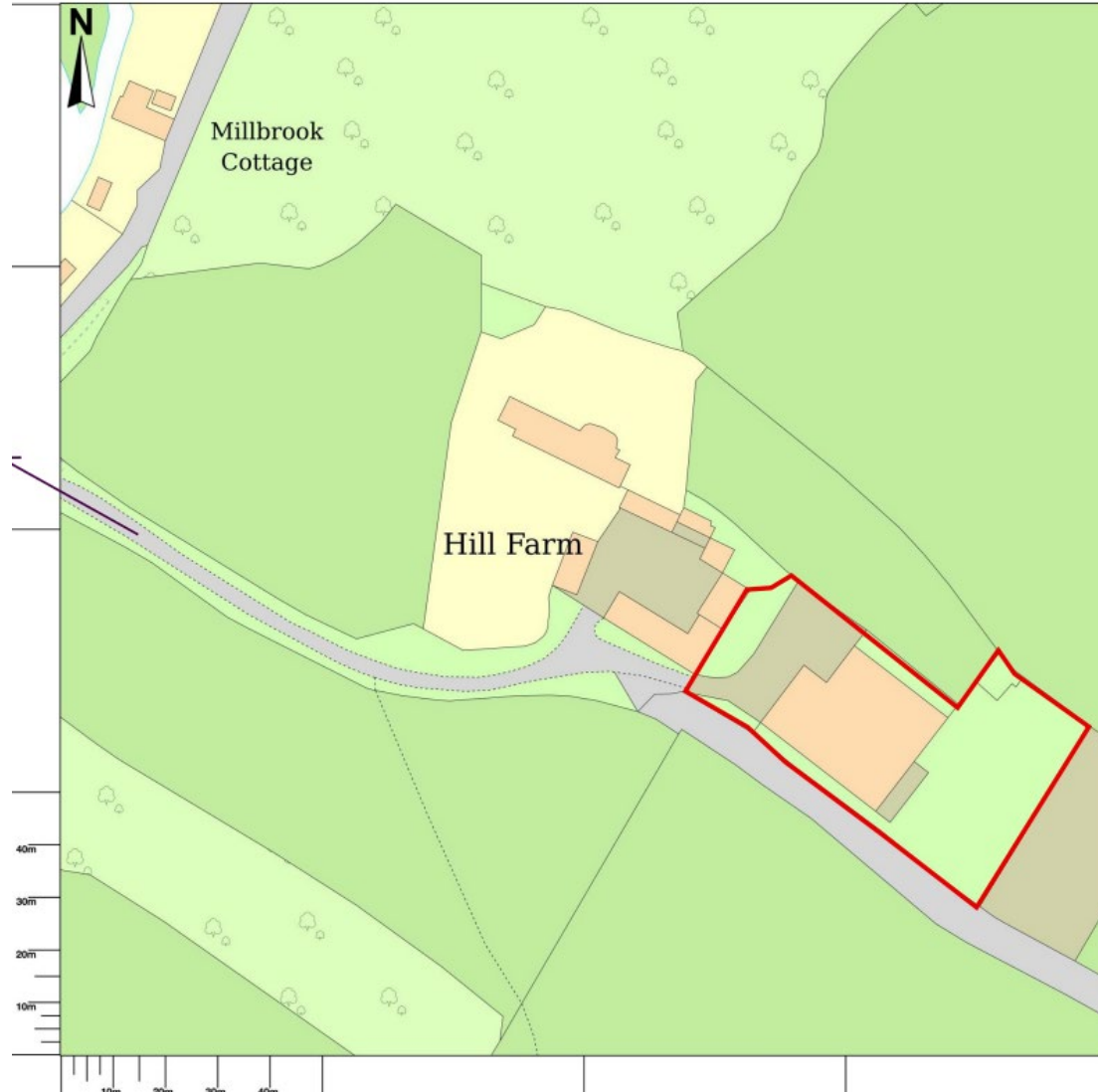


Aerial photograph

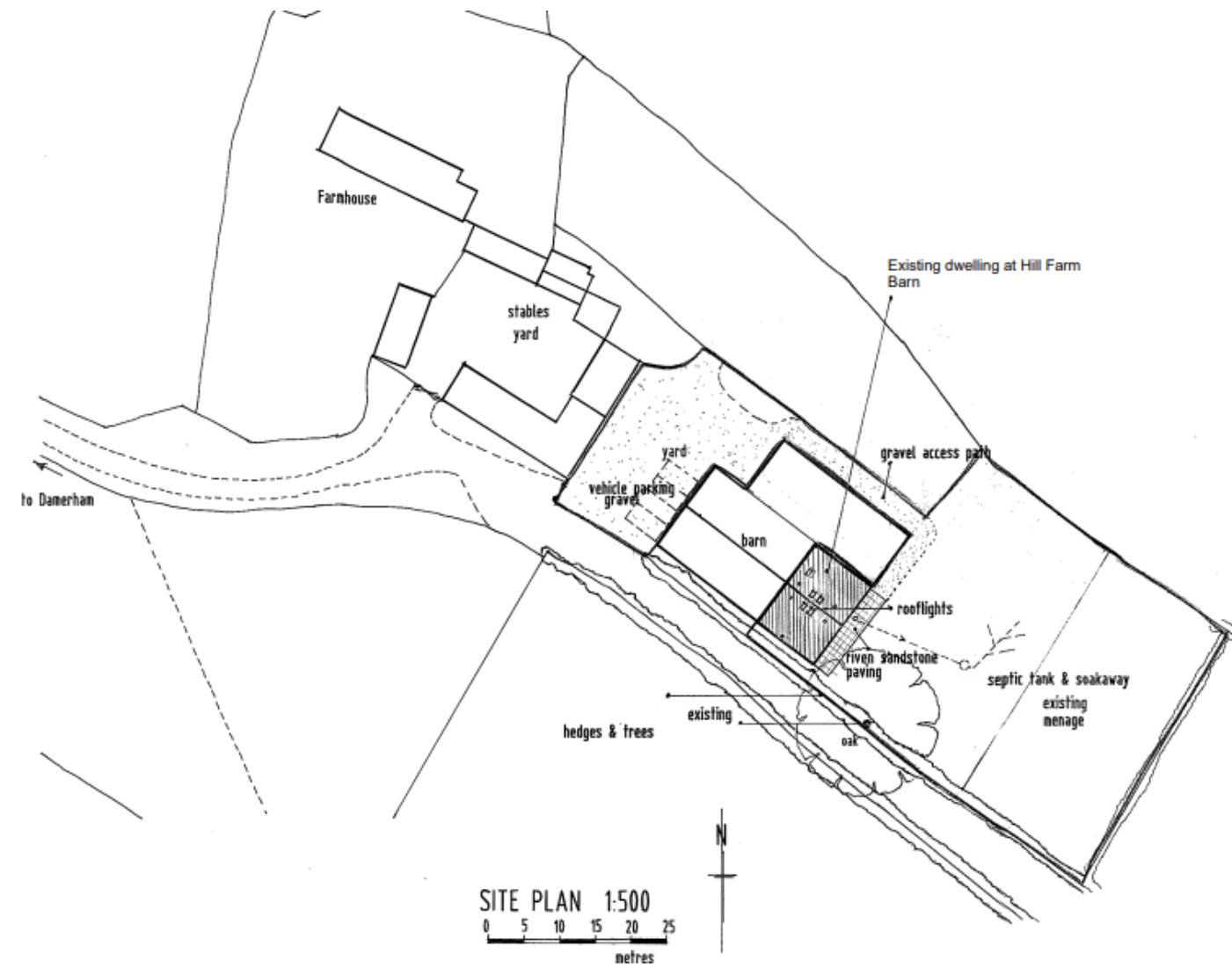


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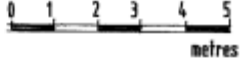
Location Plan

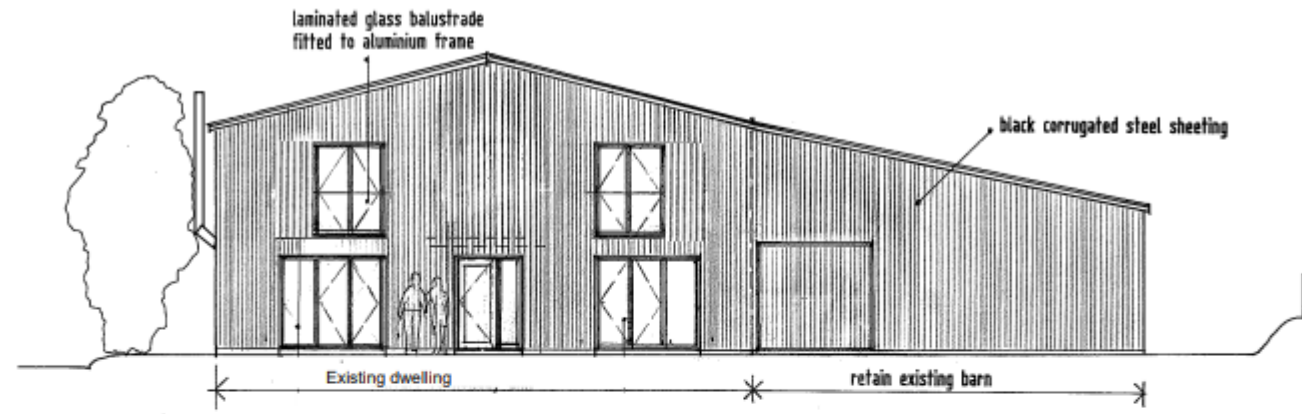


Site Plan

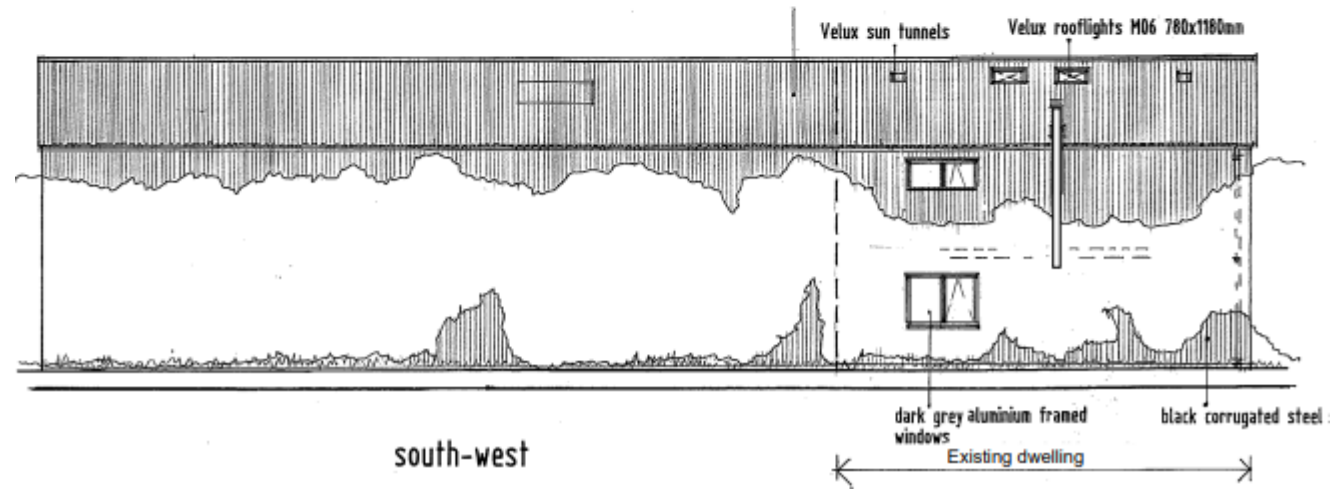


Elevations

ELEVATIONS AS EXISTING AND PROPOSED 1:100 

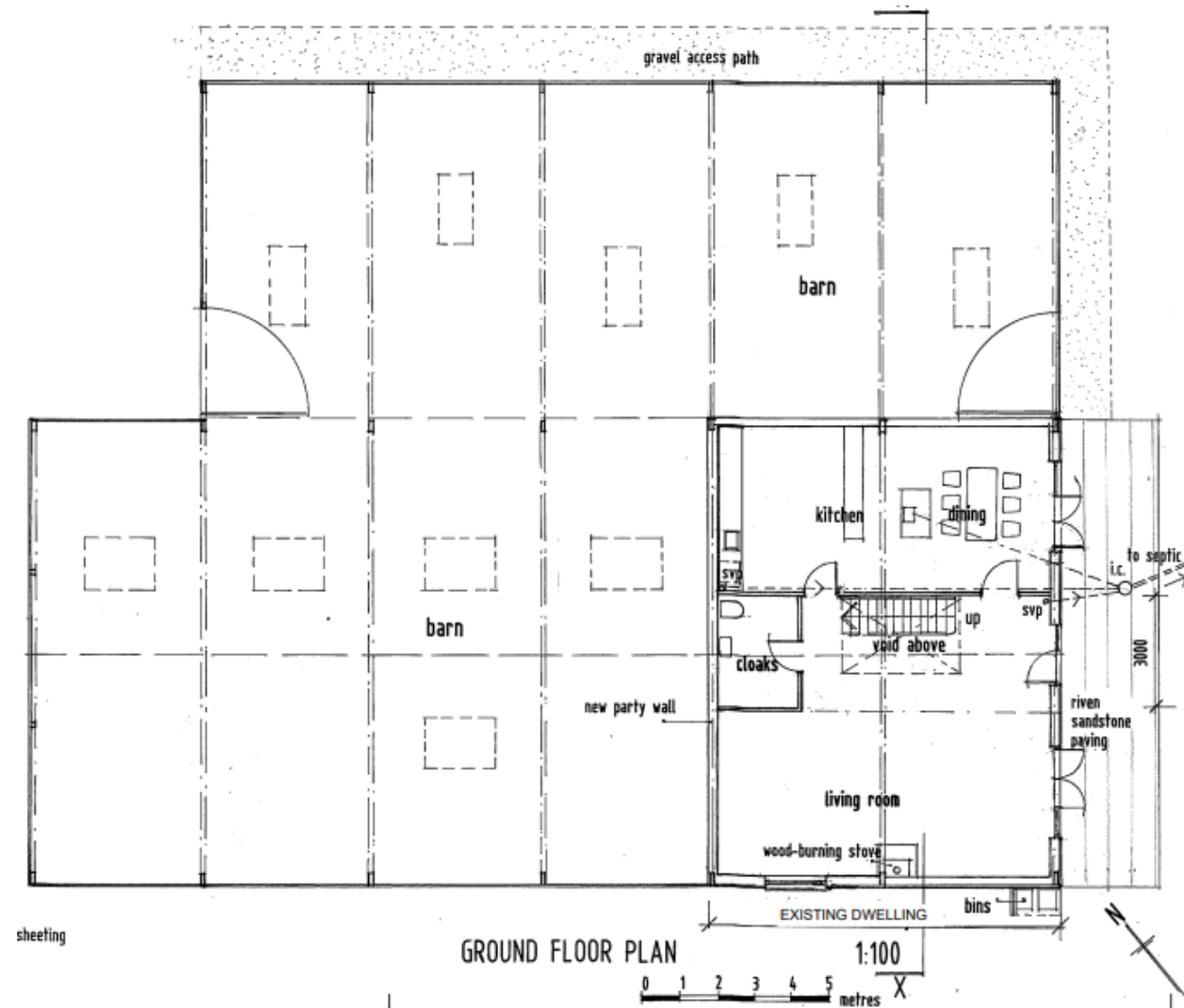


south-east

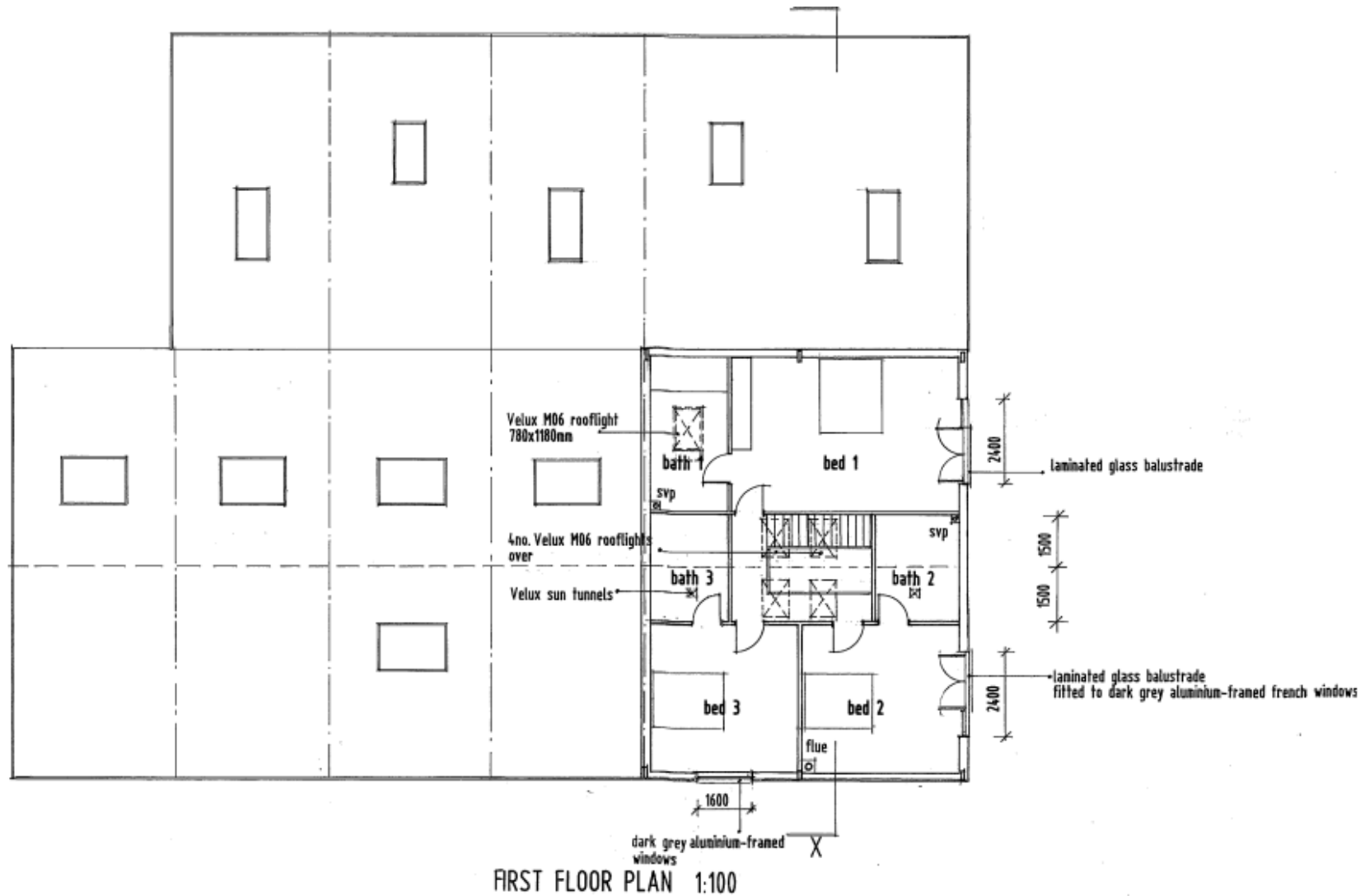


south-west

Ground Floor Plan



First Floor Plan



Site Photographs



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3b 25/10281

Site Photographs



Site Photographs



Recommendation

- Grant subject to conditions.



End of 3b 25/10281 presentation



New Forest

DISTRICT COUNCIL





Planning Committee

App No 25/10365

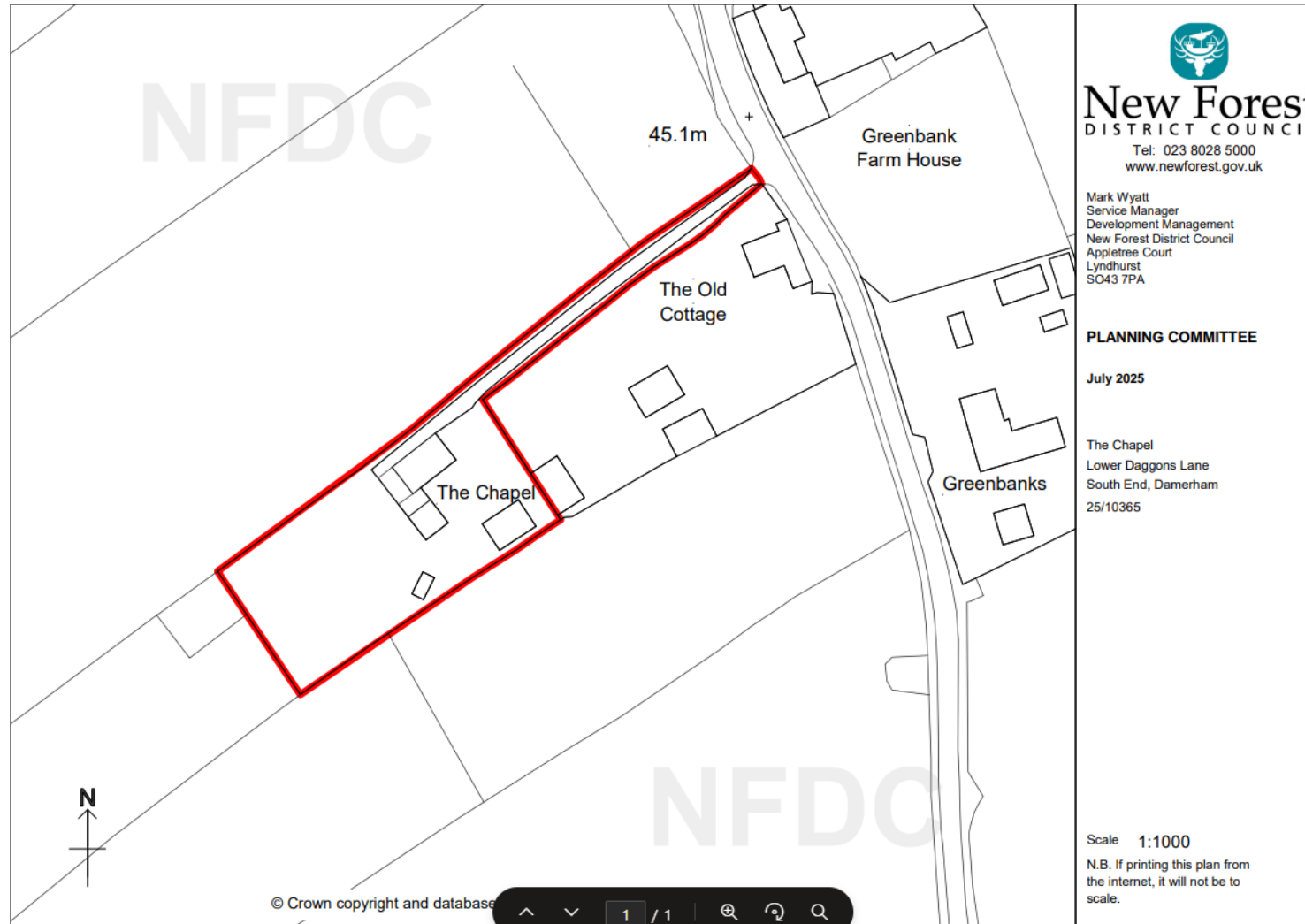
The Chapel,

Lower Daggons Lane

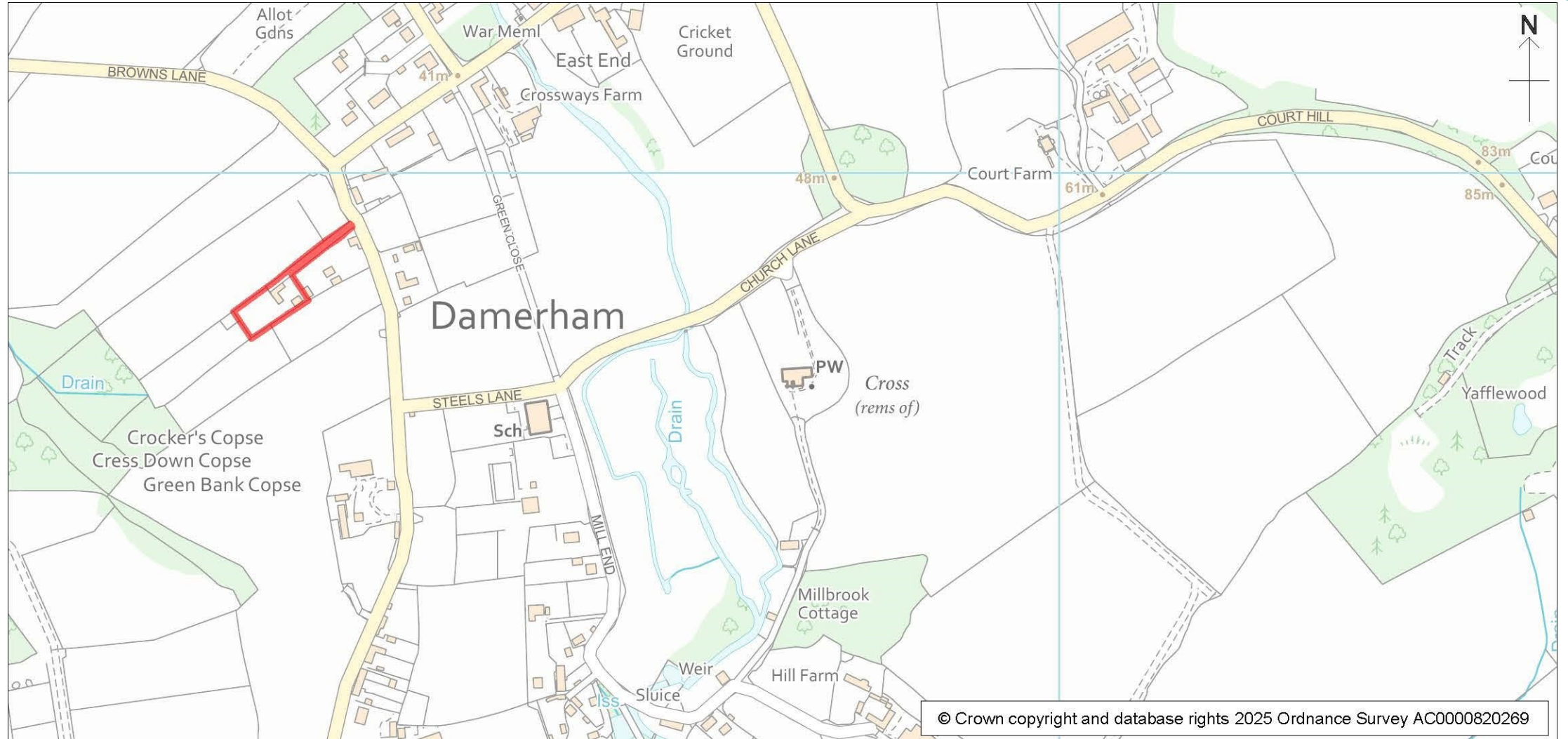
Damerham SP6 3 HE

Schedule 3c

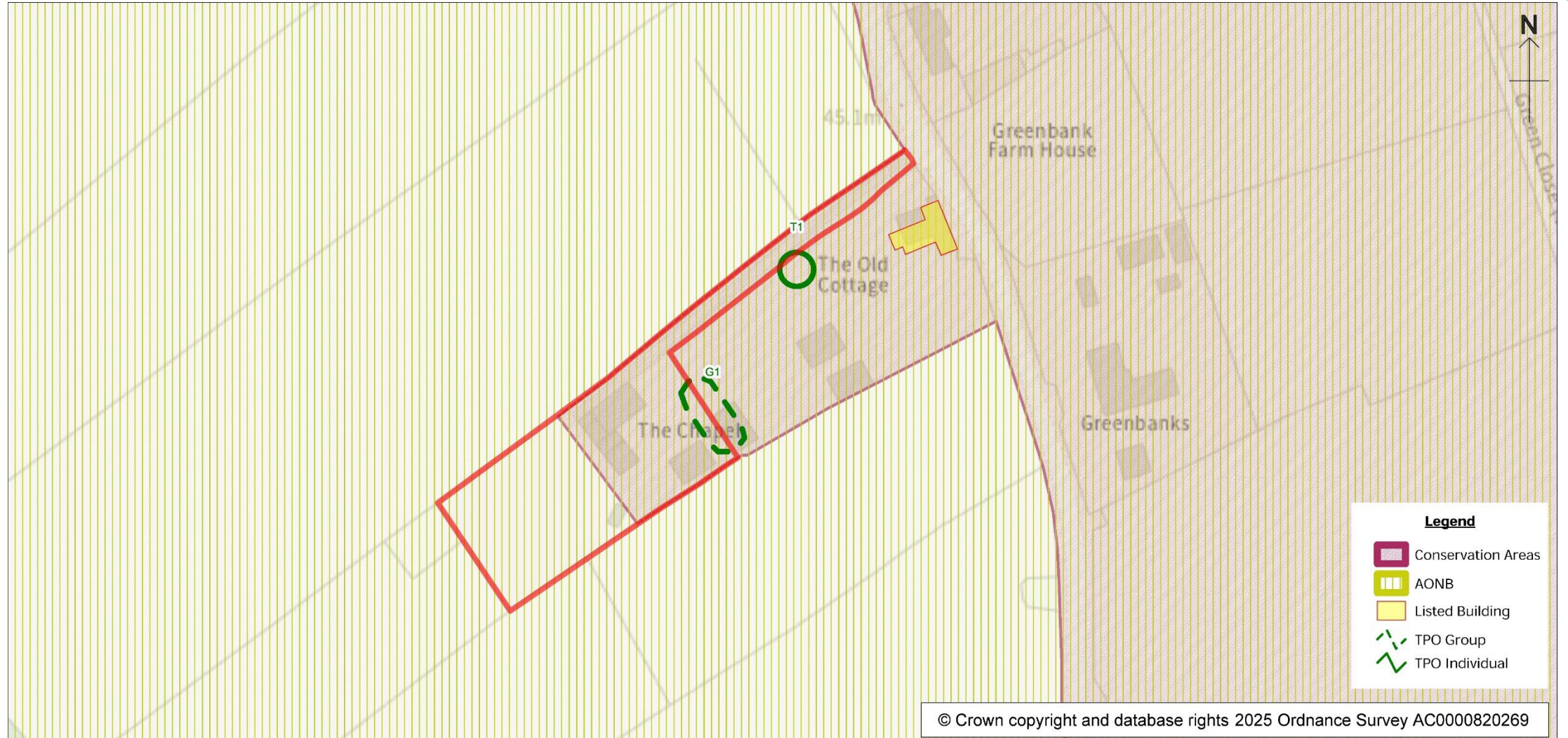
Red Line Plan



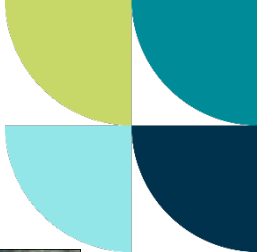
General Location



Constraints

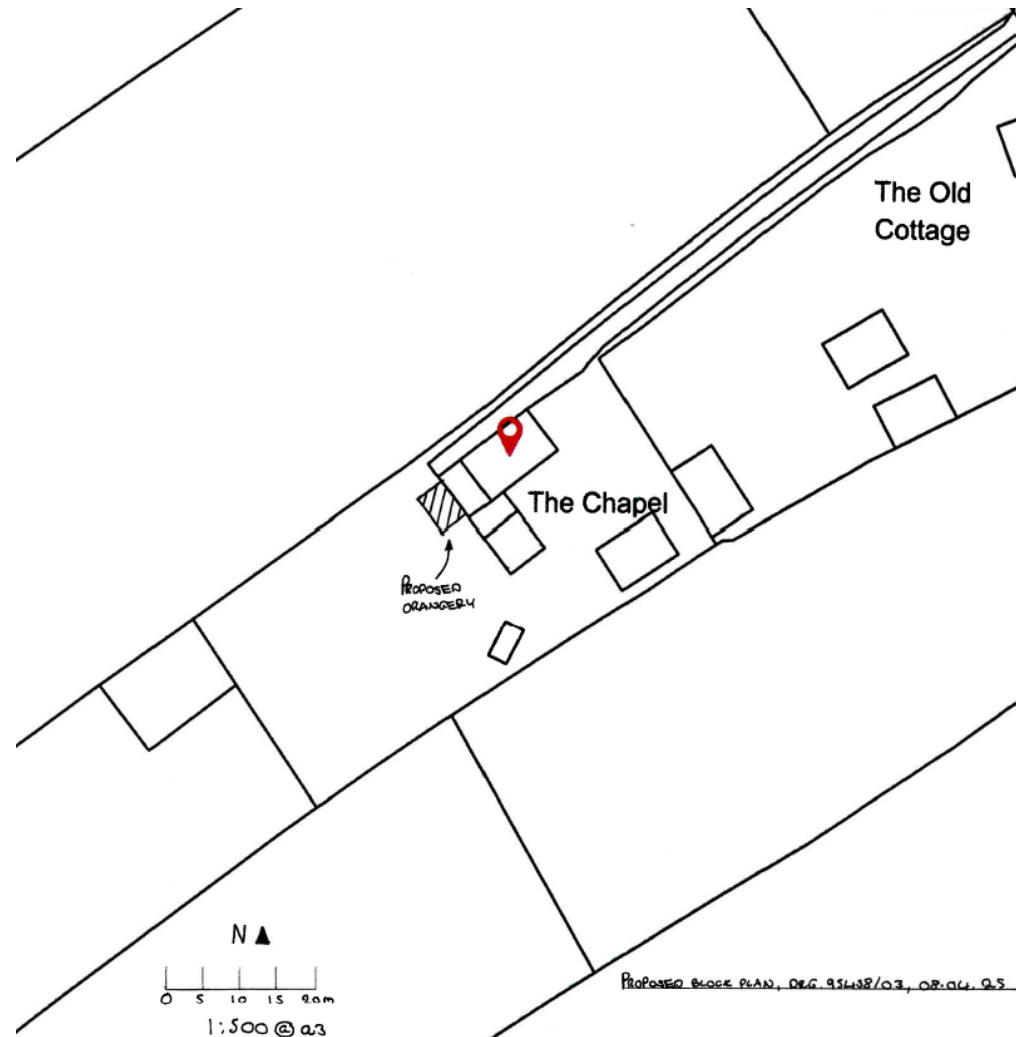


Aerial photograph



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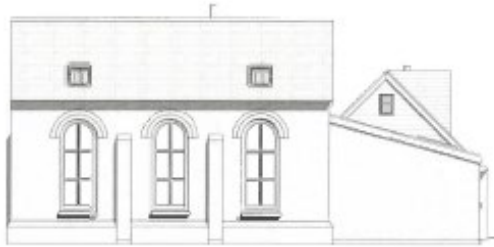
Block plan



Existing & Proposed Elevations



DRG 95459/04



EXISTING NORTH WEST ELEVATION



EXISTING SOUTH WEST ELEVATION



EXISTING SOUTH EAST ELEVATION



PROPOSED NORTH WEST ELEVATION



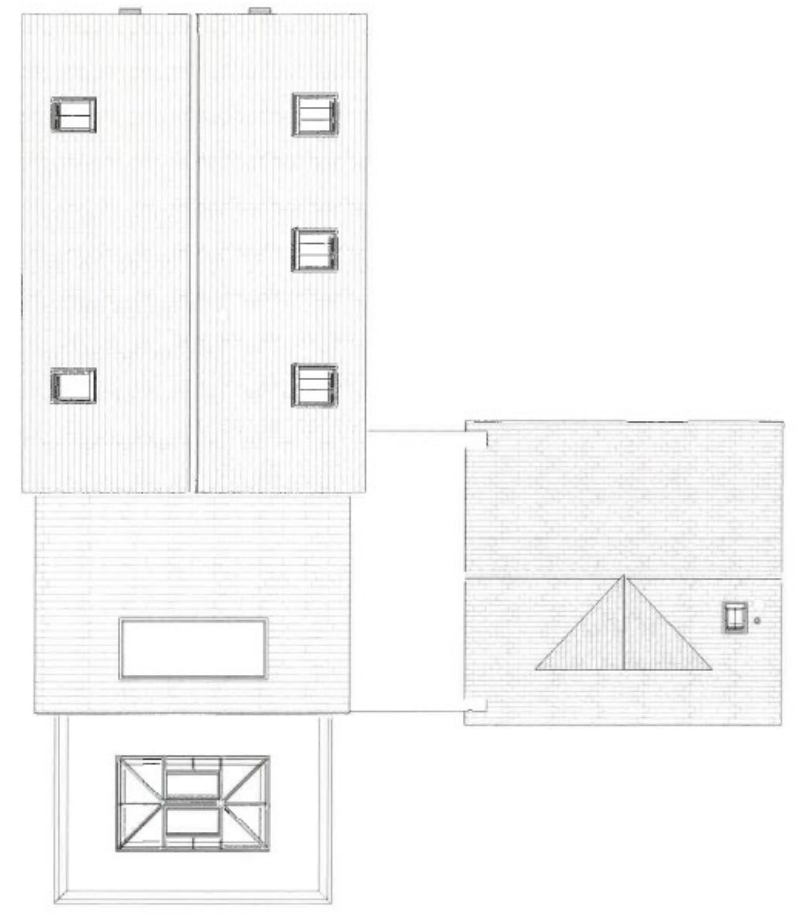
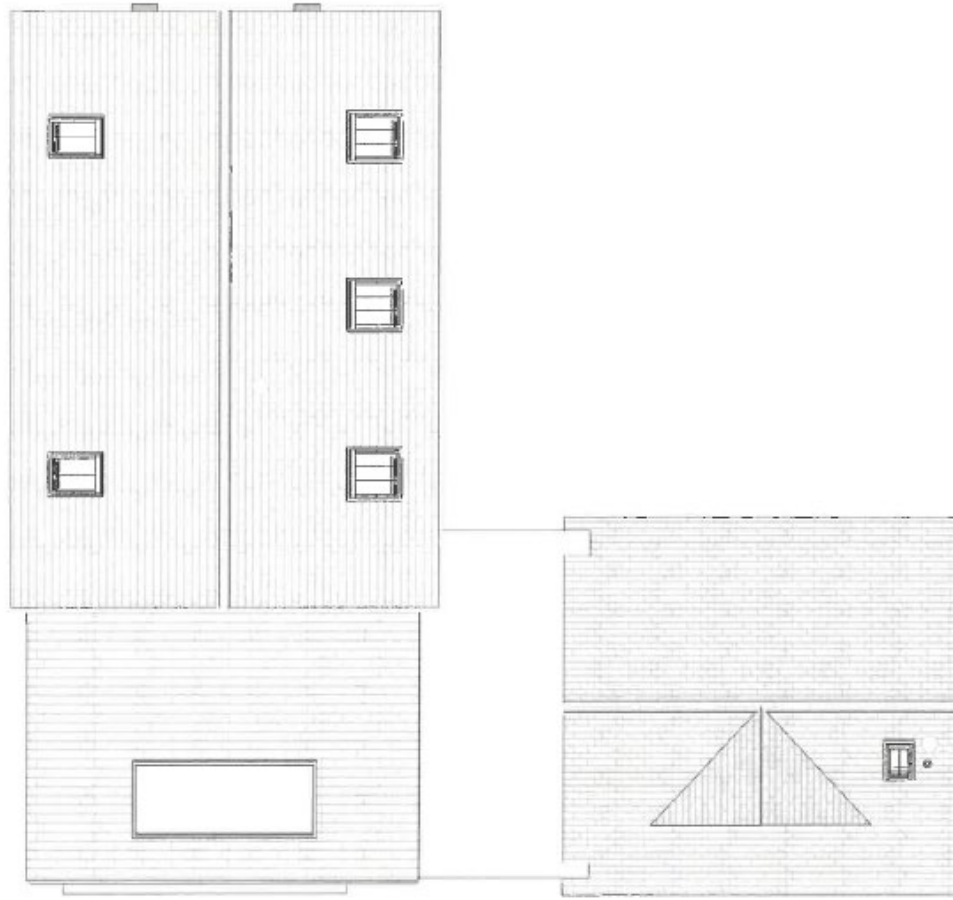
PROPOSED SOUTH WEST ELEVATION



PROPOSED SOUTH EAST ELEVATION

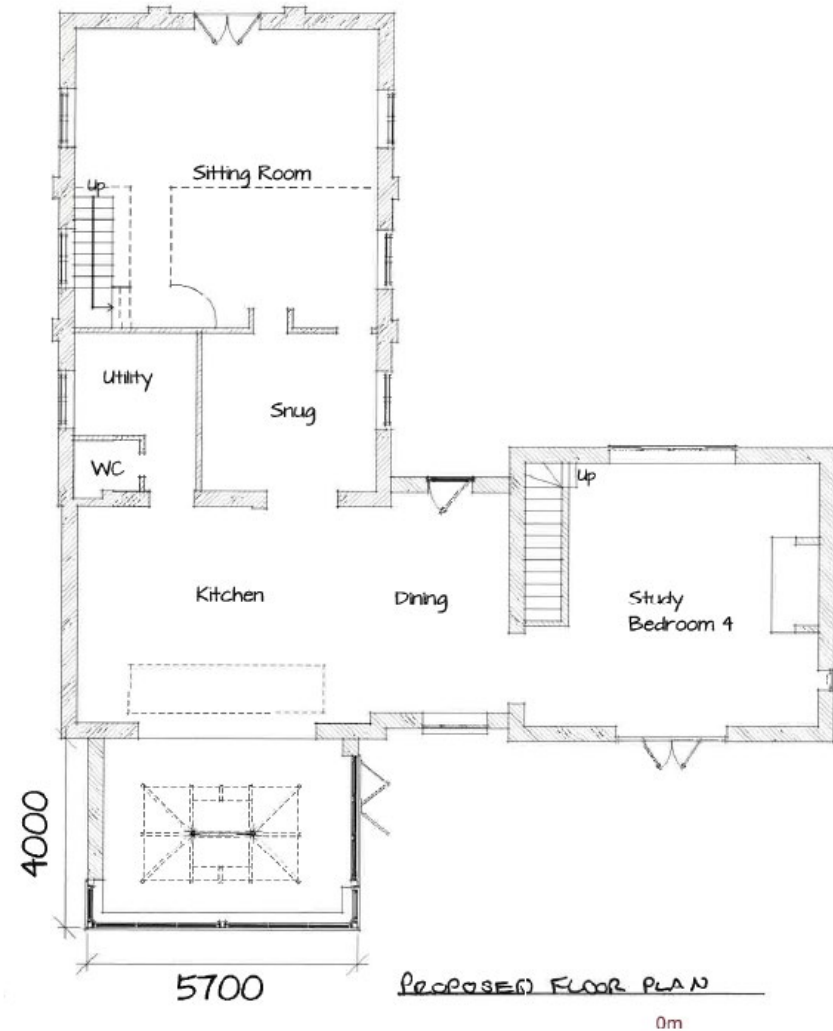
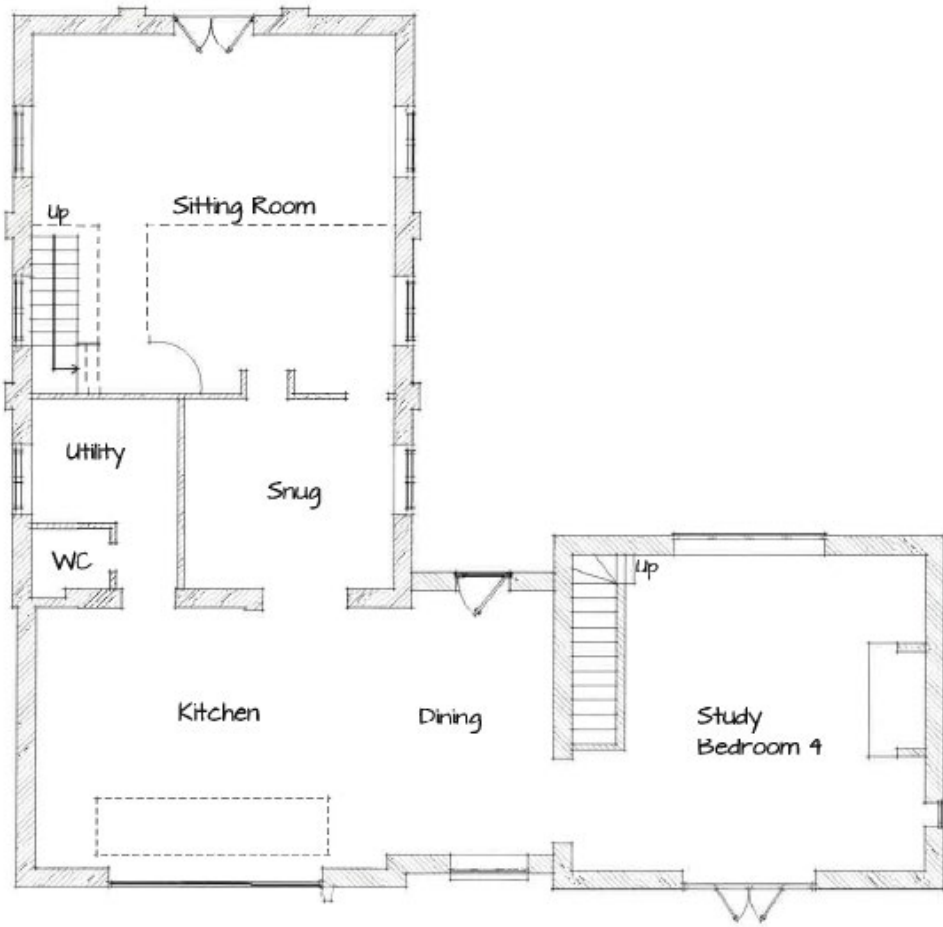


Existing & Proposed Roof Plans



PROPOSED ROOF PLAN

Existing & Proposed Floor plans



Comparison between refused scheme (24/10620) and current application

24/10620



SOUTH WEST ELEVATION

25/10365

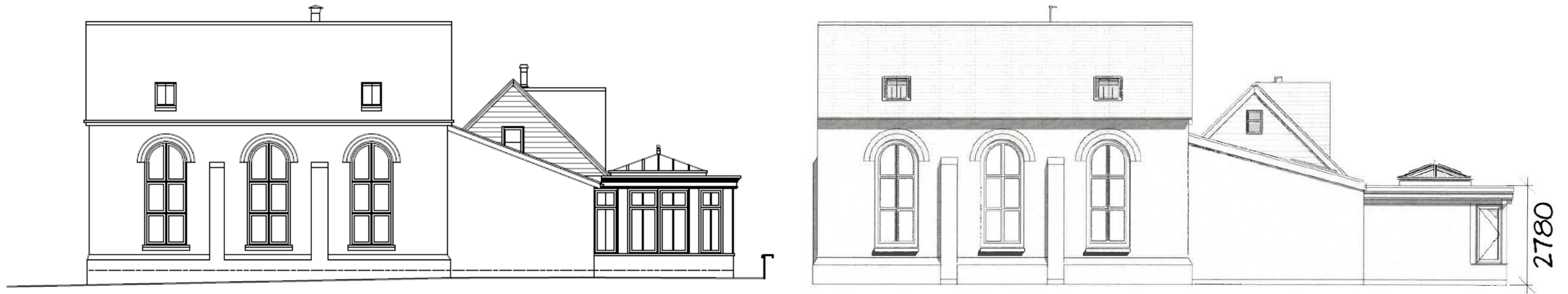


Comparison between refused scheme (24/10620) and current application



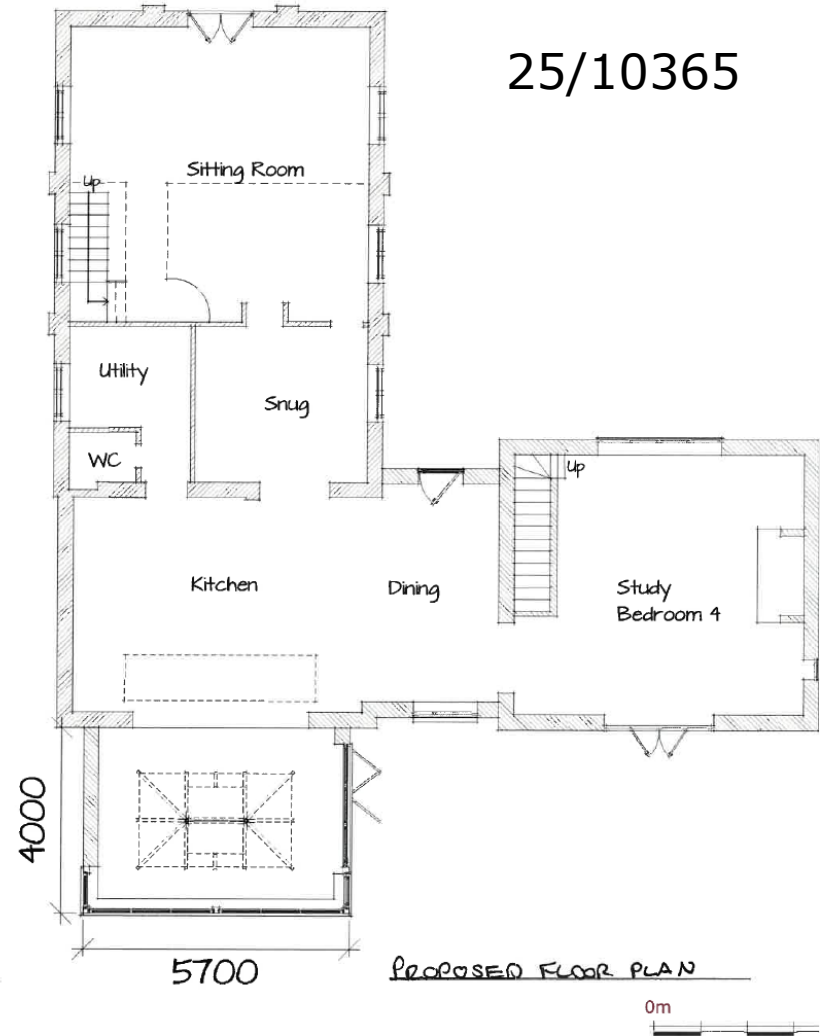
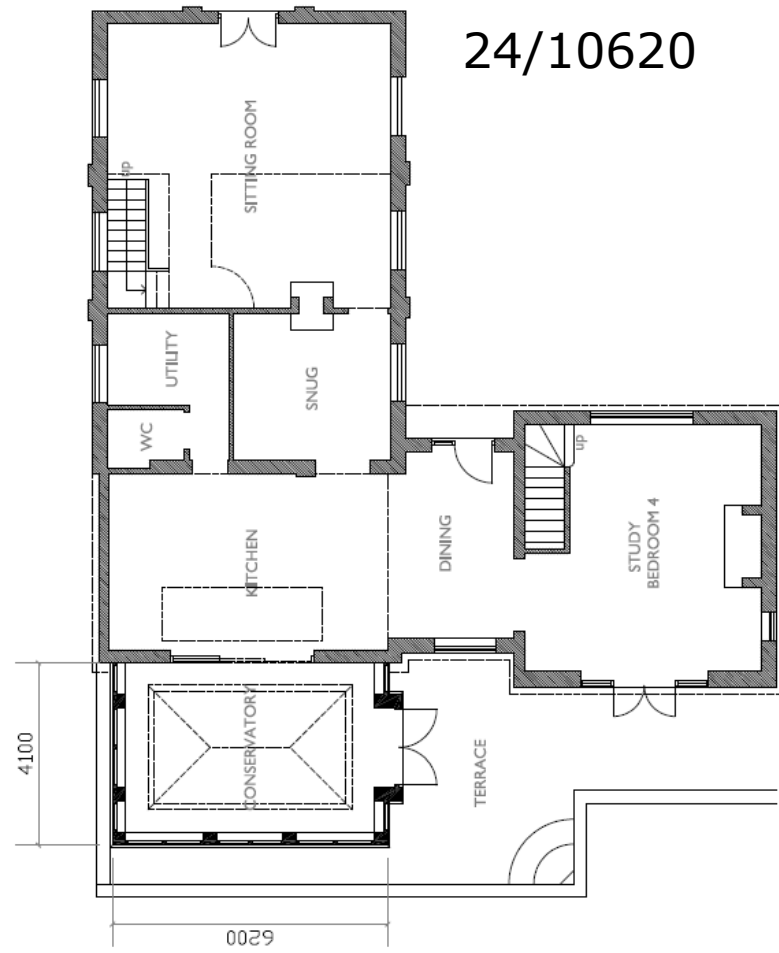
24/10620

25/10365



NORTH WEST ELEVATION

Comparison between refused scheme (24/10620) and current application



Rear elevation 2017 to date



2017



2021



2024



Front elevation



Rear elevation



3d views of existing and proposed rear and side elevations



EXISTING, NOT-TO-SCALE, SHEET ONE



PROPOSED, NOT-TO-SCALE, SHEET ONE

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Recommendation

- Refusal
- By reason of its design, scale and siting on the building, the proposed orangery would significantly contrast with the vernacular of the existing chapel, further eroding the architectural character of the host building and resulting in a harmful and uncohesive addition
- The resulting development would therefore be harmful to the significance of the non-designated heritage asset and fail to preserve the character and appearance of Damerham Conservation Area
- Furthermore, the inappropriate addition would detract from the visual beauty of the National Landscape and would contribute to light pollution that would be harmful to the International Dark Skies and also would be harmful to the rural character of the area
- As such the proposed development would be contrary to Policies ENV3, ENV4 & STR2 of the Local Plan Part 1: Planning Strategy 2020, Policies DM1 & DM20 of the Local Plan Part 2 Sites and Development Management Policies 2014 for the New Forest outside of the National Park, the National Planning Policy Framework and the Cranborne Chase AONB Management Plan

End of 3c 25/10365 presentation



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DISTRICT COUNCIL





Planning Committee

App No 25/10444

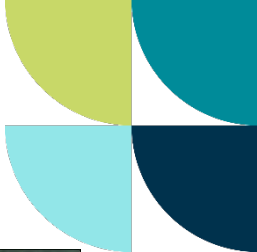
North End Farmhouse,

North End Lane

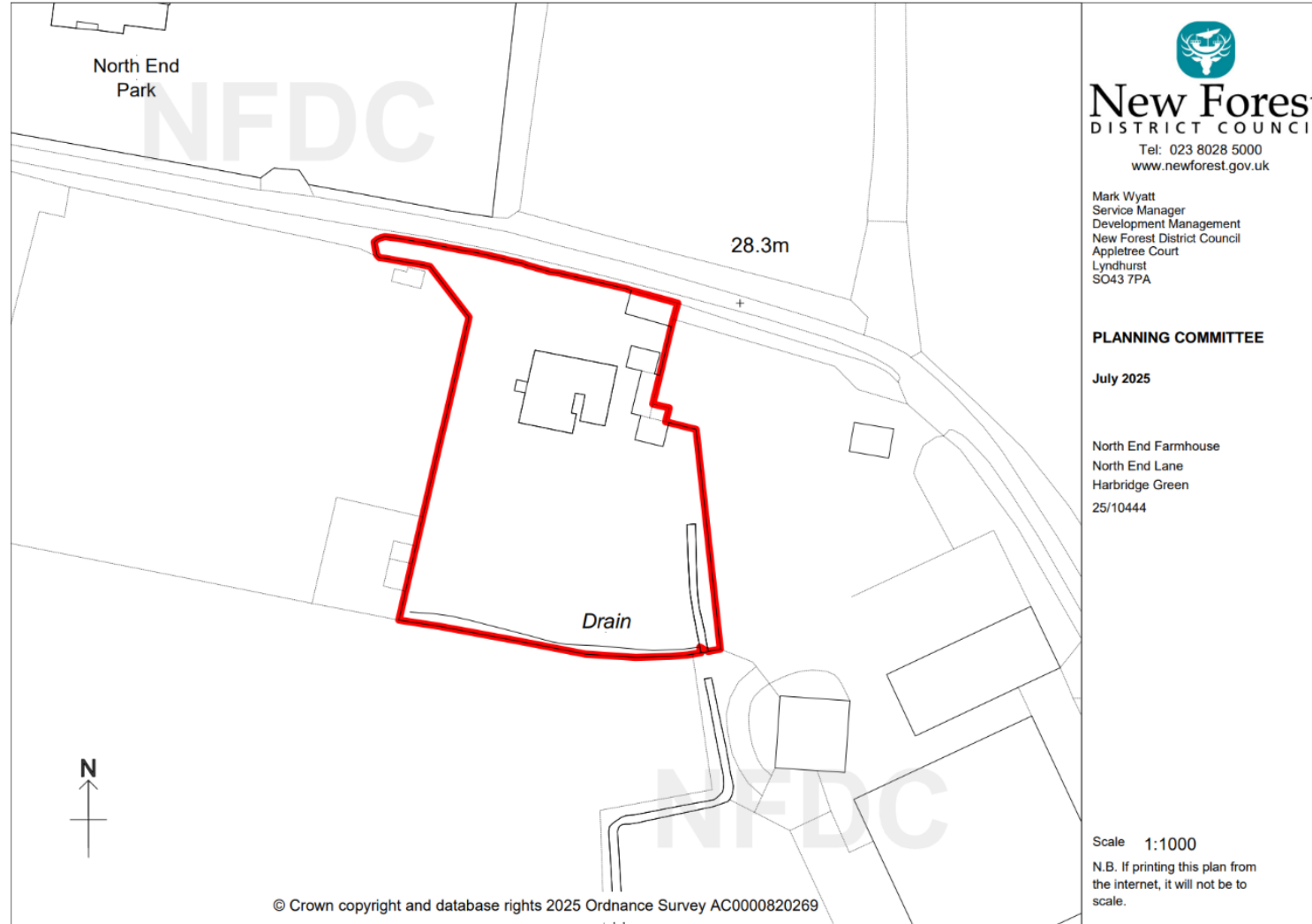
Harbridge Green

Schedule 3d

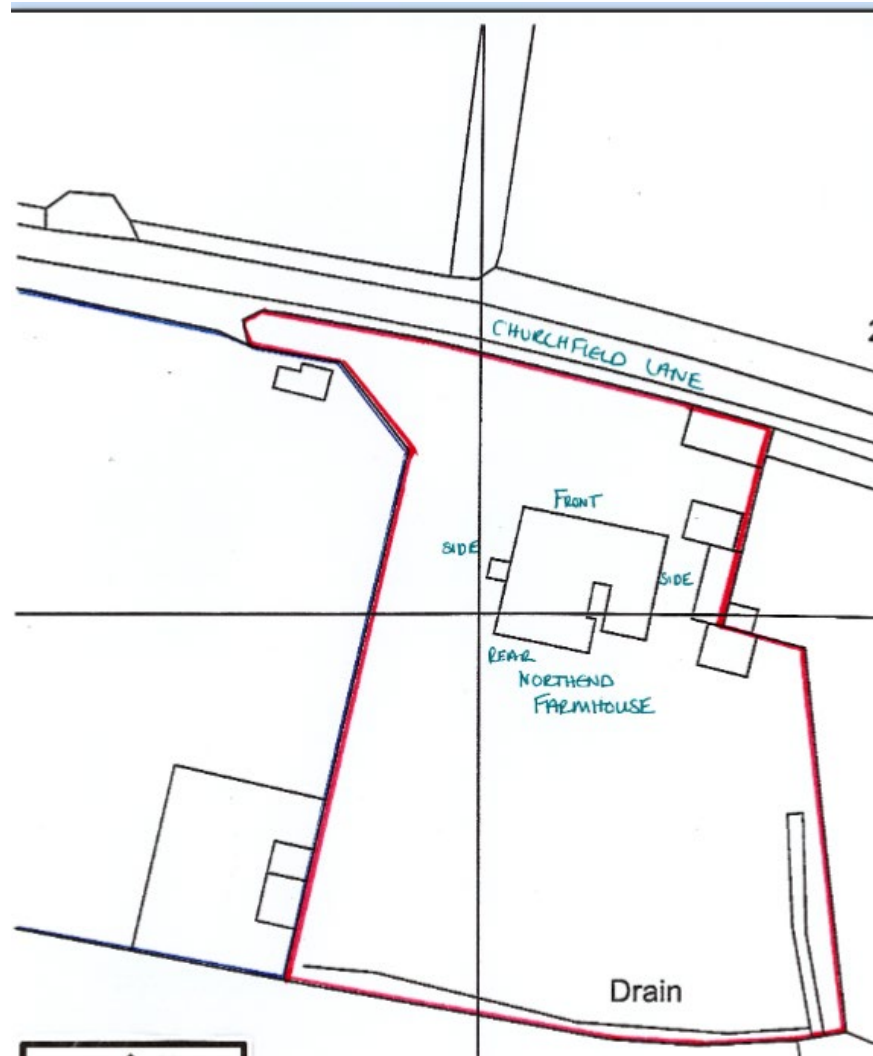
Aerial Photograph



Red line plan



Block Plan



Front elevation



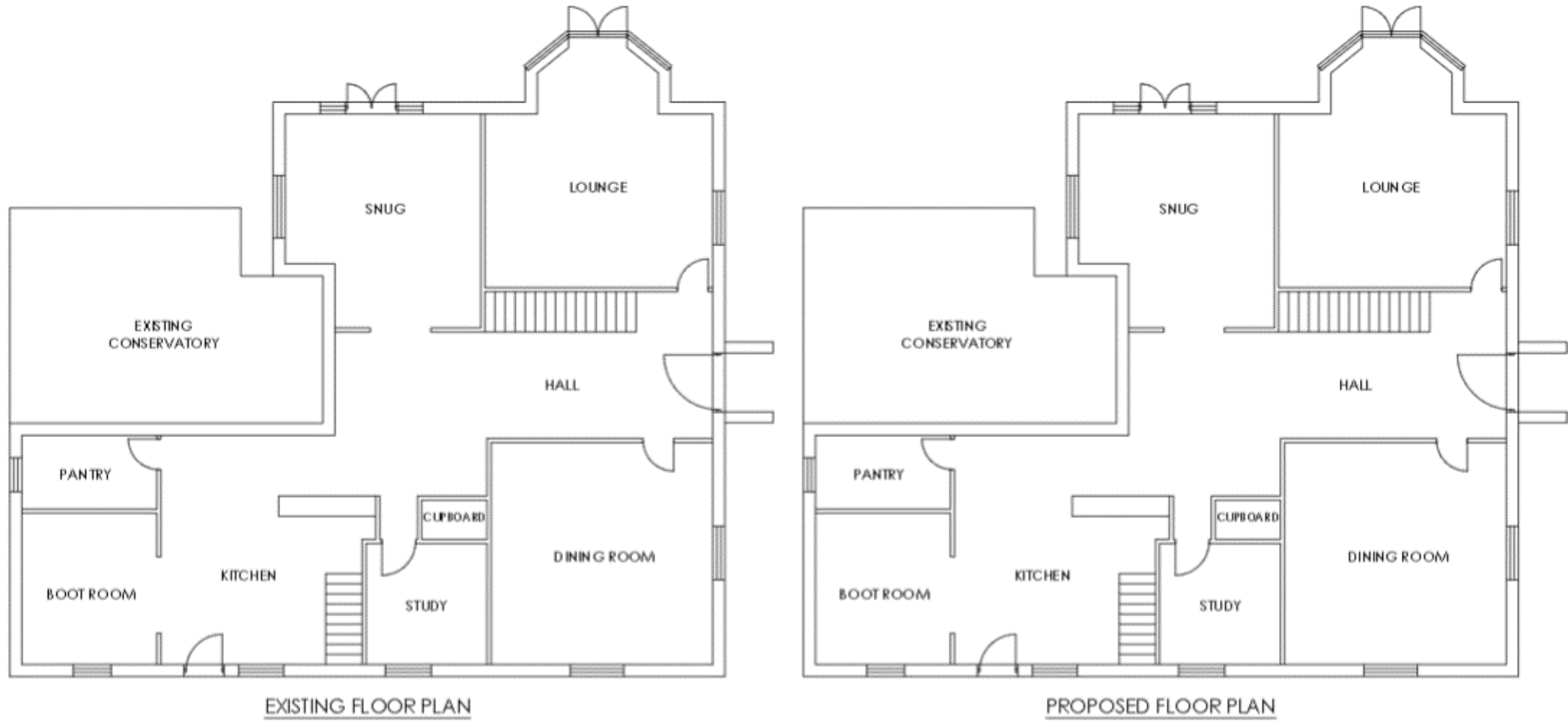
Side elevation



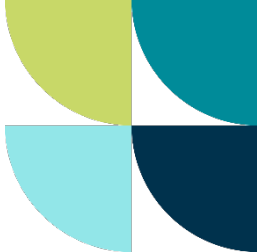
Rear elevation



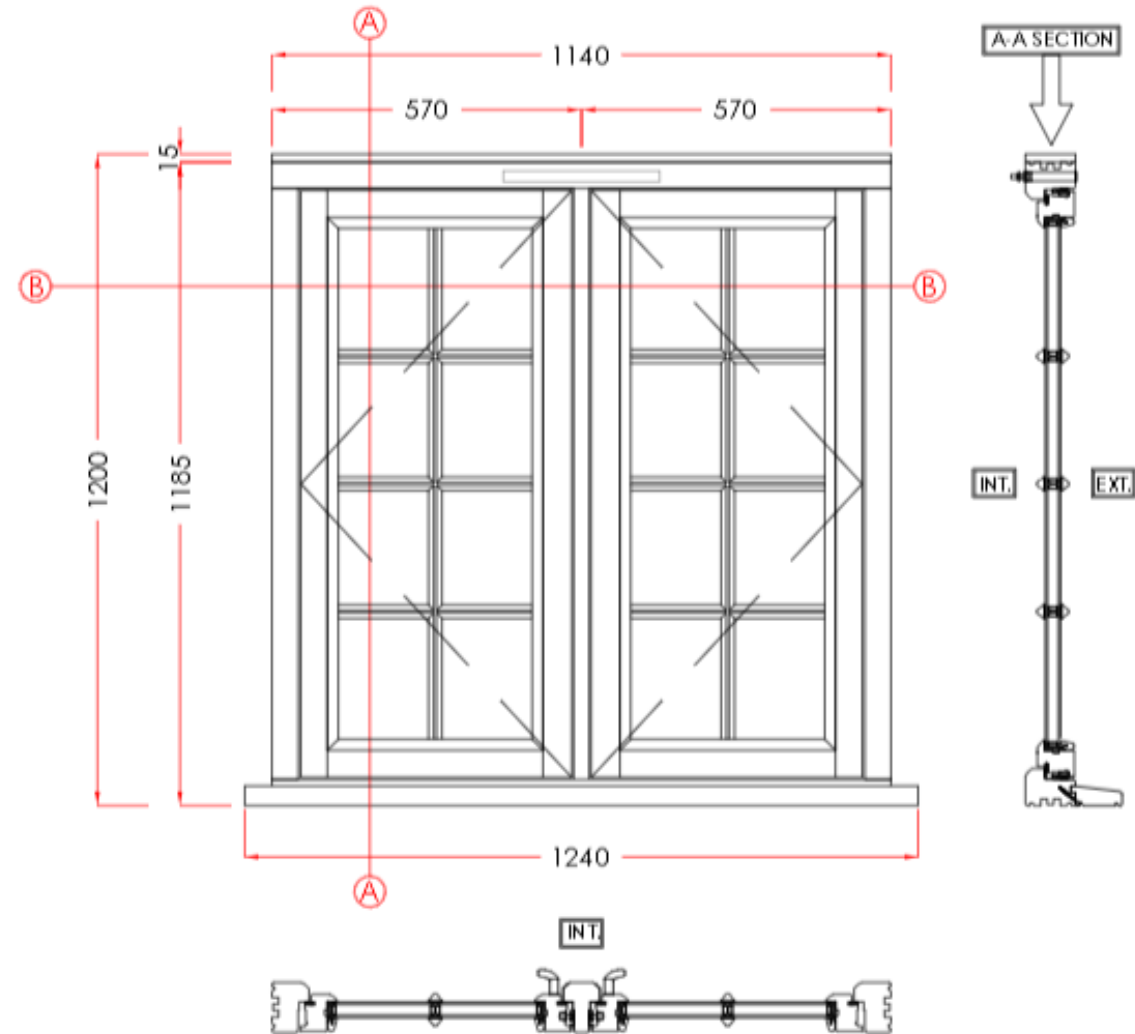
Ground Floor plan



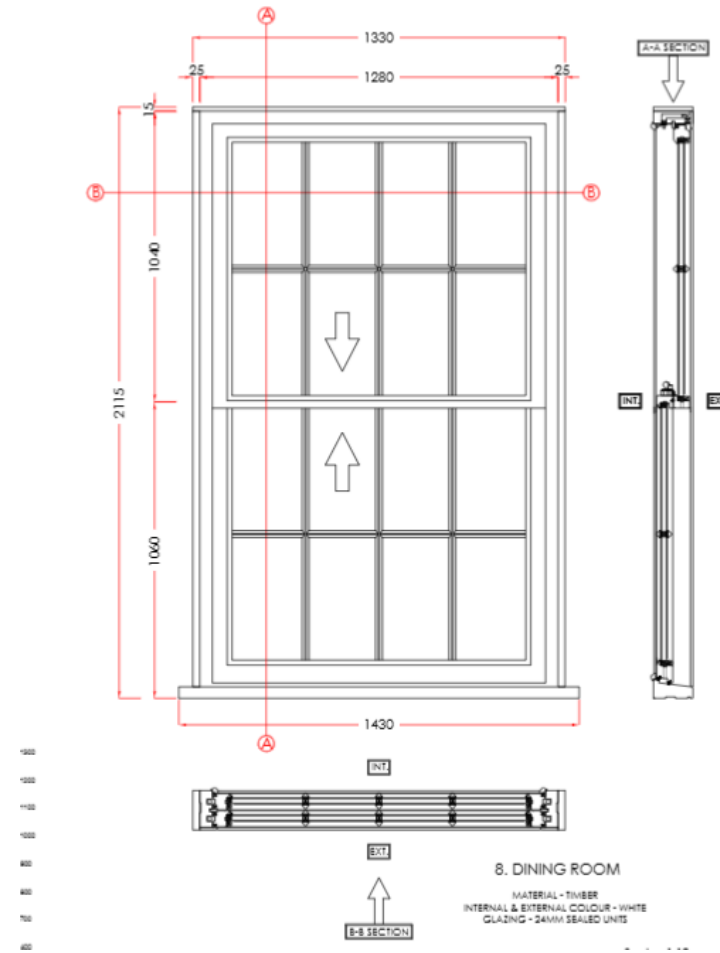
First floor plan



Proposed casement window



Proposed Sash Window



Example of proposed casement style and existing



Example of proposed sash style and existing



Recommendation

- Refuse

- By reason of the unjustified replacement of the historic windows and Circa 1970s patio doors with modern double-glazed windows and doors, which do not portray the existing dimensions or replicate the existing profiles
- The proposed replacement windows and patio doors would erode the historic and architectural significance of the listed building with a resultant detrimental impact.
- As such the proposed works would result in less than substantial harm, and there is not sufficient identified public benefit to outweigh the harm to the historic asset.
- As such it would be contrary to Policy DM1 of the Local Plan Part 2 for the New Forest outside of the National Park and paragraphs 212 and 215 of the National Planning Policy Framework 2024



End of 3d 25/10444 presentation



New Forest

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Planning Committee

App No TPO/0002/25

SABINA

28 MAY AVENUE

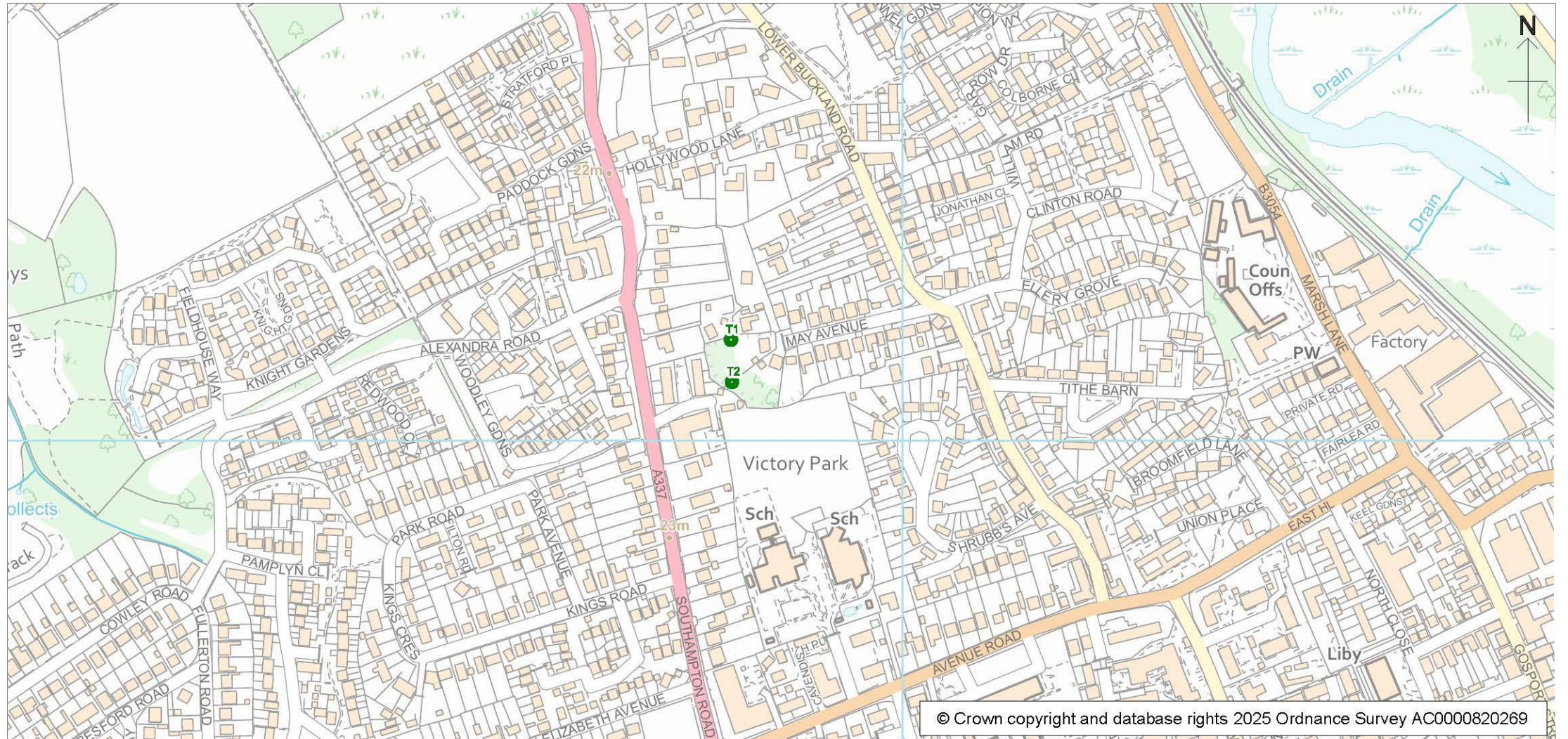
LYMINGTON

SO41 9DQ

Red Line Plan



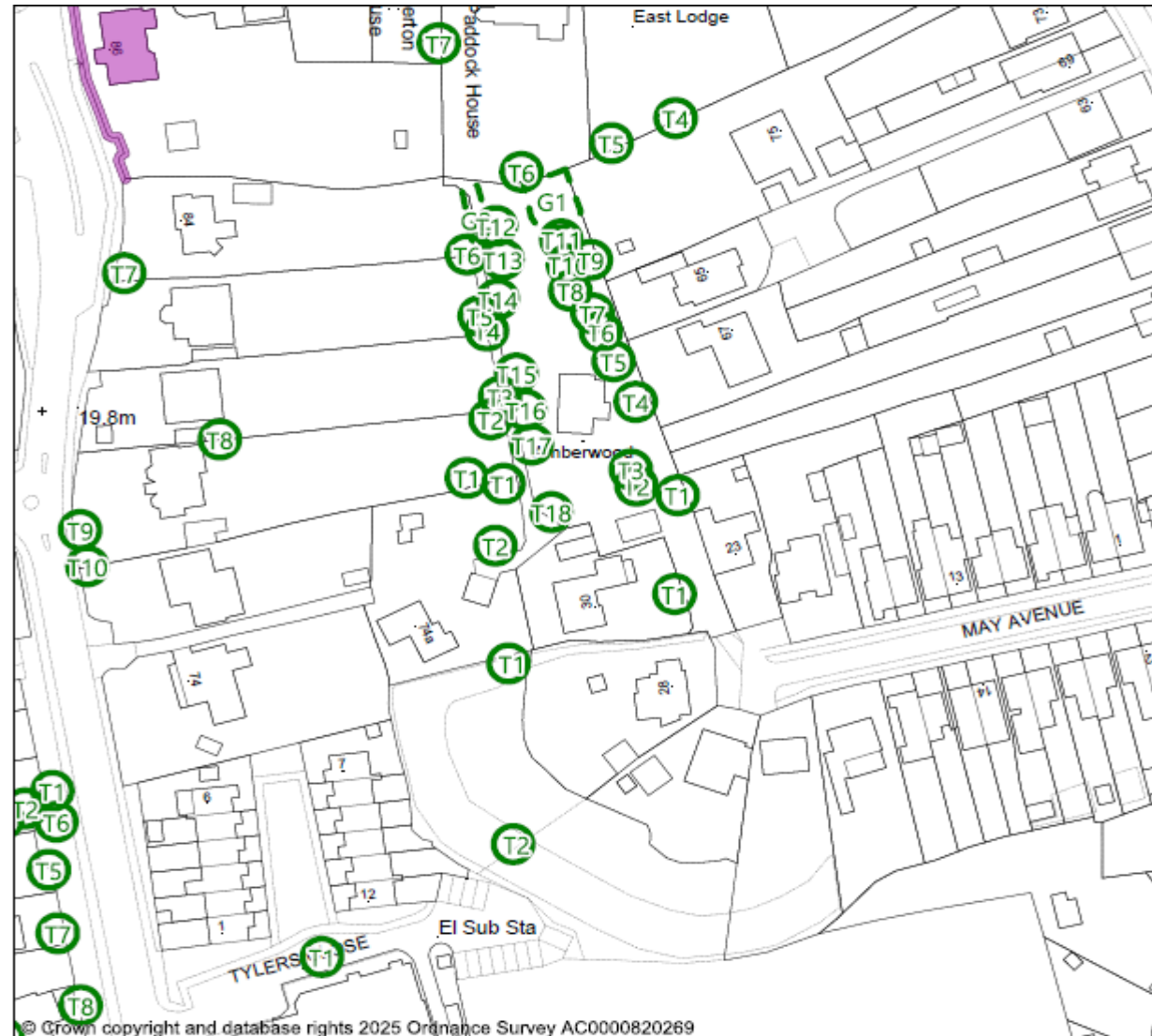
Local context



Aerial photograph



Local context TPO's

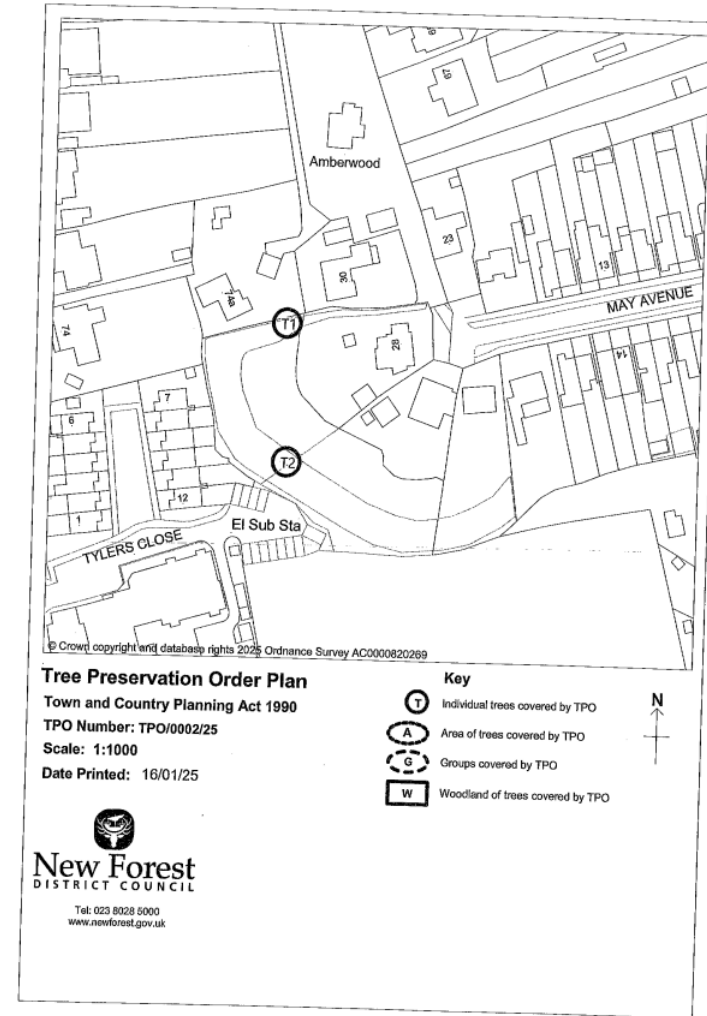


TPO/0002/25 LAND AT REAR OF 28 MAY AVENUE PENNINGTON LYMINGTON

SCHEDULE
SPECIFICATION OF TREES
TPO/0002/25

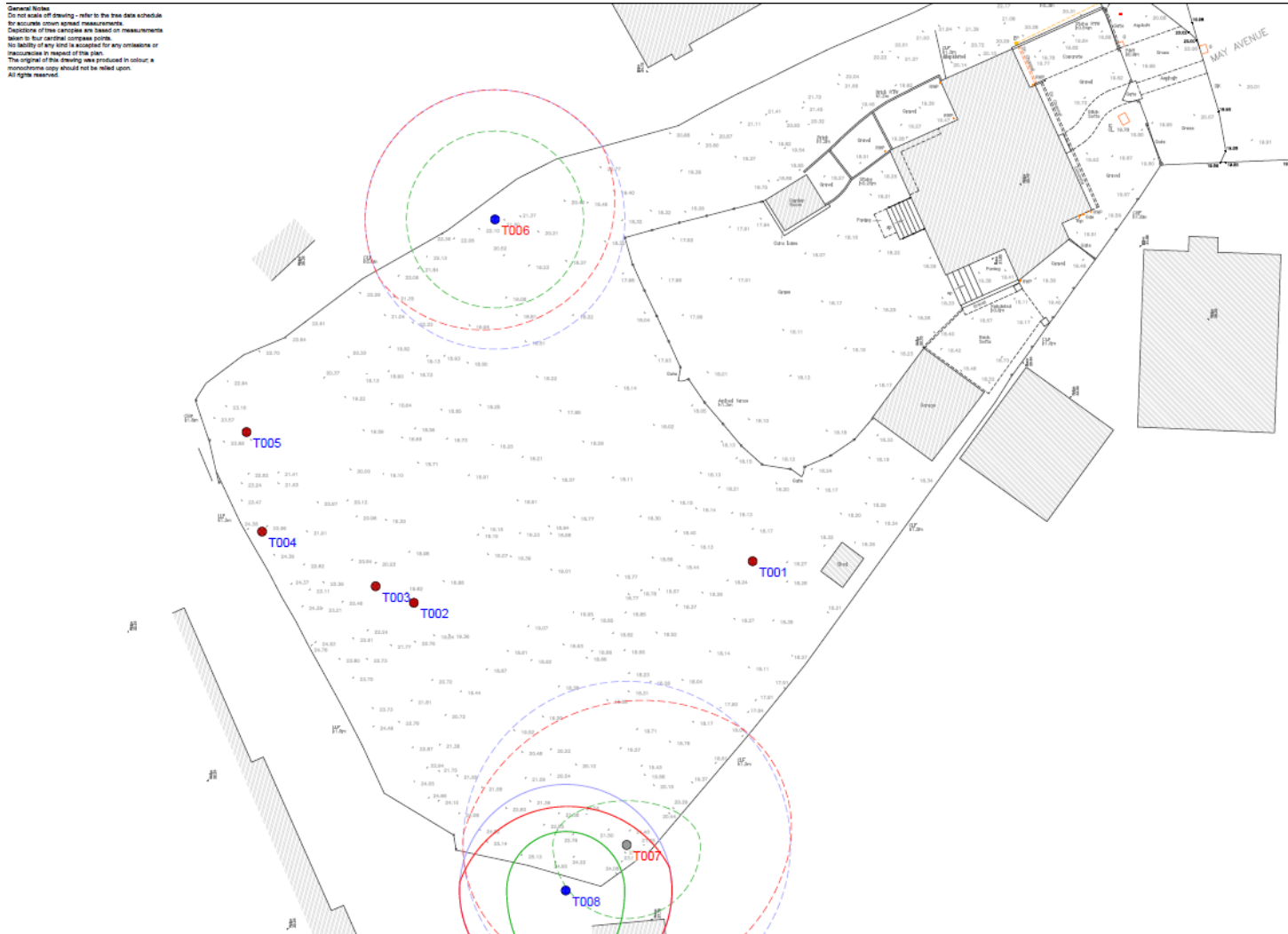
Trees specified individually
 (encircled in black on the Plan attached to this order)

Reference on map	Description	Situation
T1	Holly	Situated to the northern extent of site, as shown on plan.
T2	Sycamore	Situated to the southern extent of site, as shown on plan.



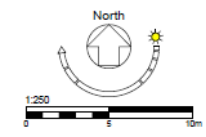
Tree Constraints Plan

General Notes
 Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements
 Dimensions of tree canopies are based on measurements taken to four cardinal compass points
 No liability of any kind is accepted for any omissions or inaccuracies in respect of this plan
 The original of this drawing was produced in colour, a monochrome copy should not be relied upon.
 All rights reserved.



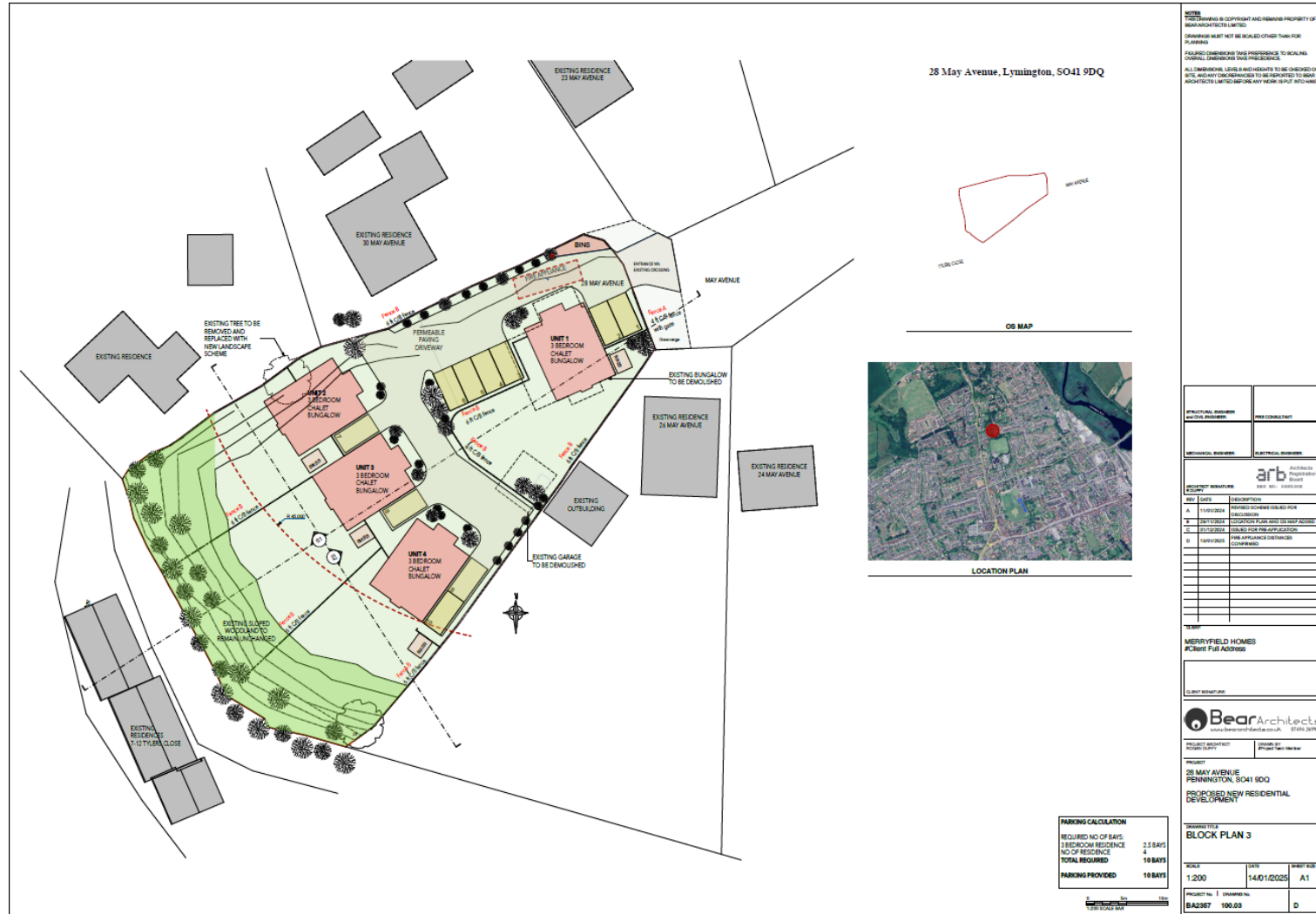
Key

- T01 Tree or Group Reference Number
- Tree Stem Position A category Tree
- Tree Stem Position B category Tree
- Tree Stem Position C category Tree
- Tree Stem Position U category Tree
- ◌ Tree Crown
- Root Protection Area Standard BS5837 circle
- Root Protection Area Modified due to slopes
- Trees Proposed to Remove



Tree Constraints Plan	
Project: RNapc/528/TCP/1	
Date: 5th December 2023	
Scale: 1:250 - A3	
Client: c/o Bear Architects	
Address: 28 May Avenue, Lymington SO41 9DQ	
Drawn by: CS	Checked by: RN
Richard Nicholson Arboricultural Planning Consultant 14 Main Road Tolpuddle Dorchester DT2 7EW	
T: 07954955189	RN apc
E: apcnicholson@protonmail.com	
W: www.rnapc.co.uk	

Proposed Block Plan



Public Amenity – Streetscene Photographs



Public Amenity – Streetscene Photographs



View within the site: Holly T1



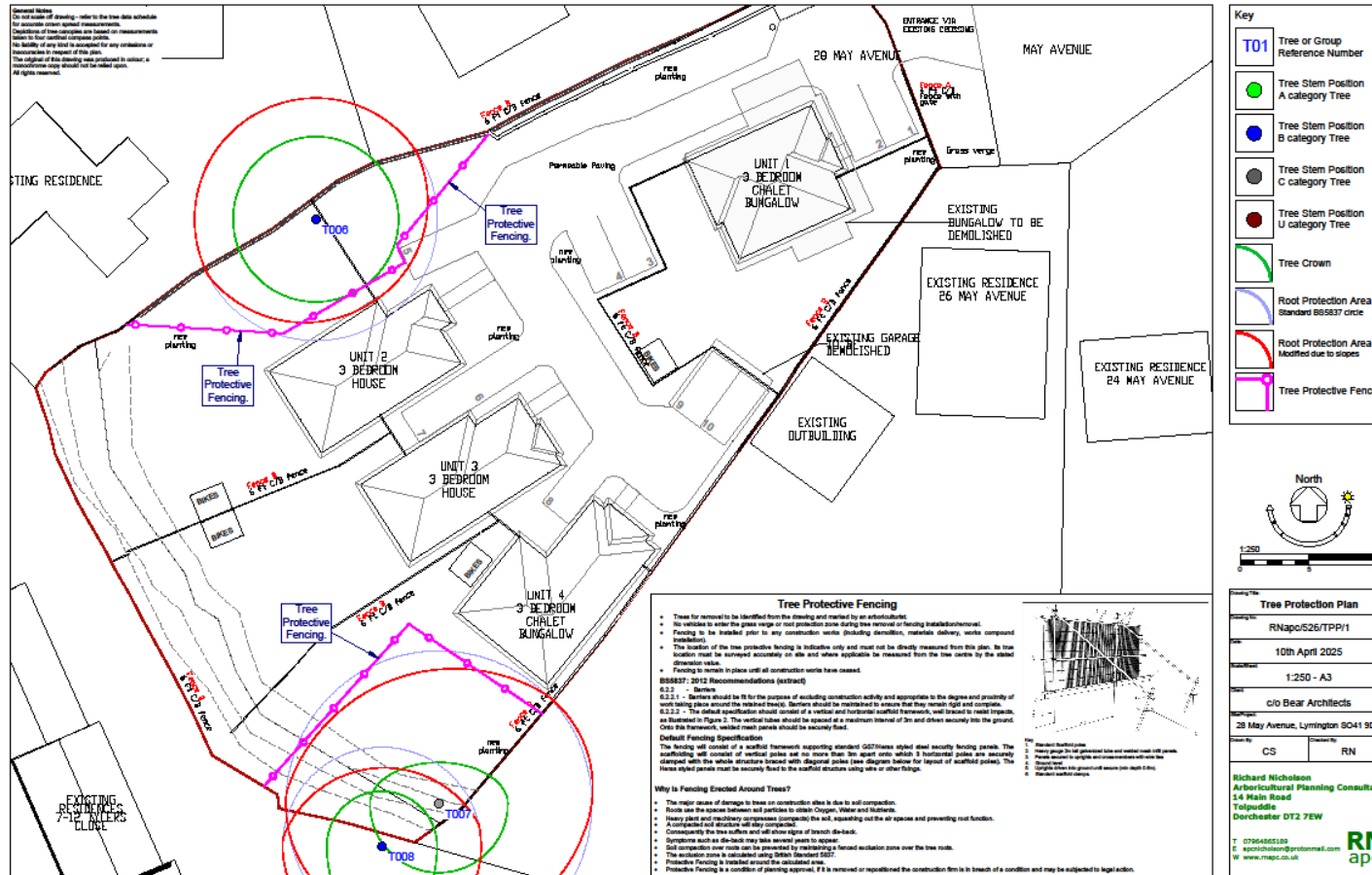
View within the site: Sycamore T2



Tylers Close to southwest/View from Tylers Close



Tree Protection Plan: Trees retained





Conclusion and Recommendation

- The trees provide a positive contribution to the area and their loss would further diminish the presence and amenity provided by the important trees/tree group
- They could be retained within a revised development layout subject to planning approval
- Confirm the order in the interests of public amenity

End of TPO/0002/25 presentation



New Forest

DISTRICT COUNCIL

