

Application Number: 25/10683 Full Planning Permission
Site: 34 ASHLEY COMMON ROAD, ASHLEY, NEW MILTON
BH25 5AR
Development: Garden annexe to provide ancillary accommodation.
Applicant: Mr & Mrs Close
Agent: C M Broomfield
Target Date: 23/09/2025
Case Officer: Kate Cattermole
Officer Recommendation: Grant Subject to Conditions
Reason for Referral to Committee: Town Council contrary view

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Impact on the street scene and character of the area
- 2) Residential amenity
- 3) Use of the building

2 SITE DESCRIPTION

The application site is located on an established residential road, in the built up area of New Milton. Ashley Common Road has a varied character.

The application site consists of a semi-detached house, situated in a reasonable sized plot. The rear garden is enclosed by fencing and there are two existing single storey outbuildings located adjacent to the rear boundary. Adjacent to the north west (side) boundary of the application site is a driveway which provides access to two detached bungalows (No 36 and 38) one of which is situated directly behind the application site.

3 PROPOSED DEVELOPMENT

Erection of a single storey outbuilding to be sited at the rear of the garden (in part replacing the existing outbuildings). The outbuilding would have a flat roof design. It would have an L-shaped footprint and be timber clad.

The purpose of the outbuilding is to provide a self contained one bedroom annexe comprising a bedroom with en suite, a kitchen, living room with an associated patio. The outbuilding would for living accommodation for a relative who provides support for the family unit especially in respect of health needs.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
XX/LYB/07376 Erection of pair of semi-detached houses and garages with construction of accesses.	26/06/1961	Granted	Decided

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness

Policy HOU1: Housing type, size, tenure and choice

Policy HOU3: Residential accommodation for older people

Supplementary Planning Guidance And Documents

SPD - New Milton Local Distinctiveness

Neighbourhood Plan

New Milton Neighbourhood Plan

National Planning Policy Framework

National Planning Policy Guidance

Plan Policy Designations

Neighbourhood Plan New Milton

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

New Milton Town Council: Object (Delegated)

Back land development

This wholly independent unit is of concern despite offered justification and paves the way for subdivision in the future.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

No comments have been received.

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

For: 1

Comment: 1

Against: 0

Support:

- efficient use of existing residential plots and offer a sustainable response to evolving housing needs.

Comment:

- concerns raised by representative of owner of 36 Ashley Common Road in respect of potential access to the rear garden from the adjacent driveway. Also queries whether the fencing would be removed.

10 PLANNING ASSESSMENT

Principle of Development

As the site is located in the built-up area the principle of the development is acceptable, subject to the consideration of other relevant considerations as set out below.

Street scene and character of the area

Policy ENV3 requires new development to achieve high quality design that contributes positively to local distinctiveness, quality of life and the character and identity of the locality.

Policies HOU1 and HOU3 encourages a mix of residential development and improving residential diversity. Also providing accommodation to enable older people to retain independence, and allowing for adaptations to meet their future needs.

By reason of its siting in the rear garden, the proposed building would not impact on the street scene.

There are already existing outbuildings on the application site. The replacement of these outbuildings with a single storey structure that by reason of its materials (composite cladding) and design would not be overly domestic in appearance would not adversely impact on the character and appearance of the area where single storey outbuildings within rear gardens would be an acceptable domestic feature. The proposed building, albeit self contained, would be located within the rear garden of the dwelling and would not result in subdivision of the residential garden. Furthermore, the rear garden is of a reasonable size that could accommodate the proposed building. The proposed outbuilding being in ancillary use, would not result in backland development.

As such the proposal would not conflict with Policy ENV3 and would accord with Policies HOU1 and HOU3 of the Local Plan Part 1.

Residential amenity

Policy ENV3 states that new development will be required to avoid unacceptable effects by reason of visual intrusion or overbearing impact, overlooking, shading, noise and light pollution or other adverse impacts on residential amenity.

The rear garden is enclosed by fencing, and there is established vegetation along the rear boundary within the garden of the neighbouring property, 36 Ashley Common Road. By reason of its siting, single storey form and relationship with neighbouring properties the proposed outbuilding would not result in any adverse impact on residential amenity. Moreover, there would be no windows sited on the elevations facing neighbouring properties.

Even though by the nature of its use the building could result in some limited additional activity in this part of the site, the building would be ancillary to the main

dwellinghouse, and any additional noise and general activity associated with the proposal would be of a domestic nature. Any such activity would not be harmful to residential amenity and furthermore no concerns in this respect have been raised by the occupants of neighbouring properties.

As such the proposed development would thereby accord with the amenity provisions of Policy ENV3.

Use of the building

As stated above the building is to provide accommodation for a family member who provides support for the family unit especially in respect of health needs. As such, it would not result in the creation of a separate planning unit, and is considered to be an ancillary use to the host dwelling. Furthermore, the building would be connected to the host dwelling's services (water, electricity and foul drainage) and no subdivision of the plot is proposed in this application. As such the site would remain as a single residential unit.

New Milton Town Council have raised concerns that the outbuilding would create a wholly independent unit and paves the way for subdivision in the future. However, as set out above, an independent unit would not be created on the site. If in the future the outbuilding were to be severed from the host dwelling, thereby creating two separate planning units on the site, this would require the benefit of an express planning permission.

On this basis the proposed use is considered to be acceptable in planning terms and therefore it would not be considered necessary or reasonable to add a condition restricting its use. Such a condition would not pass all of the six tests for the use of planning conditions as set out in para 58 of the NPPF and the NPPG.

11 OTHER MATTERS

Concerns have been raised by a neighbour in respect of potential access to the site for the construction of the building. However the agent has confirmed that it is not the intention of the applicant to use the driveway or disturb the boundary fence in respect of the construction of the building. As such the only intended form of access to construct the building would be solely achieved through the application site.

12 CONCLUSION / PLANNING BALANCE

To conclude, the proposed development would result in an acceptable form of development that would be in accordance with national and local planning policy, and therefore the application is recommended for approval.

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:

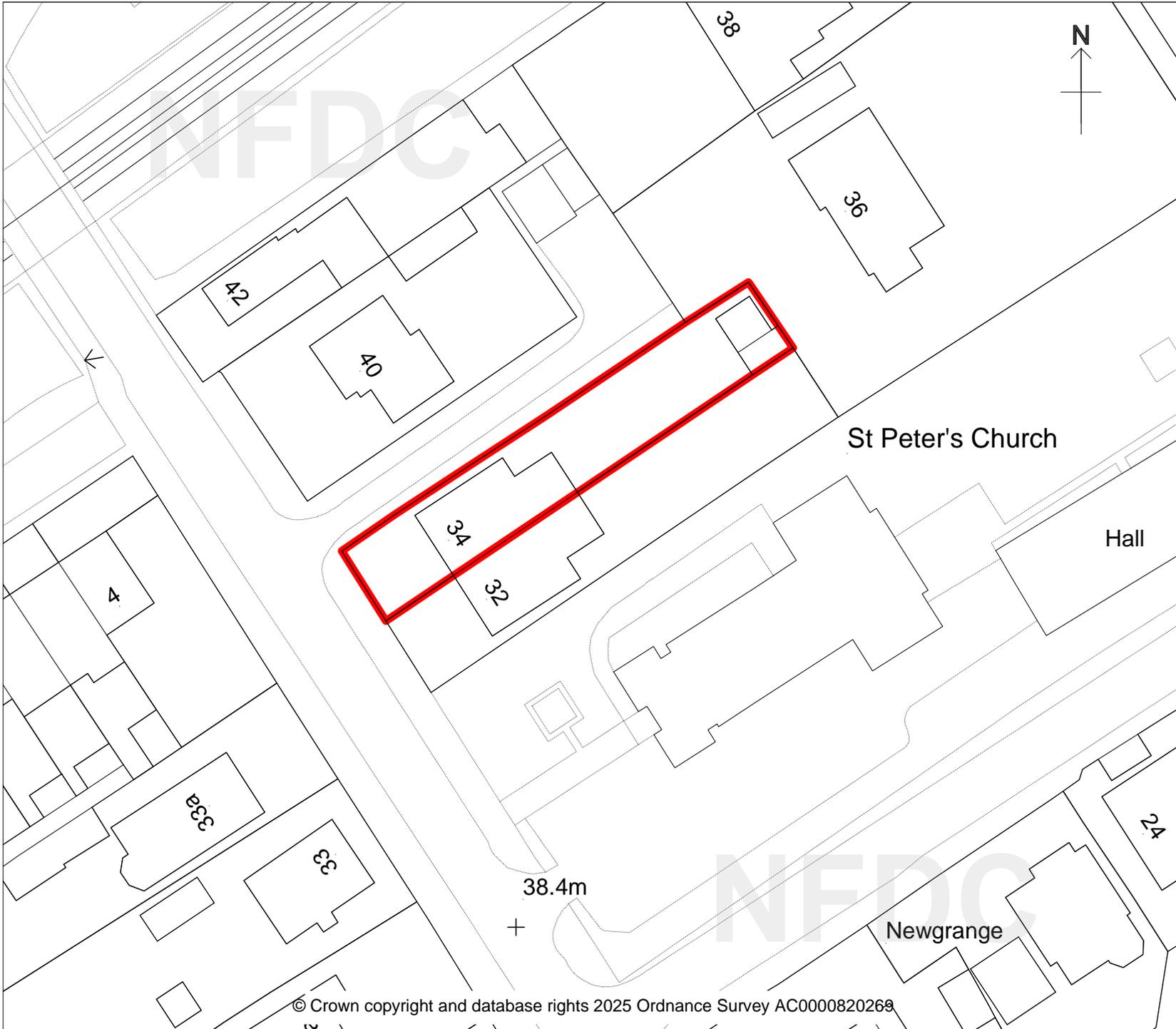
- Location Plan as deposited with the Local Planning Authority on 22 July 2025
- Block Plan as deposited with the Local Planning Authority on 22 July 2025
- 2A Elevations as deposited with the Local Planning Authority on 22 July 2025
- 1A Floor Plans as deposited with the Local Planning Authority on 22 July 2025

Reason: To ensure satisfactory provision of the development.

Further Information:

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New Forest

DISTRICT COUNCIL

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PLANNING COMMITTEE

September 2025

34 Ashley Common Road
Ashley
New Milton
25/10683

Scale 1:500

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