



# HYTHE AND DIBDEN PARISH COUNCIL

The Grove, 25 St. John's Street, Hythe, Hampshire SO45 6BZ

*Serving the communities of Dibden, Dibden Purlieu and Hythe*

DAVID SHIMPE Clerk to the Council

Tel: (023) 8084 1411

Ext: 207

Fax: (023) 8084 2181

email:david.shimpe@btconnect.com

To: Members of the Planning Committee

Mr W Binns

Mr D Smith (ex officio)

Mr R Guy

Mr B Uglow

Mr G Parkes

Mr A Wade (Chairman)

Mrs M Robinson (ex officio)

Mr M Wade

Mr M Short (Vice Chairman)

and remainder of the Council for information

AGPLN391

29 March 2011

## Members of the Planning Committee

are hereby summoned to attend the Planning Committee meeting to be held in The Grove, St. John's Street, Hythe on Monday next, 4 April 2011 commencing at 6.45 pm.

Yours faithfully

Clerk to the Council

## AGENDA

1. Apologies for absence.
2. To note any declarations of interest made by Members in connection with an Agenda item. The nature of the interest must also be specified.
3. Public Participation Period.
4. Notification of any other urgent business to be raised at the end of the meeting.
5. Forthcoming events that could affect the communities within the Parish.
6. To sign the Minutes of the meeting held on 7 March 2011.
7. Planning applications and decisions for
  - a) New Forest District Council received up to 30 March 2011.
  - b) National Park received up to 30 March 2011.
8. Notice of Appeal Decisions –16 High Street, Hythe SO45 6AH
9. Any other urgent business concerning the Committee

## **Planning Applications to be considered on 4 April 2011**

**1 09/94624**

04/03/2011

Applicant - Miss E Hayter

Proposal - Single-storey front extension; external flue; parking; boundary fence

Site - 22 Home Farm Close Hythe SO45 6JN

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**2 11/96655**

02/03/2011

Applicant - Mr and Mrs Lowe

Proposal - Single-story side extension

Site - 5 School Road, Hythe SO45 6BJ

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**3 11/96722**

18/02/2011

Applicant - Mr Watkins

Proposal - Single-storey side extension; two-storey front and side extension.

Site - 27 Foxtail Drive, Dibden Purlieu, Hythe SO45 4NZ

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**4 11/96806**

21/02/2011

Applicant - Mr Lewis

Proposal - Single-storey rear extension; dormers; roof alterations in association with new first floor.

Site - 7 Solent Road, Dibden Purlieu Hythe SO45 4QF

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**5 11/96826**

24/02/2011

Applicant - Premier Coffee Ltd

Proposal - Continue to display 2 externally illuminated fascia signs; 1 externally illuminated projecting sign

Site - 22 High Street, Hythe SO45 6AH

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**6 11/96839**

28/02/2011

Applicant - Mr Cooper

Proposal - First floor side extension.

Site - 2 Butts Ash Gardens, Hythe SO45 3BL

**7 11/96854**

03/03/2011

Applicant - Mr G Newhouse

Proposal - House; access (Extension to time limit of planning permission 08/91624)

Site - Land of 1 Dukeswood Drive, Dibden Purlieu, Hythe SO45 4NH

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**8 11/96879**

09/03/2011

Applicant - Mr D Taylor

Proposal - Single-storey rear extension

Site - 11 Redwood Close, Dibden Purlieu SO45 5SN

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**9 11/96890**

11/03/2011

Applicant - Mr and Mrs Smith

Proposal - Two-storey side extension; single-storey rear extension

Site - 2 Hirst Road, Hythe SO45 6EP

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**10 11/96906**

15/03/2011

Applicant - Mr and Mrs P Blasby

Proposal - First floor rear extension; porch; rear extension to garage

Site - 26 Atheling Road, Hythe SO45 6BR

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**11 11/96908**

15/03/2011

Applicant - Heathfield Developments Ltd

Proposal - One terrace of 3 houses; demolition of existing

Site - 17 Ingle Glen, Dibden Purlieu SO45 4ND

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**12 11/96919**

08/03/2011

Applicant - ILG Ltd

Proposal - Two storey side and front extensions to dwelling to create care home

Site - Robinbush, North Road, Dibden Purlieu SO45 4RF

## **New Forest National Park Applications**

**13 96188/11**

17/02/2011

Applicant - Ms R Allen

Proposal - Single storey side extension (bay window); replacement outbuilding

Site - Orchard Lea, Manor Road, Dibden SO45 5TJ

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**14 96230/11**

02/03/2011

Applicant - Miss C Ring

Proposal - Two storey outbuilding

Site - The Oaks, Roys Copse, Dibden SO45 5TH

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**Members are asked to consider the recommended responses in relation to the following tree applications:-**

**15 TPO/11/0083**

23/03/2011

Proposal - Oak - Reduce to a height of 12m

Site - Depedene Lodge, Southampton Road, Hythe SO45 5TA

**The Parish Council will accept the advice of New Forest District Council's arboriculturist.**

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**16 TPO/11/0085**

23/03/2011

Proposal - T3 and T9 Oaks - Crown cleaning

Site - Windmill Lodge, Highlands Way, Dibden Purlieu SO45 4HX

**The Parish Council will accept the advice of New Forest District Council's arboriculturist.**

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**17 TPO/11/0086**

23/03/2011

Proposal - T1 Cork Oak - Crown lift to 2m, crown clean and reduce wispy lateral overgrowth by up to 2.5m in order to contain the tree's canopy. Reduce lateral branches on house side to give a maximum separation of up to 2.5m (mainly wispy growth)

Site - 10 Golden Hind Park, Hythe SO45 5BN

**The Parish Council will accept the advice of New Forest District Council's arboriculturist.**

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**18 TPO/11/0087**

24/03/2011

Proposal - T1 Oak - Crown lift by up to 3.5m over footpath

Site - 19 Tamar Grove, Hythe SO45 5XE

**The Parish Council will accept the advice of New Forest District Council's arboriculturist.**



**5 10/96557**

10/01/2011

Applicant - Mr O'Hara

Proposal - Single-storey front extension.

Site - 49 Dale Road, Hythe SO45 5DS

Decision 30/03/2011

**Refused**

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**6 11/96562**

23/12/2010

Applicant - Mrs Lovell

Proposal - One and two-storey side and rear extensions; chimney; use of garage as ancillary living accommodation.

Site - 17 Brocks Close, Dibden Purlieu SO45 5ST

Decision 30/03/2011

**Refused**

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**7 11/96574**

11/01/2011

Applicant - Newman's Good Food

Proposal - Shopfront alterations

Site - 15 High Street, Hythe SO45 6AG

Decision 30/03/2011

**Refused**

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**8 11/96575**

11/01/2011

Applicant - Newman's Good Food

Proposal - Display illuminated fascia sign; sun shade; hanging sign; 2 wall mounted signs  
(Application for Advertisement Consent)

Site - 15 High Street, Hythe SO45 6AG

Decision 30/03/2011

**Refused**

**9 11/96597**

26/01/2011

Applicant - Mr A Martin

Proposal - House; demolition of existing

Site - 15 Prospect Place, Hythe SO45 6AT

Decision 30/03/2011

**Refused**

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**10 11/96623**

26/01/2011

Applicant - Mr A Martin

Proposal - Demolition of house (Conservation area consent to demolish)

Site - 15 Prospect Place, Hythe SO45 6AT

Decision 30/03/2011

**Granted subject to conditions**

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**11 11/96628 AMENDED**

19/01/2011

Applicant - Mr Wales

Proposal - First floor extensions and roof alterations

Site - 21 Ashleigh Close, Hythe SO45 3QN

Decision 30/03/2011

**Granted subject to conditions**

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**12 11/96639**

20/01/2011

Applicant - Mrs L Terry

Proposal - Two-storey front and side extension; one and two-storey rear extension; roof alterations; balcony; rooflights.

Site - 3 Hollybank Close, Hythe SO45 5GE

Decision 30/03/2011

**Withdrawn by applicant**

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**13 11/96653**

21/01/2011

Applicant - Mr T Barlow

Proposal - Single-storey rear extension; rear extension to garage

Site - 9 Atheling Road, Hythe SO45 6BS

Decision 30/03/2011

**Granted subject to conditions**

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**14 11/96657**

08/02/2011

Applicant - Mr and Mrs Waklam

Proposal - Rear Conservatory (Lawful Development Certificate that permission is not required for proposal)

Site - 8 Braehead, Hythe SO45 4NT

Decision 30/03/2011

**Was lawful**

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**15 96023/10**

16/12/2010

Applicant - Mr Belton

Proposal - Rear conservatory

Site - Cranford, Main Road, Dibden SO45 5TE

Decision 30/03/2011

**Granted subject to conditions.**

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## Appeal Decision

Site visit made on 1 March 2011

by **G Powys Jones MSc FRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 10 March 2011

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**Appeal Ref: APP/B1740/A/10/2142658**

**16 High Street, Hythe, Southampton SO45 6AH**

- 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 Caxton Properties Limited against the decision of the New Forest District Council.
  - The application Ref 10/95114, dated 11 January 2010, was refused by notice dated 14 June 2010.
  - The development is the replacement of wooden windows with uPVC windows.
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### Decision

1. I dismiss the appeal.

### Main Issue

2. The main issue is whether the development, which has taken place, has preserved or enhanced the character or appearance of the Hythe Conservation Area (CA).

### Reasons

3. The Conservation Area Appraisal for Hythe published by the Council in June 2004 as Supplementary Planning Guidance (SPG) records that few shop fronts of note or distinction survive within Hythe's commercial centre. However, it refers to the appeal property as the only one to have retained the old domestic scaled openings that would have served the shop about a century ago. A photograph of the appeal property taken before the windows were replaced appears in the SPG. This makes the task of comparing the existing with that which was replaced that much easier.
  4. The Council, through its SPG, regards it as imperative that opportunities are taken to improve the quality of shopfronts in the CA, both in older and newer buildings. I attach substantial weight to the content of the SPG as a material consideration since its objectives reflect the thrust of the appropriate development plan policies, and the document was subject to public consultation prior to its adoption.
  5. The development has not improved the quality of the shop front or its surroundings. Instead, whilst the size of the original openings appear to have been respected, the overall detailing of the windows, and the materials utilised,
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are significantly different to the windows replaced. The thicknesses and form of the original frames and the glazing bars, or their spacing, have not been faithfully or adequately reproduced, and an original casement window has been removed on the ground floor. The synthetic shine and texture of the uPVC is clearly apparent from the street, which I perceived as a visually unsuitable material in its context, particularly when compared with the wood it replaced.

6. The appellant considers the replacement windows as being of high quality, and a modern interpretation of those replaced. In my view, however, this interpretation has not succeeded visually, and the pleasant appearance of the premises which existed before has been badly defaced. Although not listed or identified as a key/important unlisted building in the SPG, this is nevertheless a prominent building sited in the heart of the CA.
7. I conclude that the development has resulted in harmful visual effects, and, as a consequence, has neither preserved nor enhanced the character or appearance of the CA. Accordingly, a clear conflict arises with the design provisions of policies DW-E23 & DW-E25 of the New Forest District Local Plan relating to shop fronts and other development in conservation areas, and with the provisions of the New Forest District Council Core Strategy policies CS2 & CS3 directed to achieving good design and protecting heritage assets.

#### **Other matters**

8. Examples are seen in the town centre where some shop windows have been replaced in uPVC or coated aluminium. These, however, do not generally do justice to their setting, and the fact that they exist does not, in itself, justify allowing a further development detracting from the character and appearance of the CA. Additionally, although the form of the fenestration may have changed over time on shop fronts in the High Street, most frames are comprised of timber.
9. Full account has been taken of the appellant's concern to achieve greater energy efficiency and security, and to reduce the need for maintenance. Whilst these objectives are understandable, they do not outweigh the need to ensure that new development should preserve or enhance the character or appearance of the CA.
10. The views of the Parish Council, which support those of the Planning Authority, have also been taken into account.
11. No other matter raised is of such significance as to outweigh the considerations that led me to the conclusion that the appeal should be dismissed.

*G Powys Jones*

INSPECTOR