

Marchwood Parish Council

Marchwood Village Hall
Village Centre
Marchwood
SO40 4SX

Telephone: 023 8086 0273

Email: office@marchwoodparishcouncil.org.uk



30th November 2020

To: Members of the Planning Committee.

The Planning Committee will meet via a scheduled video meeting on Monday 7th December 2020 at 7.30pm. It will be conducted using the Zoom video conferencing solution.

Members of the public should contact the Clerk to the Council for details on how to connect to the meeting.

Brendan V. Gibbs

Clerk to the Council.

AGENDA

1. Apologies for absence.
2. Declarations of Interest.
3. Public participation – Should not exceed 15 minutes in duration. Standing Order 3 (e) & (f) December 2019.
4. Chairman's report.
5. Minutes: To confirm the minutes of the meeting of the 2nd November 2020.
6. Planning applications.

New Forest District Council.

20/11047 The Old Bakery, Hythe Road, Marchwood Southampton SO40 4WU: Two-storey side extension with rear balcony. Amended Plans.

20/11080 21 Old Magazine Close, Marchwood, Southampton SO40 4SD: Rear extension; roof alterations for new first floor including dormer; replacement garage and carport; fenestration alterations.

20/11272 9-38 Africa Drive, 1-12 Burma Drive, 37-54 Mulberry Road, Marchwood, Southampton SO40 4UF: External wall insulation project; replace fenestration, fascias, soffits and rainwater goods; loft insulation upgrade & replacement roof tiles.

20/10987 Marchwood Military Port, McMullen Barracks, Byams Lane, Marchwood, Southampton SO40 4ZG: Construction of new multi-use games area (MUGA); associated fencing.

New Forest National Park Authority. No applications to consider.

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7. Tree applications.

TPO/20/0563 1 Maritime Avenue, Marchwood, Southampton SO40 4AN: Oak x 2 Fell. To receive a report from the Clerk.

TPO/20/0651 5 Osprey Close, Marchwood, Southampton, SO40 4XJ: Birch x 1 – Fell.

CONS/20/0663 7 Maritime Avenue, Marchwood, SO40 4AN: Cherry x 1 Reduce, Prunus x 1 Reduce.

8. Planning enforcement cases. To receive any updates.

9. Planning decisions. To receive any updates.

10. Appeal decisions. To receive a report from the Clerk.

11. Pre-planning consultations. To receive a report from the Clerk.

Members of the Press and Public are welcome to attend any meeting of the Parish Council. These rights are enshrined in the Public Bodies (Admission to Meetings) Act 1960 and the Openness of Local Government Bodies Regulations 2014.

All in attendance should be aware that filming, photographing, recording, broadcasting or transmitting the proceedings of the Council may occur during the meeting.



Appeal Decision

Site visit made on 28 August 2020

by **L McKay MA MRTPI**

Inspector appointed by the Secretary of State

Decision date: 27 November 2020

Appeal Ref: APP/ B1740/ D/ 20/ 3246930

Forest View, Pooks Green, Marchwood SO40 4WP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr L Bundy against the decision of New Forest District Council.
 - The application Ref 19/11373, dated 28 October 2019, was refused by notice dated 30 December 2019.
 - The development proposed is remodelling of detached dwelling including roof extension.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. Since the Council made its decision it has adopted the Local Plan 2016-2036 Part 1: Planning Strategy (LP), which now forms part of the development plan. The Council has confirmed that the policies referred to in its reasons for refusal have been replaced by LP Policies STR1 and ENV3. The appellant has had the opportunity to comment on this change in policy circumstances.

Main Issues

3. The effect of the proposed development on the character and appearance of the area, and on the living conditions of neighbouring occupiers in respect of privacy.

Reasons

Character and appearance

4. The appeal site is within a section of Pooks Green comprising bungalows and chalet bungalows set back from the road. While there is some variation in style and roof form, the dwellings are broadly consistent in height. Large front gardens, low front boundary treatments and wide verges give this section of the road a spacious character. This contrasts markedly with the more enclosed character of the northern section of Pooks Green, and other surrounding roads, which comprise mainly 2-storey dwellings with taller boundary fences and hedges. Consequently, the area immediately around the appeal site has a distinctive character, which is shared by the appeal property.
5. Due to the proposed height, depth and roof form, the proposals would make the appeal property significantly taller and bulkier than the bungalows either side. The design attempts to reduce the massing of the proposed extensions through different roof forms and eaves levels. However, the use of a low eaves at the front would highlight the height and scale of the front gable, which would be substantially taller and wider than other such features in the area. The

two-storey section of the proposed extensions would be set back into the site, however it would be easily appreciated from the road as the front wall immediately behind the gable would be two storeys high. The double roof arrangement would also be visible above the neighbouring property Bryher.

6. The contemporary design proposed would reference features such as large windows and front gables that are found on several other properties nearby. Render is also commonly used in the local area and therefore, in principle, this material would not be out of place in the street scene. However, the expanse of white render proposed would be visible above the roofs of neighbouring properties, and as such would emphasise the greater height and bulk of the proposed extended dwelling relative to its neighbours.
7. Consequently, although it would respect the spacing between dwellings in this area, the proposed extended dwelling would be overscaled in relation to the properties around it. As a result, it would be a dominant and prominent feature in the street scene, which would detract from the distinctive character of this part of Pooks Green and would not be sympathetic to its context. Accordingly, the proposal would harm the character and appearance of the area and would therefore conflict with LP Policies STR1 and ENV3, which seek to achieve high quality design that contributes positively to local distinctiveness.
8. Local and national policies require high quality design that respects local character even outside of designated areas, which, for the reasons set out above, this proposal would not achieve. While the appellant suggests that substantial remodelling is to be expected on this type of large plot, I have not been made aware of any other schemes built or permitted in this immediate area. The potential for other developments to come forward in the future does not therefore justify the harm that would result from the proposal before me, which I have considered on its own merits.

Living conditions

9. The proposed rear balcony would provide views from an elevated position towards the rear gardens of both neighbouring properties. The existing garage of Bryher would screen views towards the seating area at the rear of that dwelling, and as such there would not be any significant adverse impact on the privacy of the occupiers.
10. Although parts of the garden of Arnwood are currently overlooked by neighbouring windows, due to its size the proposed balcony would result in significant additional overlooking and consequent loss of privacy to that property, to the detriment of the living conditions of the occupiers. This could however be mitigated by a taller screen along the relevant side of the proposed balcony, which could be secured by a planning condition.
11. Therefore, the proposal would not have a significant adverse impact on the living conditions of neighbouring occupiers in respect of privacy. Accordingly, I find no conflict with LP Policy ENV3 insofar as it requires development to avoid unacceptable effects on residential amenity by reason of overlooking.
12. The lack of harm in this respect would not however outweigh the harm that I have found in relation to the character and appearance of the area. Therefore, the appeal is dismissed.

L McKay

INSPECTOR

Our Ref: NEF12396

10th November 2020

The Parish Clerk
Marchwood Parish Council
Marchwood Village Hall
Marchwood Village Centre
Marchwood
Southampton
Hampshire
SO40 4SX

Dear Sir/Madam,

Subject: Proposed 5G Telecommunications Installation for H3G UK

The purpose of this letter and its enclosures is to inform stakeholders of our proposed installation prior to the submission of a formal planning application.

As you will see we have already undertaken several steps in the site identification process having examined the Radio Communications Agency Mast Register, our record of other operators' sites and the council's own mast register. In addition, the policies in the council's development plan have been examined and any relevant planning history of the site. This has led to us identifying the following potential site:

Site Name/Address:	SW at Cracknore Hard Cracknore Hard Lane Marchwood New Forest Hampshire South East England SO40 4AF
NGR:	E: 440039 N: 110876
Type of Installation:	Proposed 20.0m Phase 8 monopole c/w wraparound cabinet at base and associated ancillary works.

The exact location of the site and a detailed description can be found on the enclosed drawing Ref: NEF12396.

The site identified has been rated Amber under the voluntary Ten Commitments Traffic Light Rating System.

All H3G UK Ltd installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included within the planning submission.

If you have any feedback on these proposals we look forward to receiving your comments and if you are aware of any other local organisations that are not statutory consultees that you consider should be informed please let us know and we will endeavour to consult with them.

Yours faithfully,

Suzi Help

S.Help@whptelecoms.com