

Application No: 16/01037/FULL Full Application

Site: Courtesy Filling Station, Romsey Road, Cadnam, Southampton, SO40 2NN

Proposal: Single storey rear extension; waste storage compound with 1.8m high fence; cladding; associated landscaping and additional parking.

Applicant: PBFS Limited

Case Officer: Katie McIntyre

Parish: COPYTHORNE

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
DP6 Design Principles
CP8 Local Distinctiveness
DP8 Retail Development outside the Defined Villages
DP17 Extensions to Non Residential Buildings and Uses

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 7 - Requiring good design
Sec 11 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Copythorne Parish Council: Updated Parish Comments received 15/02/2017:

Recommend refusal: The proposals will lead to an adverse impact on the

adjoining properties as a result of increased traffic and activity on the site combined with the increased flow of delivery vehicles accessing the site at a wide range of hours of the day.

However, it should be noted as an 'informative' that the Parish Council would be willing to consider a revised application which included barriers to the site that can be lowered and locked when the site is not in operation to prevent out of hours access, and also signage to inform the public that the site is only open when the barriers are raised.

8. CONSULTTEES

8.1 Environmental Protection (NFDC): No objection, subject to condition.

8.2 Highway Authority (HCC): No objections subject to conditions

9. REPRESENTATIONS

- 9.1 Five representations received objecting on the following grounds:
- bin store will attract vermin and smell in warmer weather
 - increase in noise caused by car doors and engines due to location of parking spaces
 - water and air could become a car wash
 - shop extension is excessive
 - proposal would result in more delivery vehicles, noise and disturbance
 - the footpath should be protected
 - applicant installed an ATM cash point machine without planning permission
 - green site notice can not be located
 - a noise complaint has been submitted to NFDC
 - light pollution

10. RELEVANT HISTORY

10.1 Retention of 2 illuminated fascia signs; 1 illuminated ATM surround (Application for Advertisement Consent) (16/00586) granted permission on 22 September 2016

10.2 Retention of ATM cash machine (16/00585) granted permission on 22 September 2016

10.3 Relocation of twin diesel fuel pump dispenser and water/air digital tyre inflator machine; alterations to parking layout and landscaping (12/97608) granted permission on 29 August 2012

10.4 Single storey rear extension; associated car parking and landscaping (11/96892) granted permission on 19 January 2012

11. ASSESSMENT

- 11.1 The application site is an established petrol filling station with an associated convenience store. The site is located outside the four defined New Forest villages in a predominantly residential area. There is a public footpath adjacent to the eastern boundary. This application seeks consent for a single-storey rear extension to the existing shop, waste storage compound, cladding and additional parking.
- 11.2 The premises were recently extended to the rear to allow for a larger retail area in 2011 which resulted in a 53m² increase in floor area. This proposal seeks to extend the shop further adding approximately a further 134m² of internal floorspace nearly doubling the size of the premises. The extension would have a footprint of circa 9.7m by 13.9m with a pitched roof. It is also proposed to reconfigure the existing parking, relocating spaces to the rear boundary of Elm Cottage, Lettica, Southern House and the adjacent commercial unit. A waste compound would also be located in this area.
- 11.3 The relevant issues which need to be considered are:
- Whether the proposal would comply with policies DP8 and DP17;
 - The impact upon the character and appearance of the area;
 - The impact of the amenities of the adjacent residential properties; and
 - Highway safety
- 11.4 The proposed extension is considered to be large, however it would be contained within the curtilage of the site positioned to the rear of the building with minimal impact upon the street scene. It would also not result in a change to the nature of the existing site, which already has a retail element. The proposal would result in an increase in the number and types of goods which would be available for sale at the premises, however it is not considered that this would result in a significant increase in the number of customers or the intensification of activity at the site. This is because the store would still be serving the same rural villages as it does now, and its primary function as seen from the street would still be the filling station. It is therefore considered that the proposal would represent a limited extension to the building and could be achieved with minimal impact on the overall physical appearance and the prominence of the site in compliance with policy DP17. For these reasons it is also considered the proposal would comply with policy DP8. Furthermore, the proposal would 'tidy-up' the rear of the site visually enhancing the area to the rear of the premises.
- 11.5 With regards to neighbouring amenity, the extension is considered to be sited a reasonable distance from the boundaries to ensure there would not be loss of light. Furthermore, the relationship with

Underoaks would remain largely unaltered with the existing side access to the rear of the site and public footpath remaining as is. The proposed formal area of parking would be sited to the rear of Elm Cottage, Lettica and Southern House providing 14 spaces. A bin store is also proposed in this location. Currently there are no formal areas for parking and vehicles can park in any location to the rear including adjacent to the boundaries with these properties. Objections have been received from the occupants of Lettica and Southern House raising concerns with regards to an increase in noise from car doors and engines due to the proposed parking bays. As stated, there are currently no restrictions as to where vehicles can park at the site and as such they can already park in this area. It is not therefore considered the proposal would result in an increase in noise above that which occurs already with regards to vehicles coming and going. The Environmental Protection Officer has also raised no objection to the proposal as he considers the formalisation of the parking area would reduce current noise impacts. The current conditions restricting the hours of activity at the site would be attached to any consent given and this is also supported by the Environmental Protection Officer.

- 11.6 A bin store is also proposed to the rear of Lettica. Concerns have been raised with regards to the potential for smell and vermin. If a problem were to arise this would be a matter for Environmental Protection to pursue under their legislative powers.
- 11.7 An amended plan has been received with regards to the number of spaces to be provided as the Highways Authority had raised concerns that parking elsewhere on the site would obstruct the entry and exit of a fuel tanker which could then lead to vehicles being forced to reverse back onto the A31 which would not be in the interest of highway safety. An additional two spaces have been provided and the Highways Authority has now no objections to this revised layout subject to a condition requiring areas for parking and turning to be implemented and maintained in perpetuity. Details of cycle parking facilities are also required.
- 11.8 Comments have also been received from the Environmental Health Technician with regards to contaminated land. Previous site investigations which were carried out following the approval in 2001 recommended that, as part of necessary remediation measures, a hydrocarbon resistant gas impermeable membrane should be installed underneath the new part of the building continuing the membrane originally installed when the sales building was first constructed. A condition has therefore been recommended and this would be attached to any consent given.
- 11.9 The Parish Council had supported the proposal, but requested several conditions. As stated above, a condition restricting hours of activity would be attached to any consent given. It is not however considered reasonable to condition a barrier to be installed at the site as this would require planning permission in

itself and there are not considered to be any overriding reasons relating to the application which would require this type of feature to be installed given that no objections have been received from the Environmental Health Officer. Furthermore, the proposal the subject to this application does not relate to the cash point machine at the site and does not propose any changes to it. It would not therefore be reasonable to require signage relating to the cash point to be installed as part of this application. The Parish Council were made aware of this, and consequently changed their recommendation to one of refusal.

- 10.10 Local residents have also raised concerns that the proposed water and air point could become a car wash. This application does not propose a car wash and this would require planning permission. Comments have also been received in relation to the site notice, this was attached to the telegraph pole to the front of the site on the 11th January 2017 and those neighbours which share a boundary with the site were also notified of the application in writing on the 30th December 2016.
- 11.11 To conclude, the proposed extension is considered acceptable and would not generate any significant additional activity. It is not considered that the waste storage compound would harm the amenities of adjoining residents, and the parking solution is deemed to be satisfactory. Permission is therefore recommended.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

- 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 Development shall only be carried out in accordance with Drawing nos: 05, 6B, 7C, 8, 09 and A505/9404/1. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.
- Reason: To ensure an acceptable appearance of the building in accordance with policies CP7, CP8, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.
- 3 The external facing materials to be used in the development shall match those used on the existing building where stated, unless

otherwise agreed in writing by the New Forest National Park Authority. Where new materials are to be used, samples or exact details of those facing and roofing materials shall be submitted to and approved in writing by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the building in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 The development hereby permitted shall not be occupied until the arrangements for parking and turning within its curtilage have been implemented.

These areas shall be kept available for their intended purposes at all times.

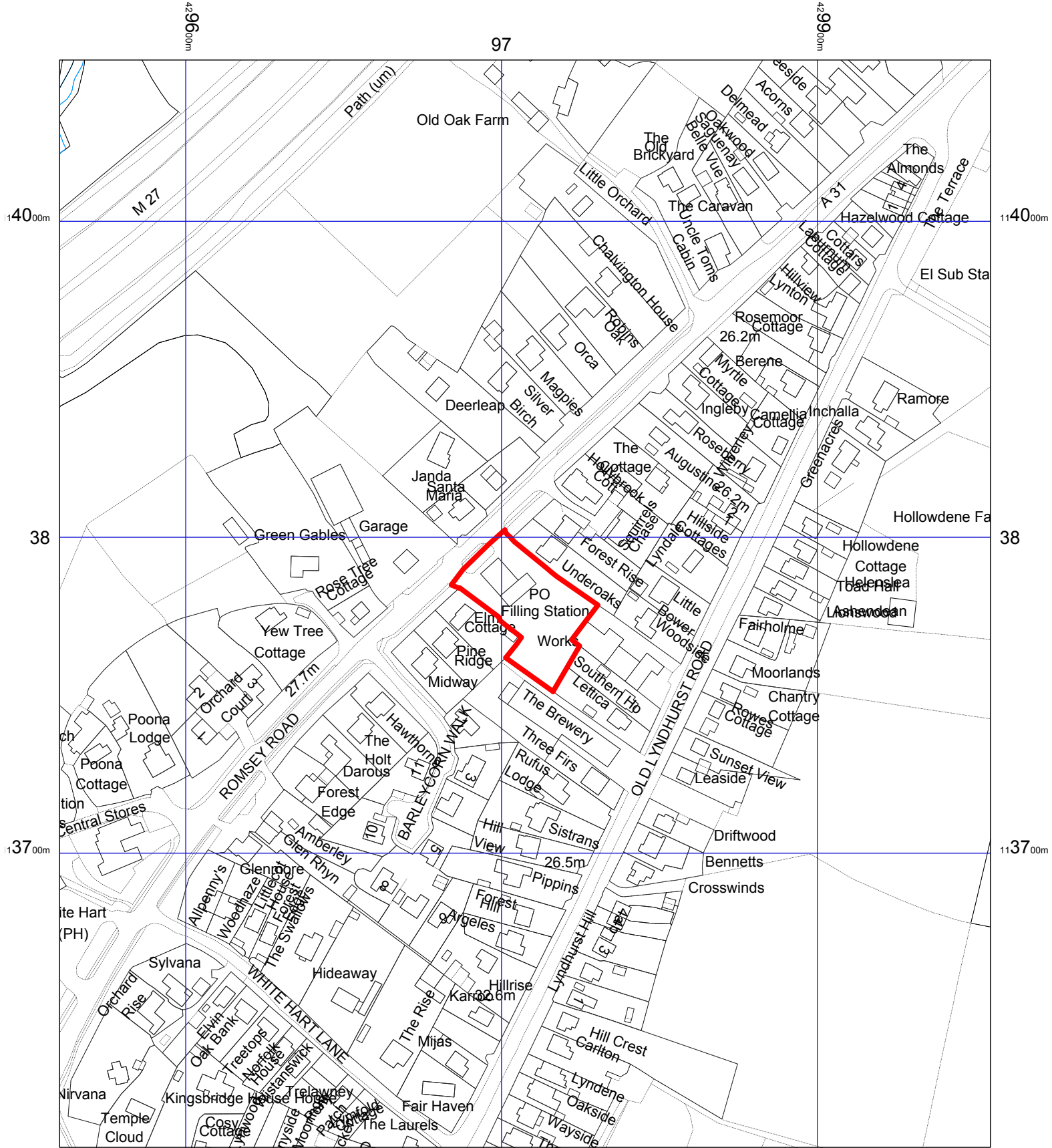
Reason: To ensure adequate parking provision is made in the interest of highway safety and to comply with Policies DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010) and Section 4 of the National Planning Policy Framework.

- 5 The development must incorporate a hydrocarbon resistant gas impermeable membrane to be installed beneath the new building constructed at the site. The National Park Authority should be given two week written notification of commencement of the remediation scheme works. Following completion of the installation of the hydrocarbon resistant gas impermeable membrane, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the National Park Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies CP6, DP1 and DP2 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).

- 6 No activity shall take place on the site in connection with the approved use other than between the hours of 5.00am and 11.00pm Monday to Saturdays and between the hours of 6.00am and 11.00pm Sunday and Bank holidays.

Reason: To safeguard the amenities of nearby residential properties in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



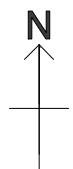
New Forest National Park Authority
 Lymington Town Hall, Avenue Road,
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Tel: 01590 646600 Fax: 01590 646666
 Date: 07/03/2017

Ref: 16/01037/FULL

Scale: 1:2500

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Application No: 16/01041/FULL Full Application

Site: Meadowbank Farm, Ringwood Road, Woodlands, Southampton, SO40 7GX

Proposal: Replacement facilities building; new studio building; demolition of 3 No. outbuildings.

Applicant: Mr & Mrs Hood

Case Officer: Katie McIntyre

Parish: NETLEY MARSH

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
DP6 Design Principles
CP8 Local Distinctiveness
CP14 Business and Employment Development
DP19 Re-use of Buildings outside the Defined Villages
DP17 Extensions to Non Residential Buildings and Uses

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 3 - Supporting a prosperous rural economy
Sec 7 - Requiring good design
Sec 11 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Netley Marsh Parish Council: Recommend permission:

the plans are an improvement on the existing buildings

8. CONSULTEEES

8.1 Highway Authority (HCC): No objection.

8.2 Highways England: No comments received.

9. REPRESENTATIONS

9.1 None received.

10. RELEVANT HISTORY

10.1 Retention of raised field levels (04/82268) granted permission on 18 October 2004

10.2 New storage barn; demolition of 2 No. outbuildings (16/01042) concurrent application

11. ASSESSMENT

11.1 The application site consists of a chalet bungalow and open fields (approximately 5 acres) which are situated outside the defined New Forest villages. The property is accessed via a single width road and is located at the end of this track set back from Ringwood Road. The access track also serves several other properties. There are three existing barns serving the site which are the subject of this application and one field is used as a certified location site for 5 caravans. It would appear from the planning history that the site was once used as a mink farm and aerial photographs have been submitted as part of the supporting documentation showing extensive areas of buildings at the site. It is apparent that this use has been ceased for some time and majority of these buildings no longer exist. It is not known when these buildings were demolished however aerial photographs of the site dated 1999 show only the existing buildings remaining at the site being in situ at this time.

11.2 This application consists of two separate proposals. The first being the replacement of the existing facilities building serving the certified location site with a smaller building, and secondly the demolition of the existing barn which is in a poor state of repair and its replacement with a building of a similar footprint to be used as a studio building. Supporting information has been included with the application with regards to the use of the proposed studio building. This would be used by the applicant (it is not proposed for any other staff to be employed) to provide 8-10 treatments per week such as aromatherapy massage and colonic hydrotherapy. As well as this the building would include a demonstration / preparation area for various workshops such as cookery, art classes, meditation and yoga consisting of small groups of people

(4-6). Treatments and workshops would be available to both members of the public and those staying at the site. No changes are proposed to the existing access or parking arrangements.

- 11.3 The relevant issues which need to be considered are:
- Whether the principle of the development would comply with policy;
 - The impact upon the character and appearance of the area and the wider landscape;
 - Whether the proposal would result in an unacceptable level of activity at the site;
 - Highway safety; and
 - Neighbouring amenity
- 11.4 The demolition of the existing buildings at the site is considered to be acceptable as this would result in the removal of several unattractive structures. The proposed replacement facilities for the certified site are also likely to be acceptable, the building proposed would be modest in scale and of appropriate materials. However, the redevelopment of the studio building does raise concern. This building would be of domestic scale and appearance, compared to the collection of agricultural buildings presently at the site. It would have a ridge height of just over 5 metres, fairly extensive glazing, and a floorspace of 90 square metres.
- 11.5 Whilst Policy CP14 permits small scale employment development outside the defined villages, this would be in cases where it would help the well-being of local communities through the re-use or extension of existing buildings, the redevelopment of existing business uses or through farm diversification schemes. The business should also contribute to the land-based economy and help with the understanding and enjoyment of the National Park. Policy DP17 seeks to maintain existing non-residential uses and buildings while avoiding adverse impacts upon the National Park arising from additional activity, such as increased visitors and traffic, which is considered relevant in this instance given the nature of the use for which consent is sought. The policy therefore seeks to ensure that development is achieved with minimal impact upon the physical appearance / prominence of the site and that it would not materially increase the level of impact of the activity at the site.
- 11.6 Notwithstanding the size of the landholding within the applicant's ownership, there is little or no agricultural activity at the site, and therefore it would be difficult to accept this proposal as supporting any farm diversification. It would introduce a new business activity into the countryside which, whilst described as being small scale, would generate additional activity more than would be expected with home-working. Once present in the landscape, a building of this size and flexibility of use could reasonably require employees. The additional vehicular activity associated with the

business use would also harm the amenities of the occupiers of the other dwellings who currently share the gravel track, through increased traffic causing noise and disturbance along the single width shared access past several properties.

11.7 Woodlands is a rural area, with dispersed residential development in a landscape otherwise characterised by open countryside. The proposal is therefore unlikely to be confined to being used solely by the sparse local community, and therefore it would be difficult to argue that it would help the well-being of this community, nor that of the adjoining neighbours, notwithstanding the applicant's suggestion that it would.

11.8 A similar scheme for a therapy centre on land adjoining Sydney Cottage at Plaitford was recently dismissed at appeal, with the Inspector making the following relevant comments:

"Policy CP14 of the Core Strategy aims to restrict small scale employment development outside of the defined villages to that which helps the well-being of local communities. Such schemes will be permitted through the re-use or extension of existing buildings, the redevelopment of existing business use employment sites, farm diversification or home-working. The proposal would provide a service that could be considered to help the well-being of the local community. However, the proposal would be a new building, as opposed to a conversion, and would not form part of an existing employment site or farm. Nor could it be considered to be home working. Consequently, the proposal would not meet the requirements of Policy CP14...."

"I have considered whether the development could be considered a local community facility under Policy CP10 of the Core Strategy, which supports proposals which are of clear and direct benefit to the local village or rural community. However, the development would be a commercial venture as opposed to a community facility. Whilst it would offer a service, the holistic centre would not be a clear and direct community benefit to the local population and consequently it would not meet the aims of the policy."

11.9 It is considered that the same case would apply here. The Authority is experiencing growing pressure for similar proposals, which are not considered to be sustainably located in the open countryside of the National Park.

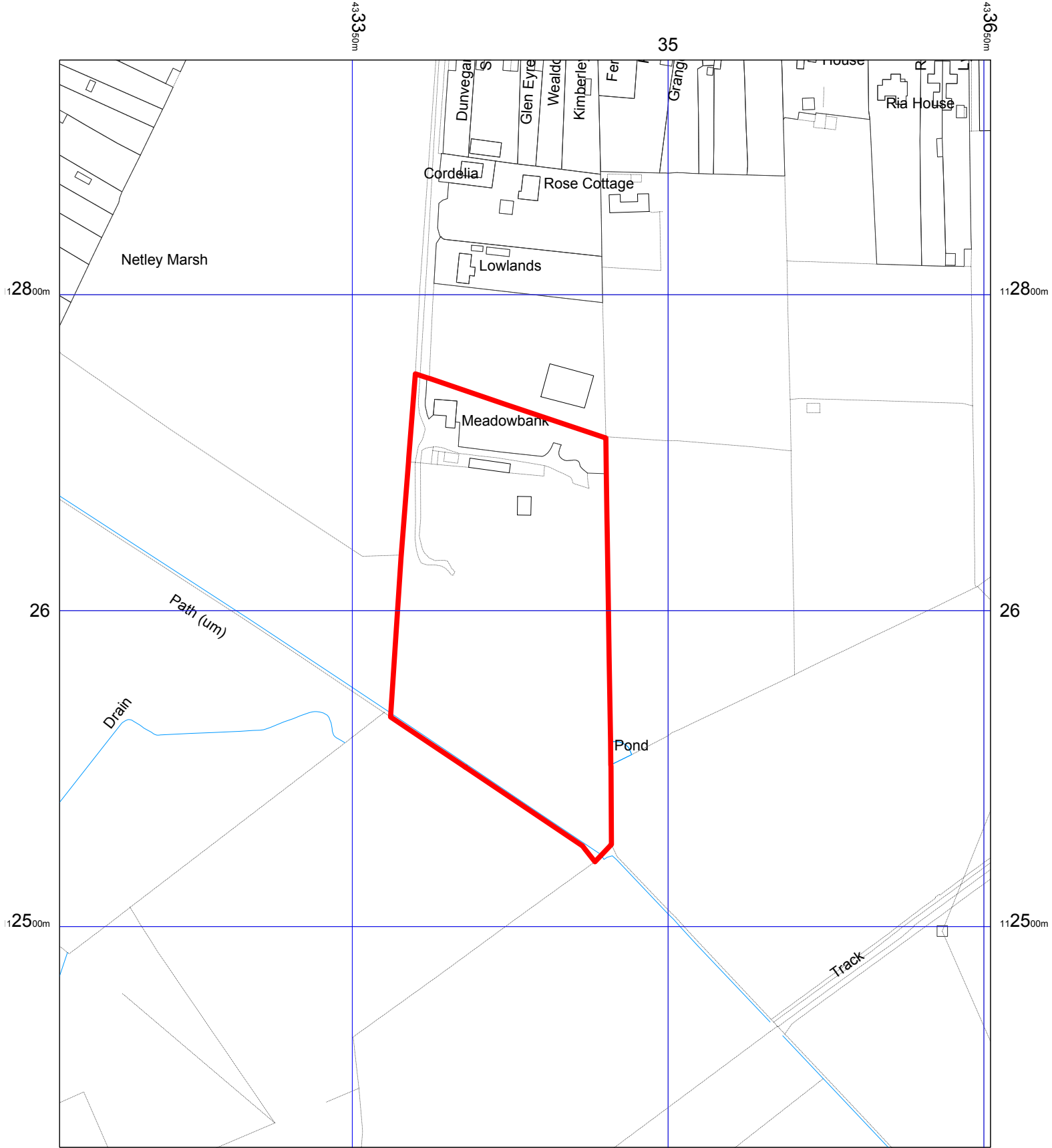
11.10 Although the proposed small replacement facilities building would be acceptable, the therapy studio would not, because it would introduce a new business activity in the countryside unassociated with agriculture or the land-based economy of the New Forest. The application is therefore recommended for refusal.

12. RECOMMENDATION

Refuse

Reason(s)

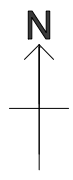
- 1 The proposed development would introduce a new business activity into the New Forest outside the defined villages which would neither support the well-being of the local community, nor maintain the land-based economy or cultural heritage of the National Park. It fails to demonstrate how the development would be small scale and could be achieved without having an adverse impact on the overall physical appearance and prominence of the site. This would be compounded by the significant intensification and level of activity generated by the use which would also have an unacceptable impact upon the character and appearance of the countryside to the detriment of the Park's special qualities. In addition, it would also introduce additional activity into a tranquil area of limited residential development, which would be detrimental to the character and amenities of the adjacent residential development through increased noise and disturbance. The proposal would therefore be contrary to policies CP14, DP1 and DP17 of the New Forest National Park Authority Core Strategy and Development Management Policies (DPD) (December 2010).



New Forest National Park Authority
 Lymington Town Hall, Avenue Road,
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 Tel: 01590 646600 Fax: 01590 646666
 Date: 07/03/2017

Ref: 16/01041/FULL
Scale: 1:2500

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Application No: 16/01042/FULL Full Application

Site: Meadowbank Farm, Ringwood Road, Woodlands, Southampton,
SO40 7GX

Proposal: New storage barn; demolition of 2 No. outbuildings

Applicant: Mr & Mrs Hood

Case Officer: Katie McIntyre

Parish: NETLEY MARSH

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
DP6 Design Principles
CP8 Local Distinctiveness
DP12 Outbuildings
DP20 Agricultural and Forestry Buildings

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 7 - Requiring good design
Sec 11 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Netley Marsh Parish Council: Recommend permission:

- the plans are an improvement on the existing
- a condition should be included relating to materials to be used for cladding, the colour should be sympathetic to the rural area

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 None received.

10. RELEVANT HISTORY

10.1 Retention of raised field levels (04/82268) granted permission on 18 October 2004

10.2 Replacement facilities building; new studio building; demolition of 3 No. outbuildings (16/0104) concurrent application

11. ASSESSMENT

11.1 The application site consists of a chalet bungalow and open fields (approximately 5 acres) which are situated outside of the defined New Forest Villages. The property is accessed via a tarmac single width road and is located at the end of this track set back from Ringwood Road. The access track also serves several other properties. There are three existing barns serving the site which are subject to another application currently being considered by the Authority (reference 16/01041). One of the fields at the site is used as a certified location site for 5 caravans. It would appear from the planning history that the site was once used as a mink farm and aerial photographs have been submitted as part of the supporting documentation showing extensive areas of buildings at the site. It is apparent that this use has been ceased for some time and majority of these buildings no longer exist. It is not known when these buildings were demolished however aerial photographs of the site dated 1999 show only the existing buildings remaining at the site being in situ at this time.

11.2 This application seeks consent for a new storage barn which would have a footprint of approximately 12.3m by 11.3m, and eaves height of 4m and a ridge height of 6.7m. It would be constructed of metal cladding with metal rooflight sheeting. A number of rooflights would also be sited within the roof slope. The supporting documentation submitted with the application states that the building would be used for storing equipment to maintain the 5 acres of land within the applicant's ownership such as a tractor, grass cutter, trailers, hedge cutters, and chain saw as well for hay, timber logs and private cars and a boat and trailer.

11.3 The relevant issues which need to be considered are:

- The use of the building for both domestic and maintenance vehicles;
- The size of the building and whether it would be commensurate with the site; and

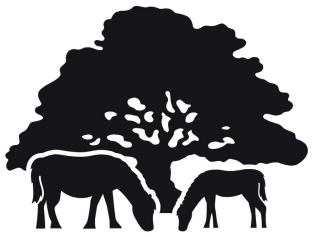
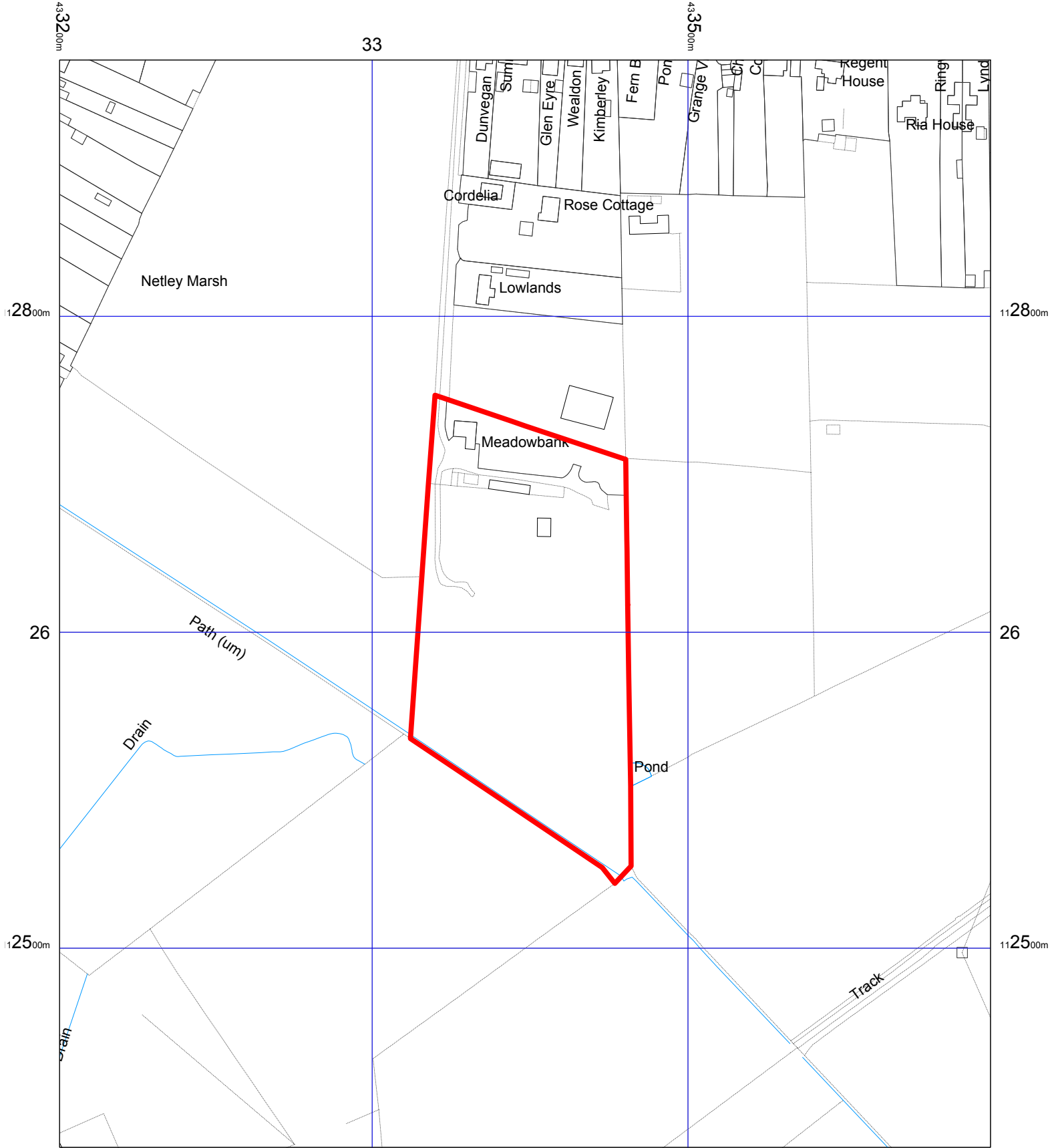
- The design of the building and its impact upon the character and appearance of the area.
- 11.4 The demolition of the existing buildings at the site is considered to be acceptable as this would result in the removal of several unattractive structures. However, there are concerns over the proposed, the details of which are outlined above in paragraph 11.2. The Core Strategy essentially seeks to prevent unnecessary development in rural areas unless it can be demonstrated that it is required for specific purposes, such as agriculture, in which case the relevant policy is DP20. That policy requires that there should be a functional need for the agricultural building and that its scale should be commensurate with that need. Whilst some storage for machinery to maintain the land could be justified, the proposed barn is considered excessive in scale at just under 140m² when compared with the total land holding of 5 acres. In addition, that there is currently limited or no agricultural activity taking place which would support the need for the barn of the proposed scale.
- 11.5 Policy DP20 also requires the building to be designed for the purposes of agriculture. The proposed barn would have a very industrial external appearance, with metal cladding and a corrugated roof with numerous rooflights. Its height, at just under 7m to ridge, would also be unnecessarily tall for the proposed use. Woodlands is generally rural area, with dispersed residential development in a landscape otherwise characterised by open countryside, and the proposal would result in the introduction of an obtrusive building which would be inappropriate in design and have a significant visual harmful impact in this rural landscape.
- 11.6 The barn is also proposed to house private cars. Policy DP12 permits outbuildings for such a purpose subject to several criteria, one of which is that they should be sited within the residential curtilage of the dwelling. The location of the barn is proposed outside the residential curtilage, and therefore the proposal would not be fully in accordance with policy DP12.
- 11.7 Due to the size and external appearance of the barn which would have a detrimental impact in the wider landscape, and its limited agricultural use, it is considered that the barn would be contrary to policies DP12 and DP20, and the application is recommended for refusal.

12. RECOMMENDATION

Refuse

Reason(s)

- 1 The proposed barn, by virtue of its scale, height, external appearance, siting and use, would introduce an inappropriate building into the landscape, which would adversely harm the rural character of the area. It would be disproportionate in scale with the associated landholding, which no justification for its size, and therefore would be contrary to policies DP1 and DP20 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010). The use of the proposed barn for private cars, on land outside the residential curtilage, would result in the proposal also being contrary to policy DP12 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).



**NEW FOREST
NATIONAL PARK**

New Forest National Park Authority
Lymington Town Hall, Avenue Road,
Lymington, SO41 9ZG

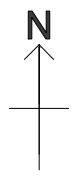
Tel: 01590 646600 Fax: 01590 646666

Date: 07/03/2017

Ref: 16/01042/FULL

Scale: 1:2500

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Application No: 16/01077/FULL Full Application

Site: Land Adjacent To Wootton Old Farm, Brownhill Road, Wootton, New Milton, BH25 5TT

Proposal: Stables and hay barn

Applicant: Mr I Downie

Case Officer: Carly Cochrane

Parish: BROCKENHURST

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
CP8 Local Distinctiveness
DP22 Field Shelters and Stables

4. SUPPLEMENTARY PLANNING GUIDANCE

Guidelines for Horse Related Development SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 7 - Requiring good design
Sec 11 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Brockenhurst Parish Council: Recommend Refusal: Whilst we have no objection to the principle of replacement field shelter with two stables and a hay store, we object to the location as the increased size and intensified use of the new building will have a detrimental impact on the amenity of the neighbouring dwelling. An alternative location should be sought for the new building.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 One letter of representation has been received from the occupiers of a neighbouring property, in support of the application. The comments made are summarised as follows:

- Development is sufficiently positioned away from the neighbouring property as not to shade them
- Horse shelter is already of considerable size and has been there for years in more or less continual use.
- Various stables have used [the field shelter] for many years
- cannot see any problem with the proposal

9.2 One letter of representation has been received from the occupiers of a neighbouring property, raising objections to the application. The comments made are summarised as follows:

- No rationale behind the decision for the location; no reason it should be so close to [our] property. DP22 clearly states that stables should be located close to existing buildings (in this case Wootton Old Farm) i.e. close to the western edge of the paddock. Would be more convenient as there is a fence gate on the western edge of the paddock.
- Consider that concerns raised as part of the previous application have not been reasonably addressed; they have been exacerbated.
- Footprint of proposed development (including the concrete apron and hoggin) is almost 80sq.m; this exceeds the footprint of [our] house. This is clearly an extremely large development in an obtrusive location.
- Proposed to locate the development on the northeast edge of the paddock 25m from [our] fence line. This will result in a massive invasion of privacy by virtue of the human activity, at least twice a day, creating a very intrusive environment.
- There would be significant light pollution from the proposed stable and hay store.
- Noise pollution due to use of vehicles to access the stables and hay store

9.3 A letter of representation has also been received from Friends of the New Forest; the comments made are summarised as follows:

- Object to this application as it did to the earlier application
- Policy DP22 states stables should be close to existing buildings in order to conserve the natural beauty of the National Park.
- Inconvenience is not an exceptional circumstance and the stables should be located close to existing farm buildings.

10. RELEVANT HISTORY

- 10.1 Field shelter and hay store (demolition of existing field shelter) (16/00887) Withdrawn 13 December 2016

11. ASSESSMENT

- 11.1 Members will recall that this application was deferred at the February Committee pending further negotiation between the applicant and officers with regard to the siting of the building. At the February Planning Committee, the occupiers of the neighbouring property of The Potts produced a plan which showed their 'preferred' and 'compromise' locations for the building. Since then, it is understood that discussions were held between the applicants and the occupiers of the neighbouring property of Wootton Ruff about impact upon the root protection areas of trees along the boundary. It is understood that a location between that proposed and the 'compromise' location was staked out and further considered between the parties, however after this further consideration and negotiation, the applicant has concluded that the application should be determined as it stands, and therefore no changes to the location have been made. The officer's earlier assessment and recommendation based on the submitted plans remains as before.
- 11.2 To recap, the application site comprises an agricultural field measuring an area of approximately 0.8 hectare, located to the east of the dwellinghouse of Wootton Old Farm, however separated by the driveway of the neighbouring property of Wootton Ruff (to the western boundary). Brownhill Road runs parallel with its southern boundary; the eastern boundary is shared with that of the neighbouring property of The Potts, and beyond the tree lined northern boundary is agricultural land. The field access is located to the south eastern corner, close to the boundary with The Potts, as is the water source. The land is enclosed along all boundaries by a post and rail fence, and there is an existing field shelter adjacent to the eastern boundary.
- 11.3 This application seeks planning permission for the removal of the existing field shelter and erection of 2 stables and a hay store, laid out in an 'L' shape and contained within one building measuring approximately 10.8 metres in width, 5.5 metres in maximum depth and 3 metres in height to the ridge, with an overall footprint of 45m². There would be a concrete 'apron' to the front, and the building would be constructed of timber with a black onduline roof. The building would be sited approximately 25 metres west of the boundary with The Potts, and between 3 and 5 metres from the rear boundary, so as not to impact upon the Root Protection Area of trees within the adjacent property. No external lighting is proposed. The proposed area of hoggin to the front of the buildings has been removed from the application through negotiation.

- 11.4 The area surrounding the application site, including that which is served by Brownhill Road, Wootton Farm Road and Rhinefield Road, is agricultural in character. Land is primarily separated by post and rail or post and wire fencing, creating a spacious appearance. There are a significant number of agricultural and domestic outbuildings within the area, including a variety of stables, field shelters, barns and garages, most of which, by virtue of the rural style boundary fencing and even ground levels, are visible from the graveled roads which separate the land.
- 11.5 Application reference 16/00887 was for the same development but of a larger scale and in the location of the existing field shelter. This was withdrawn following objections from the Parish Council, occupiers of a neighbouring property, and from the Friends of the New Forest. The comments and objections related to the proposed size, location, and intensified use of the field, and also queried whether there was a material change of use of the land, along with fire safety concerns. Subsequently, significant discussions were undertaken between Officers and the applicant with regard the location and size of the proposal in order to overcome the objections. The current application is the product of these discussions.
- 11.6 The New Forest National Park Authority's Guidelines for Horse Related Development Supplementary Planning Document (herein referred to as the Horse Related Development SPD) highlights the difference between the use of land for grazing, and the more intensive use of recreational horse keeping, and a judgement can normally be made on the basis of the area of grazing land available per animal. As a guideline, the more intensive 'keeping of horses' generally occurs when there is less than 0.5 hectare of land per horse; this figure is the median point between the 0.4 and 0.6 hectares recommended by DEFRA's Code of Practice. The area of land subject to this application measures 0.8 hectares; there would be 2 stables, and it is stated within the application that there would be a maximum of 2 animals on site. This would comply with the DEFRA guidelines, and as such, it is not considered that this proposal would facilitate a change of use of the land.
- 11.7 Concern has been raised with regard the siting of the proposal when assessing it against Policy DP22 of the Core Strategy, which states that stables 'should be located close to existing buildings'. In this instance, the existing building of the field shelter would be demolished, and there are no other agricultural or other buildings within the site. The closest building is that of dwellinghouse and outbuildings at the neighbouring property of The Potts. Following objections raised by the neighbours, the proposed stables and hay store have been moved away from the shared boundary, and is proposed to be sited approximately 25 metres to the west, and close to the rear boundary; the proposal was previously 8 metres from the boundary as per the existing

field shelter. It is also noted that the vehicular access into the field from Brownhill Road is located to the south east of the site, as is the water source and trough. There is a further gate providing access into the field, via the driveway for Wootton Ruff, however it is understood that the applicants do not have right of way over this driveway and therefore cannot reasonably be expected to use this access. The proposal would be set against the backdrop of a row of trees which are within the ownership of the land to the rear, so as to appear as inconspicuous as possible in accordance with the Horse Related Development SPD. As such, and being that there are in fact no other buildings within the site for the proposal to be located close to, it is considered that the proposal would be sited in a location which would be appropriate, and the proposal would comply with Policy DP22.

- 11.8 As previously mentioned in paragraph 11.3 of this report, there are a number of other buildings within the area, which complement the agricultural character. The proposal would be constructed of timber, and set against the backdrop of a row of trees so as to soften the appearance of the buildings within the landscape. As such, it is not considered that the proposal would result in any significant adverse impact upon the character or appearance of the area.
- 11.9 Objections have been raised by the occupiers of the neighbouring property and Parish Council with regard the location of the proposal with regard adverse impact upon amenity. Suggestion has been made that the proposal should be sited to the western side of the field, and thereby closer to the dwellinghouse of Wootton Old Farm, however as discussed in paragraph 11.6 of this report, the location of the proposed building is considered acceptable. The remaining concerns relate to the proximity of the proposal to the neighbouring property, and the subsequent light and noise pollution, and loss of privacy from those using the stables and hay store. No external lighting has been proposed, and an appropriate condition can be attached to ensure that none shall be installed. The building has been designed in an 'L' shape, with the longest length facing the shared boundary so as to screen the majority of activity from the neighbouring property. The buildings are within easy walking distance of the property of Wootton Old Farm, and no access track has been proposed.
- 11.10 With regard loss of privacy and the propensity for the applicants to have sight of the garden area of The Potts, it is noted that a post and rail fence comprises the boundary treatment, and there is no other screening between the property of The Potts and the application site. As such, it is considered reasonable to suggest that any activity within the field, and likewise any activity within the rear, side and front garden areas of The Potts, would be equally visible from either side of the boundary. Indeed, the rear garden of The Potts is partially visible from Brownhill Road. The use of the field is considered agricultural and not recreational, and as such

the level of activity should be commensurate with this use. Overall, it is not considered that the proposed development would result in unreasonable adverse impacts upon neighbouring amenity with regard loss of privacy.

- 11.11 It is therefore recommended that permission is granted subject to conditions, as the proposal accords with Policies DP1, DP22, and CP8 of the Core Strategy.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

- 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 Development shall only be carried out in accordance with

Drawing nos: 01, 02, 03-1, 03-2, 04, 07.

No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the building in accordance with policies CP7, CP8, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.

- 3 No external lighting shall be installed on the site.

Reason: To protect the amenities of the area in accordance with Policies DP1 and CP6 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 The buildings the subject of this permission shall only be used for the stabling of horses belonging to the owner of the site (or their successors in title) and shall not be used for any commercial riding, breeding, training or livery purposes.

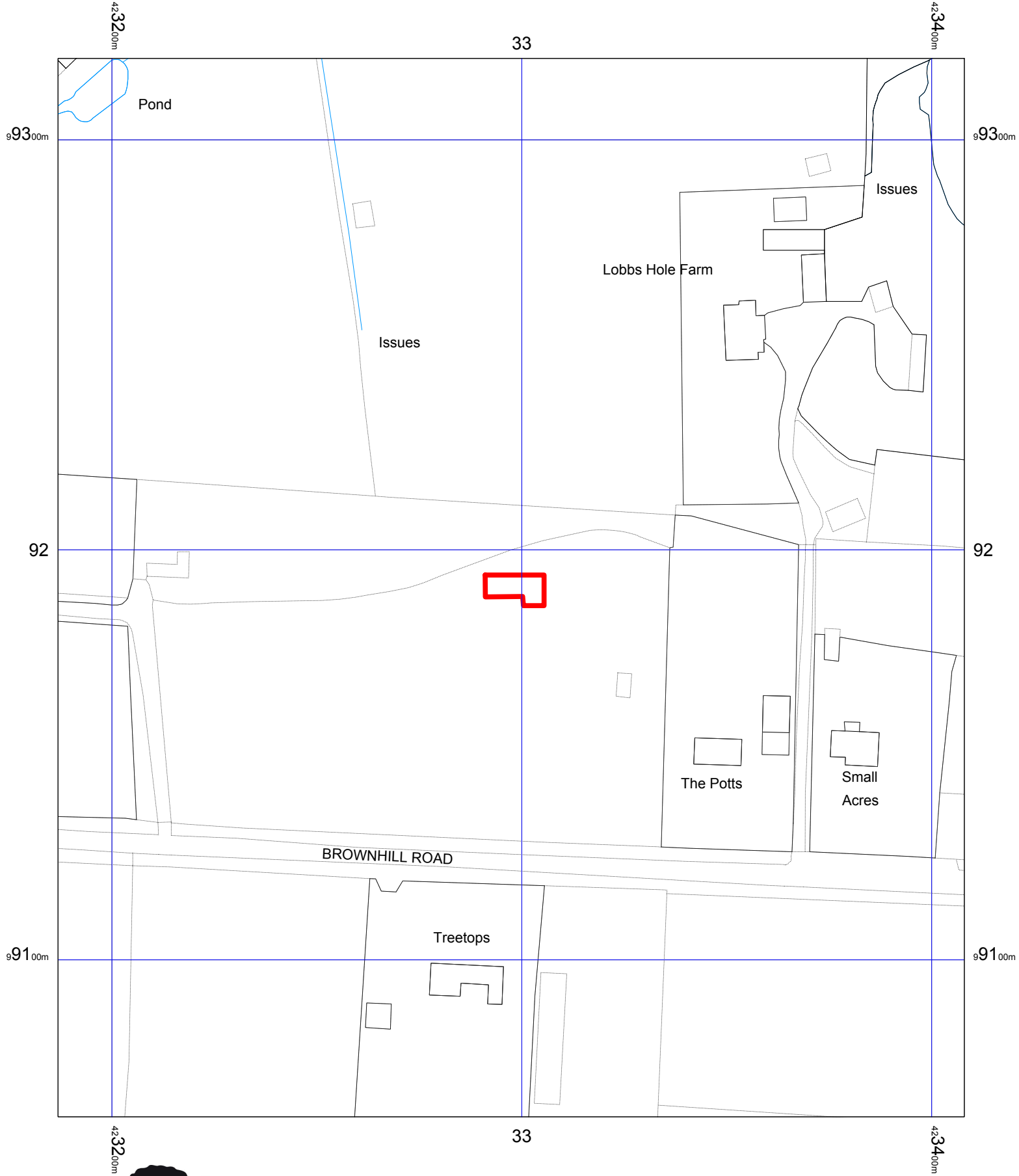
Reason: The introduction of a commercial equestrian use in this location would cause harm by reason of increased activity and pressure on the National Park and this would be contrary to Policy DP22 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 5 No mobile field shelter, structure or building other than that shown on the approved plans shall be erected or situated on the land edged RED on the approved plans without express planning permission having first been granted.

Reason: To ensure the development would not lead to a more intensive use of the land and to limit the proliferation of any new structures in the landscape in accordance with Policies DP21 and DP22 of the adopted New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any order revoking or re-enacting that order, no hard standing shall be formed at the site unless details of such proposals have been submitted to and approved in writing by the New Forest National Park Authority.

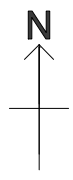
Reason: To ensure an acceptable appearance in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



New Forest National Park Authority
 Lymington Town Hall, Avenue Road,
 Lymington, SO41 9ZG
 Tel: 01590 646600 Fax: 01590 646666
 Date: 09/03/2017

Ref: 16/01077/FULL
Scale: 1:1250

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Application No: 17/00007/FULL Full Application

Site: 12a Dene Way, Ashurst, Southampton, SO40 7BX

Proposal: Roof alterations to facilitate additional habitable accommodation;
new rear gable; 2 No. new side dormers; sunpipes; rooflights

Applicant: Mr & Mrs Cousens

Case Officer: Katie McIntyre

Parish: ASHURST AND COLBURY

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Defined New Forest Village

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
DP6 Design Principles
DP11 Extensions to Dwellings
CP8 Local Distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
Ashurst and Colbury Village Design Statement

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 7 - Requiring good design
Sec 11 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Ashurst and Colbury Parish Council: Recommend refusal:

The Committee acknowledge the reduction in size of the gable end window however it is still their opinion that the extension would be large and bulky

and given the small size of the plot would make the whole appear cramped. It is perceived that it would represent over-development within the curtilage of that plot.

In addition, the proposed design is too modern and is not in keeping with the character of the property, or the area (DP1 and CP8), and does not enhance the built heritage of this area (DP6). There is also doubt as to whether the reduction in size of the gable end window is sufficient to prevent overlooking to neighbouring properties (DP1).

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 Roof alterations to facilitate additional habitable accommodation and new rear gable; 2 No. new side dormers; 2 No. rooflights (16/00864) Refused on 20 December 2016

10.2 Land of 12 Dene Way, Ashurst, New Dwelling (08/93421) Granted subject to condition 19 December 2008.

11. ASSESSMENT

11.1 The application site is a detached bungalow within the defined village of Ashurst, an 'infill' dwelling built in 2008. The dwelling, as stands, constitutes a 'small dwelling'. Both adjacent properties are chalet bungalows and the area is characterised by similar styles of dwellings. This application seeks consent for roof alterations which would include two side dormers, windows, rooflights, sunpipes and the alteration in roof form to the rear, from hip to gable.

11.2 A previous application for this site was refused in December last year (16/00864) for the following reasons:

1. The cumulative impact of proposals to extend and replace dwellings, would lead in the long term to the urbanisation and erosion of the special character of the National Park. Policy DP11 seeks to limit the proportional increase in the size of small dwellings, minimising the impact of buildings and activity generally in the New Forest and the ability to maintain a balance in the housing stock. This proposal would result in a dwelling with a total habitable floorspace exceeding 100 sq. metres, contrary to Policy DP11. The Authority has had regard to the applicant's personal reasons for wishing to extend the

property, but these are not considered to be so exceptional as to warrant a departure from the development plan.

2. The proposed roof alterations, by reason of the size of the dormer windows, together with the additional massing of the roof as a result of the rear gable, would appear cramped in its plot, overly bulky and disproportionate in relation to the existing small dwelling. This would be to the detriment of the character and appearance of the area.
3. The proposed first floor rear window serving the master bedroom, would result in the perception of overlooking to the neighbouring property number 3 Woodside Gardens, to the detriment of their amenities.

11.3 This application differs in that the proposed dormers have been significantly reduced in size from that previously proposed. As such the proposed floorspace at first floor has been decreased. Calculations now indicate the proposal would comply with the 'small dwellings' Policy. Further, this has improved the overall appearance of the proposed dwelling by creating a less bulky form and one which is more congruent with neighbouring properties. Therefore it is deemed that the application now adheres to Policies DP1, DP6, CP8 and DP11 of the Core Strategy.

11.4 On initial submission of this application, the area of glazing to the rear did not appear to have been reduced significantly from that of the refused proposal. As the application stood, the still adversely large sized rear window, (despite being set back from the rear elevation), would have continued to result in an overlooking potential to the neighbouring property 3 Woodside Gardens - contrary to Policy DP1. Plans have since been revised and the fenestration is now deemed to be sufficiently smaller than that planned in the refused application, thus minimising the overlooking potential. It is deemed that this has brought the proposal in line with policy DP1 in upholding neighbouring amenity.

11.5 Due to the size of the window in the rear gable being reduced, there has been the addition of two small rooflights within the North West roof pitch. It is not considered that these would constitute a potential for overlooking as they are set high within the roof pitch (1700mm). It is also noted that neighbouring properties have rooflights of similar styles.

11.6 The Parish Council has suggested refusal for the previous and present application. The Parish Council object to the current proposal, deeming that the plot will appear overdeveloped and cramped. The Parish Council acknowledged the reduction in size of the gable end window, but are not wholly satisfied that the problem of potential overlooking has been solved. Further, the

proposed design was deemed too modern and not in keeping with the character of the property, the area, and does not enhance the areas built heritage.

11.7 It is worth noting that there have been no expressions of interest from neighbours.

11.8 In conclusion, it is deemed that the three reasons for refusal in the previous application have been subsequently addressed:

Reasons 1 and 2: the overall bulk and thus floorspace has been reduced and as a result the proposal is deemed to be compliant with the 'small dwellings' policy;

Reason 3: the rear end gable's form and window has been reduced adequately to minimise the impact of overlooking and fit in with the style of the area.

11.9 It is therefore recommended that the proposal is granted subject to conditions

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

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 Development shall only be carried out in accordance with:

Drwgs: 01-001A, 01-002A, 01-003G, 01-004G, 01-005C, 01-006D.

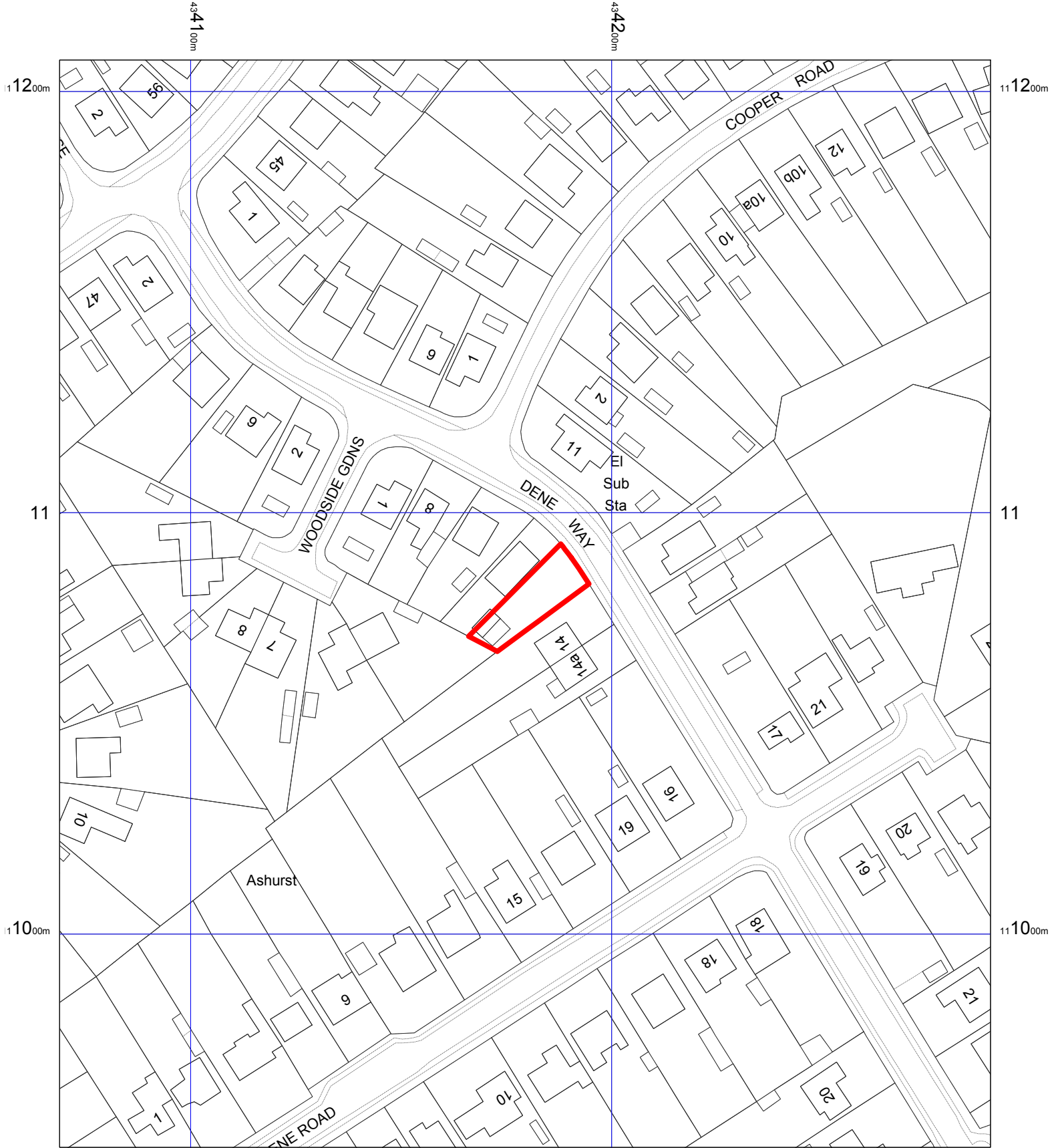
No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the building in accordance with policies CP7, CP8, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) England Order 2015 (or any re-enactment of that Order) no extension or alterations otherwise approved by Classes A or C of Part 1 of Schedule 2 to the Order

shall be erected or carried out without express planning permission first having been granted.

Reason: To ensure the dwelling remains of a 'small dwelling' size which is appropriate to its location within the National Park and to ensure no additional overlooking of neighbours, to comply with Policies DP1 and DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

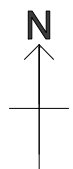


New Forest National Park Authority
 Lymington Town Hall, Avenue Road,
 Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666
 Date: 07/03/2017

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Ref: 17/00007/FULL
Scale: 1:1250



Application No: 17/00008/FULL Full Application

Site: Ober Lodge, Rhinefield Road, Brockenhurst, SO42 7QE

Proposal: Single storey extension; 2no rooflights

Applicant: Mr & Mrs Bowers

Case Officer: Clare Ings

Parish: BROCKENHURST

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Tree Preservation Order
Site of Special Scientific Interest
Defined New Forest Village

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
DP11 Extensions to Dwellings
DP6 Design Principles
CP7 The Built Environment
CP8 Local Distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 11 - Conserving and enhancing the natural environment
Sec 7 - Requiring good design

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Brockenhurst Parish Council: Recommend refusal:

- consider it to be not in keeping with the rural character of the area
- concerns over light pollution emitted from the glass lantern roof

8. CONSULTTEES

8.1 Tree Officer: No objection subject to condition

9. REPRESENTATIONS

9.1 None received.

10. RELEVANT HISTORY

10.1 Extension to conservatory (03/80089) approved on 14 January 2004

11. ASSESSMENT

11.1 Ober Lodge is a characterful two storey dwelling lying at the very edge of the defined village of Brockenhurst; thus it has open forest to the north and west, and other residential development to the south and east. The dwelling is rendered with red brick quoins, chimney and plinth. It has a number of dormer windows and a forward and rear protection with gable ends. A traditional aluminium-framed glazed conservatory lies on its rear (west elevation). The boundaries to the open forest comprise a low hedge, and that to the rear is separated from an adjoining gravel track (North Weirs) by a verge containing a number of trees and a ditch. Access to the site is via a timber 5-bar gate off Rhinefield Road. The site lies within the defined village of Brockenhurst.

11.2 The proposal is to demolish the existing conservatory and replace it with a more contemporary designed extension. This extension would be single storey with a flat sedum roof, with an overall height of 2.7m. This extension would extend further across the rear elevation of the dwelling and the west elevation would have a number of window openings. Light would also be gained from a large flat rooflight. The proposal also includes the demolition of an existing single storey side extension, and the insertion of two wider openings either side of the chimney breast.

11.3 As the property lies within the defined village of Brockenhurst and is not a small dwelling, there is no restriction in terms of additional floorspace specified in policy DP11; thus, the key considerations are:

- its scale and design and appropriateness to the appearance of the existing dwelling and curtilage
- its impact on the wider landscape given its location
- its impact on any protected trees in the curtilage

The location of the dwelling and the proposed position of the extension would not give rise to any impact on the amenities of adjoining dwellings.

- 11.4 The proposal was the subject of pre-application discussions, and amended slightly during the course of these discussions to arrive at the current scheme. Although the existing dwelling is traditional-looking, the addition of a more contemporary extension would not be seen as inappropriate nor would adversely harm the overall appearance of the dwelling. Although it would wrap around the existing rear projection, the architectural integrity of the existing dwelling would be retained. The removal of both the single storey extension and the existing conservatory would also assist with retaining the dwelling's original character. The extension would appear very low key and would be appropriate to the curtilage of the dwelling.
- 11.5 The location of the dwelling, at the edge of Brockenhurst, is such that it can be seen in the wider landscape, especially from the open forest. However, existing vegetation along the west boundary, both within and just outside the site, helps screen the property from those views. At present there is an existing fully glazed conservatory and its replacement with the proposed low single storey extension would ensure that there is no greater impact of the property within these wider views. In addition, it is not considered that the proposal would give rise to any greater light pollution and therefore would not adversely harm its impact on the adjoining open forest. The Parish Council's views in this respect are noted.
- 11.6 The site is the subject of a Tree Preservation Order which includes three individual trees and two groups of trees, and the proposed extension would be located in close proximity to one of these groups. Some recent tree works (consented) has reduced the crown of one of the Oaks and it is not considered that this would conflict with the proposal. However, although the proposed extension would encroach into the Root Protection Area, given the existence of block paving and the current condition and poor rooting environment, it is not considered that the proposal would adversely harm this further. There is therefore no objection on tree grounds. However, materials should be stored away from these trees, and a condition to this effect is therefore recommended.
- 11.7 The proposal is therefore considered acceptable, and permission is recommended.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

- 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 Development shall only be carried out in accordance with Drwgs: 1612 PP-001, 1612 PP-002, 1612 PP-003, 1612 PP-004, 1612 PP-005, 1612 PP-006, 1612 PP-007, 1612 PP-008, 1612 PP-009, 1612 PP-010, 1612 PP-0011, 1612 PP-012, 1612 PP-015 and 1612 PP-016. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the building in accordance with policies CP7, CP8, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.

- 3 No development shall take place above slab level until samples or exact details of the facing and roofing materials have been submitted to and approved in writing by the New Forest National Park Authority.

Development shall only be carried out in accordance with the details approved.

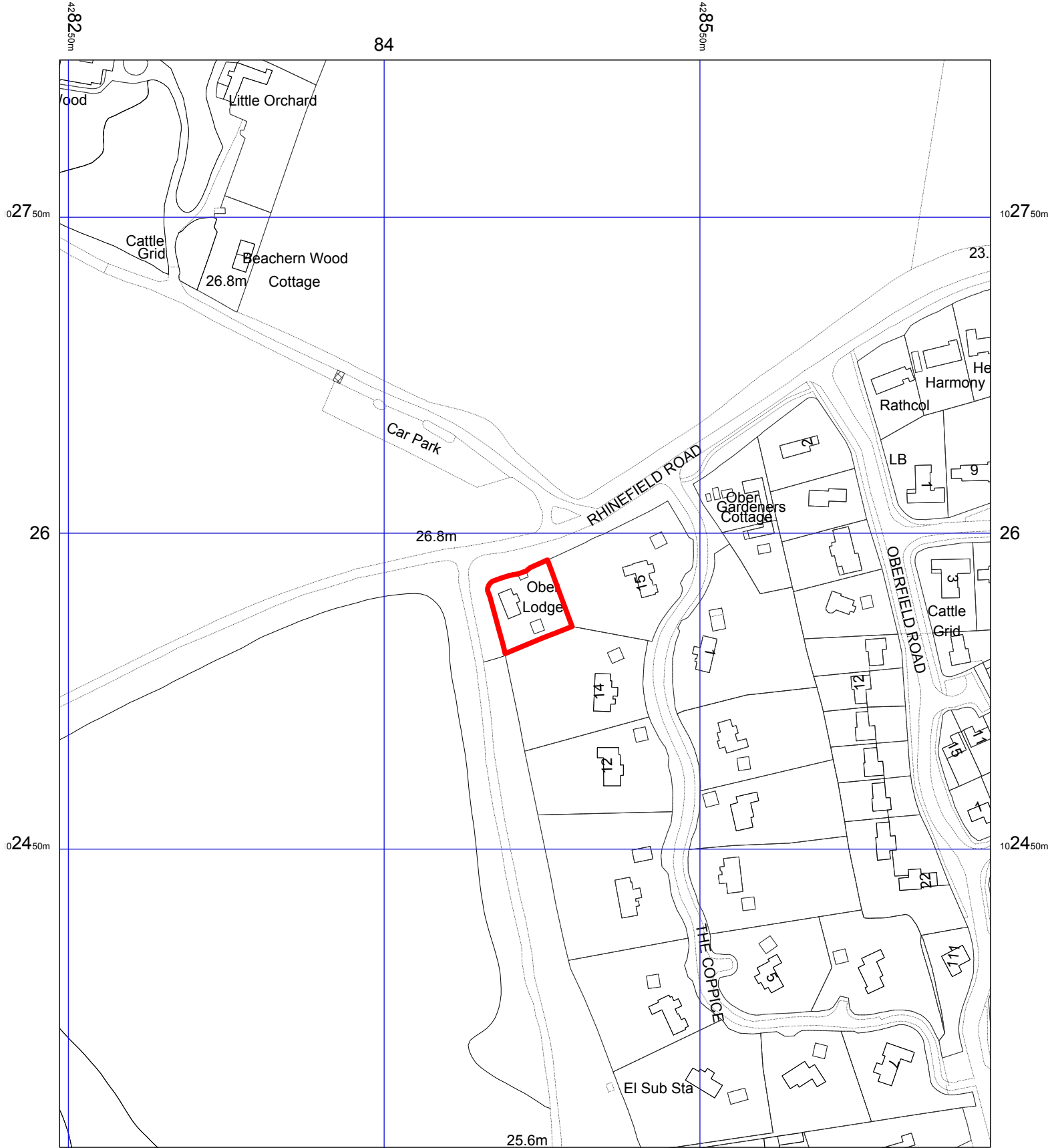
Reason: To ensure an acceptable appearance of the building in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 No development, demolition or site clearance shall take place until the arrangements to be taken for the protection of trees on the site to be identified by agreement with the Local Planning Authority beforehand, have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- a) the location of the site compound and mixing areas
- b) the location and specification of ground protection and Tree Protection Fencing in accordance with BS5837:2012

The agreed arrangements shall be carried out in full prior to any activity taking place and shall remain in-situ for the duration of the development.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



**NEW FOREST
NATIONAL PARK**

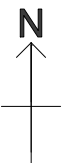
New Forest National Park Authority
Lymington Town Hall, Avenue Road,
Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666

Date: 07/03/2017

Ref: 17/00008/FULL

Scale: 1:2500



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Application No: 17/00021/FULL Full Application

Site: Marico House, Brook Hill, Bramshaw, SO43 7JB

Proposal: Continued use of land as B1 office; Single storey extension to existing office building

Applicant: Mr J Riding, Marico Marine Ltd

Case Officer: Clare Ings

Parish: BRAMSHAW

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
DP6 Design Principles
DP17 Extensions to Non Residential Buildings and Uses
CP14 Business and Employment Development
CP15 Existing Employment Sites

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 3 - Supporting a prosperous rural economy
Sec 10 - Climate Change, Flooding and Coastal Change
Sec 11 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Bramshaw Parish Council: Recommend permission.
• proposed extension is unobtrusive and in keeping with the existing building

- permission will allow the business to continue in Bramshaw - important for local trade and employment
- small intrusion into agricultural land in same ownership is insignificant
- increased ridge height is not significant nor would privacy be affected
- would achieve permanent removal of portacabin

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

- 9.1 One representation received with the following comments:
- no objection to principle of extension nor proposed footprint
 - concerned over the proposed height, ridge is shown to be as high as existing building
 - would prefer not to see any windows in the side elevation
 - would like to see temporary structure removed from site

10. RELEVANT HISTORY

- 10.1 Extension; addition of link; external alterations (10/95642) granted permission on 23 November 2010
- 10.2 Extension; addition of link; external alterations (10/95033) granted permission on 16 June 2010
- 10.3 Refurbish and extend stable block to form office; parking; access (04/80757) granted permission on 19 July 2004
- 10.4 Use of buildings for Class B1 (Business) (NFDC/97/06947) refused on 30 April 1997. Subsequent appeal allowed on 21 April 1998

11. ASSESSMENT

- 11.1 The application site lies to the west of the B3079 between Brook and Bramshaw in an area of open countryside, and opposite the golf course. It comprises an office with ancillary storage (previously a barn and stables now linked). The building is single storey, brick built under a tiled roof, with extensive glazing. An area for parking lies to the front and side of the site. To the rear of the building is a portacabin sited on ground which has been levelled and surrounded with a low retaining grass bund. A post and rail fence separates the office use from the adjoining paddock which is in the same ownership, although it should be noted that the portacabin and level ground has encroached into this paddock. The boundary with the B3079 is formed by a wooden fence with planting becoming established. The site lies within the Forest Central (North) Conservation Area character area F.

- 11.2 The proposal is to replace the portacabin (which does not have planning permission) with a single storey extension to provide additional office space. It would be L-shaped with the ridge to match the higher ridge of the existing building. Materials would match the existing building. The proposed floorspace would add a further 72m² to the existing 100m² of office floorspace. The building is occupied by Marico Marine Ltd, a successful marine specialist, high technology company (developing software to manage ship movement risk and vehicle tracking systems), and the additional floorspace is proposed for simulator/office accommodation; there would not be any increase in staff.
- 11.3 The key considerations are the compliance with policy, the scale and design of the proposal, and its impact on the wider street scene, character and appearance of the conservation area and neighbouring properties. With regard to the impact on the nearest neighbour, it is not considered that there would be any overlooking given the distances involved (some 50m from the side elevation of Burnside Farm).
- 11.4 The policies relevant to the principle of the proposal are CP14 and DP17, both of which support the limited extension of small businesses outside the defined villages where they would help the well-being of the local community and would not materially change the level of activity on the site. In addition, policy DP17 requires that any development should be contained within the existing site boundary.
- 11.5 Enabling the extension be built would rely on an existing and further encroachment into the paddock to the rear, outside the existing site curtilage (previously indicated on earlier applications as close to the rear elevation of the existing building), and therefore would be contrary to policy DP17. The portacabin already encroaches on this land, and the use of the land is not considered would be immune from Enforcement having taken place about 6 years ago.
- 11.6 The size of the extension would be large when compared with the existing building and would represent an almost 70% increase in floorspace. Whilst there is no numeric restriction set out in policy DP17, this increase is not considered to be sufficiently small scale to meet the criteria of the policy. This is particularly so as the immediate surroundings are very rural, with only sporadic development, and a significant extension on an existing modest building would have a noticeable and adverse impact. The application was the subject of a pre-application enquiry in which it was stated that a smaller extension, more akin to the size of the portacabin (about 30m²), would be appropriate. This would also avoid the need for a significant encroachment into the paddock.
- 11.7 Character area F of the Forest Central North Conservation Area is defined as having a dispersed linear manner along the main road

with buildings generally fronting the road behind the wide verges. The extension and use of the land into the adjoining paddock would be seen in views from the B3079, especially when travelling north, and would be seen as a significant incursion into the paddock land to the rear, creating development in depth. As such this would have a detrimental impact on the wider rural landscape, and the character and appearance of the conservation area.

11.8 Given the nature of the existing business (marine specialist), its presence within the National Park is not essential as it would not be seen to contribute to the land-based economy, and would not form part of any farm diversification scheme. For this reason, it would also be contrary to policy CP17.

11.9 Due to the scale of the development, and its further encroachment in to the paddock, both of which would have an adverse impact on the wider landscape and the character and appearance of the conservation area, the application is recommended for refusal.

12. RECOMMENDATION

Refuse

Reason(s)

1 The proposed development, by virtue of its scale and massing, would have a detrimental visual impact in the wider landscape and on the character and appearance of the conservation area which would be exacerbated by the extension and therefore continuing B1 use encroaching into the undeveloped paddock to the rear. The development would therefore be contrary to policies DP1, DP17 and CP14 of the New Forest National Park Core Strategy and development Management Policies DPD (2010).



NEW FOREST
NATIONAL PARK

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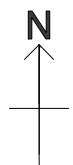
Tel: 01590 646600 Fax: 01590 646666

Date: 09/03/2017

Ref: 17/00021/FULL

Scale: 1:2500

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Application No: 17/00023/FULL Full Application

Site: Holly Hatch, Emery Down, Lyndhurst, SO43 7EA

Proposal: Roof alterations to create additional first floor habitable accommodation; dormer with juliette balcony; 2no rear rooflights; demolition of existing conservatory.

Applicant: Mrs J Ryves

Case Officer: Ann Braid

Parish: LYNDHURST

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP7 The Built Environment
CP8 Local Distinctiveness
DP11 Extensions to Dwellings
DP1 General Development Principles

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 7 - Requiring good design
Sec 11 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Lyndhurst Parish Council: Recommend refusal. The design was considered to be out of keeping and out of proportion with the existing dwelling and therefore incongruous in design.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 One letter received raising no objection

10. RELEVANT HISTORY

10.1 Roof alterations to create additional first floor habitable accommodation; first floor extension over new porch; Juliet balcony; single storey side extension; cladding; demolition of existing conservatory (16/00921) withdrawn on 13 December 2016

10.2 Conservatory (84364) approved on 16 May 2005

11. ASSESSMENT

11.1 Holly Hatch is a modest bungalow facing the green at Emery Down, which is designated SSSI, SPA SAC and Ramsar site. Access to the property is by way of a gravel track which crosses the designated land. The dwelling is built in brick with a concrete tiled roof. The plot is level with an area of concrete hard standing to the side of the dwelling and is elevated above the road at the rear of the site. The property lies within the Forest Central (South) Conservation Area.

11.2 Consent is sought for roof alterations to provide first floor accommodation. A dormer window with juliet balcony would be provided facing the green, and two roof lights would be located on the rear elevation looking over the road and fields beyond. At ground floor level the conservatory on the principal elevation would be demolished and replaced with an open porch. The proposal has been the subject of pre-application discussions with the case officer, and has been designed to meet the criteria of Policy DP11.

11.3 The site lies outside the defined New Forest villages and is not a small dwelling. The floor area limits of Policy DP11 apply and, with the demolition of the conservatory, the proposal would utilise all the 30% which is available in principle under this policy. The Policy also requires alterations and extensions to be appropriate and sympathetic to the existing property and its curtilage. The removal of the conservatory from the front elevation would be an improvement, and the proposed porch would be sympathetic to the design of the bungalow. The dormer would not appear over dominant. There would be no increase in the footprint of the dwelling so the space around the dwelling would be retained.

- 11.4 With regard to impact in the locality, the alterations to the elevation facing the road (the rear of the dwelling) comprise two rooflights, which would have minimal impact. The proposed front dormer and new porch would be visible across the green, but would not appear out of keeping and would preserve the character of the Conservation Area. The proposal would therefore be in accordance with Policies CP7, CP8 and DP1 which seek to protect the character of the Conservation Area, avoid the erosion of the locally distinctive character of the National Park and ensure that all development would be appropriate and sympathetic.
- 11.5 With regard to neighbouring amenity, one letter has been received which raises no objection to the proposal which is considered to be an improvement over the earlier proposal. The proposed dormer would be visible from the windows of the neighbouring properties, but in the light of the intervening distances there would be no adverse impact in terms of loss of outlook or shading. The proposal would therefore comply with Policy DP1 which seeks to ensure that all development would be appropriate and sympathetic.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

- 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 external facing materials to be used in the development shall match those used on the existing building, unless otherwise agreed in writing by the New Forest National Park Authority.
- Reason: To ensure an acceptable appearance of the building in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).
- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) England Order 2015 (or any re-enactment of that Order) no extension (or alterations) otherwise approved by Classes A, B or C of Part 1 of Schedule 2 to the Order, shall be erected or carried out without express planning permission first having been granted.
- Reason: To ensure the dwelling remains of a size which is

appropriate to its location within the countryside and to comply with Policy DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 Prior to the commencement of development, the demolition of those parts of the dwelling shown on the approved plans to be demolished, specifically the conservatory, shall be carried out.

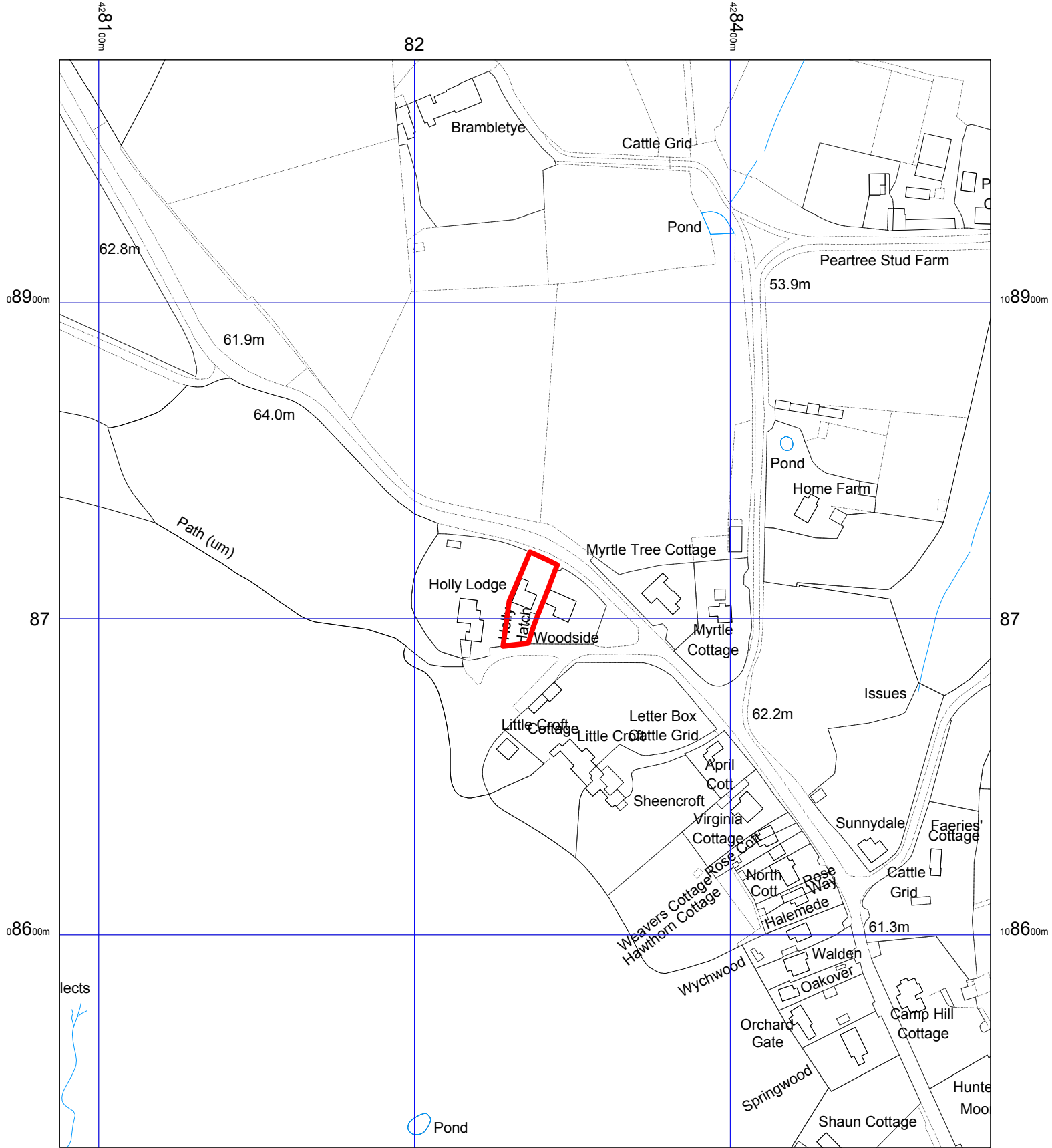
Reason; To ensure the dwelling remains of a size which is appropriate to its location within the countryside and to comply with Policy DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 5 Development shall only be carried out in accordance with Drawing numbers: C1136-01 REV C, C1136-02 REV B, C1136-03 REV G, C1136-04 REV E and C1136-05. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the building in accordance with policies CP7, CP8, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.

Informative(s):

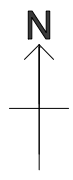
- 1 The Authority has considered the application in relation to its adopted Core Strategy, the National Planning Policy Framework and any other relevant material planning consideration and has confirmed to the applicant or their agent that the development is compliant and does not harm the character and appearance or amenities of the area.



New Forest National Park Authority
 Lymington Town Hall, Avenue Road,
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 Date: 09/03/2017

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Application No: 17/00030/FULL Full Application

Site: Forest View, New Road, Portmore, Lymington, SO41 5RZ

Proposal: First floor extension, single storey extensions, roof alterations

Applicant: Mr & Mrs Williams

Case Officer: Katie McIntyre

Parish: BOLDRE

1. REASON FOR COMMITTEE CONSIDERATION

Referred by Authority Member.

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
DP6 Design Principles
DP11 Extensions to Dwellings
CP7 The Built Environment
CP8 Local Distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
Boldre Parish Design Statement

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 7 - Requiring good design
Sec 11 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

Penny Jackman – the application should be reported to the Planning Committee to consider the impacts of the proposed development on the neighbouring property.

7. PARISH COUNCIL COMMENTS

Boldre Parish Council: Happy to accept the decision reached by the NFNPA's Officers under their delegated powers but ask the dimensions to be checked in view of a neighbour's concerns.

8. CONSULTTEES

- 8.1 Building Design & Conservation Area Officer: No objection subject to condition.

9. REPRESENTATIONS

- 9.1 One letter received objecting on the grounds of loss of light, space and outlook, the application property has been previously extended, plans not to scale, and contrary to adopted policy and Boldre Parish Design Statement.

10. RELEVANT HISTORY

- 10.1 Single storey rear addition and new roof to carport and store (50354) approved on 1 August 1992

11. ASSESSMENT

- 11.1 The property in question is a detached forest cottage which is sited outside any of the defined villages, but within the Forest South East Conservation Area. The property has been identified within the Conservation Area Character Appraisal as being of historic/ vernacular importance and as such is considered to be a non-designated heritage asset which contributes positively to the rural character of the area. The cottage is accessed via an un-made track serving several other properties which are a mixture of traditional cottages and more modern infill. This application seeks consent for a first floor extension, single-storey extensions and roof alterations.
- 11.2 The relevant issues which need to be considered are:
- The impact upon the character and appearance of the area;
 - Whether the additions would be appropriate to the existing cottage and its curtilage; and
 - Potential impact upon the neighbouring property Copper Beech.
- 11.3 This application seeks to re-configure the existing extensions which were added to the property in the late 1970s and the early 1990s in order to achieve an additional bedroom at first floor. The depth of the existing furthest rear projection would be reduced by approximately 0.5m and an extension would be sited above the existing single-storey lean-to. The roof form of these elements would also be altered in order to accommodate a traditional double pile. The Authority's Conservation Officer has no objections to the proposal as the additions would be of a traditional form in keeping with the overall character and appearance of the conservation area. The size and scale of the addition is such that it is not considered it would appear dominating or disproportionate in relation to the host dwelling, and

this would be in accordance with Policy DP11. Amended plans have been received during the course of the application amending the design and proportions of the windows to the rear in response to the Conservation Officers comments. Traditional timber casement windows are now proposed, which are acceptable to the Conservation Officer, subject to agreeing joinery details. The proposal would therefore be in accordance with Policies CP7 and CP8 which seek to ensure that all development would protect and maintain the character of the Conservation Area and not erode the distinctiveness of the National Park.

11.4 As the property does not lie within any of the four defined villages, any proposal would also need to adhere to the floorspace restriction contained within Policy DP11 of the Core Strategy which seeks to limit the size of additions to properties in order to safeguard the locally distinctive character of the New Forest and to ensure there is the ability to maintain a balance in housing stock. The property had a floorspace of approximately 119m² as at 1st July 1982 and as such the 30% restriction would apply. The property was extended in 1992 which utilised the full 30%. This application however proposes to re-allocate the floorspace added in 1992 and overall the proposal would not result in a net increase in floorspace above that in situ which is considered to be acceptable and would comply with this element of Policy DP11.

11.5 With regard to neighbouring amenity, it is considered the property which could potentially be affected by the development is the dwelling to the south, Copper Beech. This is a more modern property, which was given planning permission in 1975 and is set slightly further back in its plot than the host dwelling. There are both ground floor and first floor windows within the flank elevation, which overlook the application site. In both cases it should be noted that the affected windows are not the only windows in the rooms they serve. There are also front facing windows which light these rooms. The side windows are north facing and as such there would no loss of direct sunlight as a result of the proposed extension. Consideration does however need to be given to the outlook from these windows and potential loss of daylight. The extension would result in a flank wall being closer to the neighbour's side windows, however the proposal would result in the rear building line of the application property being reduced by approximately 0.5m, so outlook from the neighbour's window towards the north and east, across the rear garden of the application site would be unaffected and could potentially be improved as a result of the development. It is also likely that additional light would be gained to the neighbour's windows through the proposed redesign of the roof to a double pile form with a valley. There would be no impact on light to the west facing windows on the front elevation, and on balance it is considered the impact of the proposal would be acceptable under Policy DP1, and refusal would not be warranted.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

- 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 external facing materials to be used in the development shall match those used on the existing building, unless otherwise agreed in writing by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the building in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

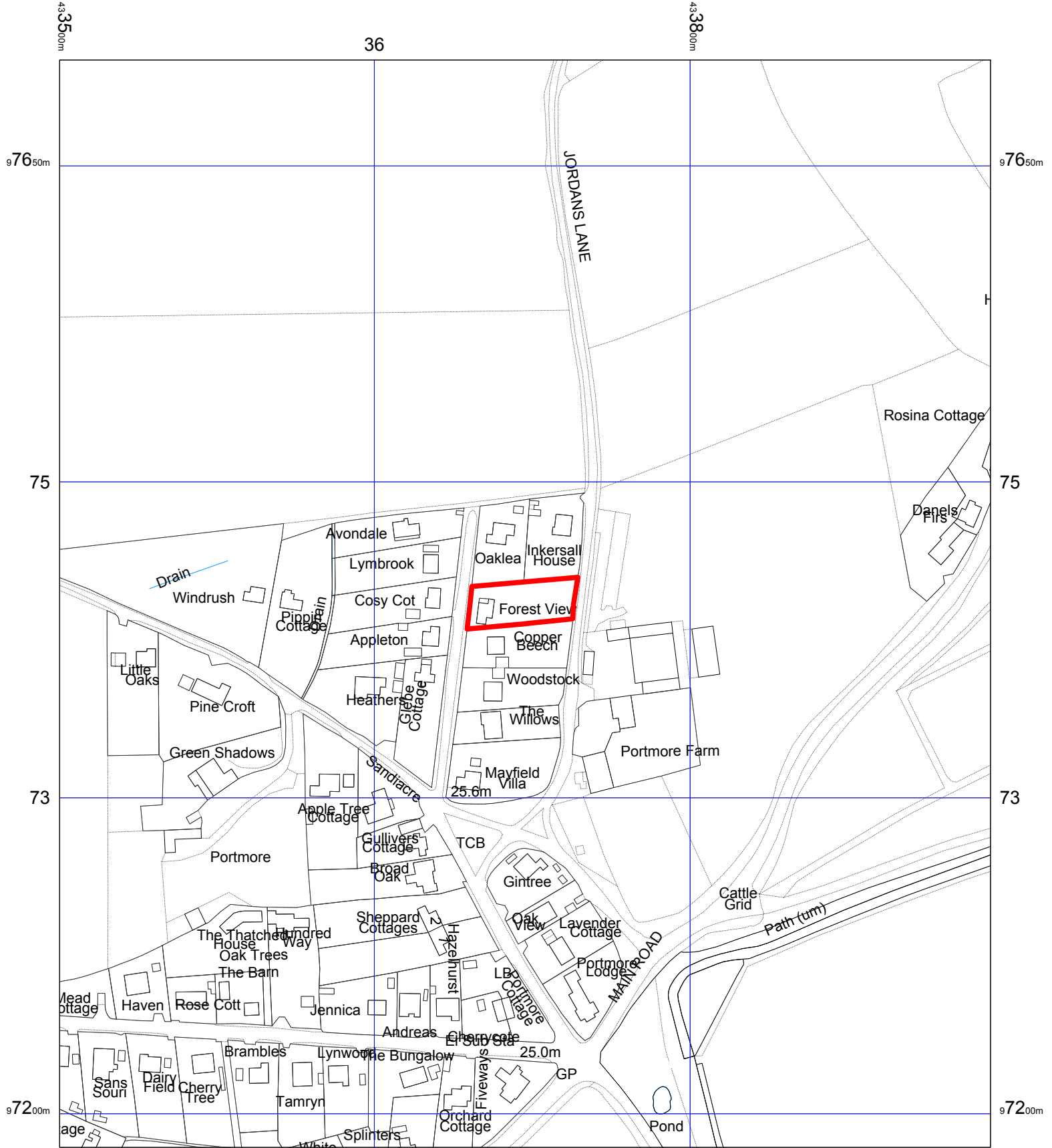
- 3 No windows/doors shall be installed until typical joinery details have been submitted to, and approved in writing by the New Forest National Park Authority.

Development shall only take place in accordance with those details which have been approved.

Reason: To protect the character and architectural interest of the building in accordance with Policies DP1, DP6 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any re-enactment of that Order) no extension (or alterations) otherwise approved by Classes A, B or C of Part 1 of Schedule 2 to the Order, shall be erected or carried out without express planning permission first having been granted.

Reason: To ensure the dwelling remains of a size which is appropriate to its location within the countryside and to comply with Policy DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

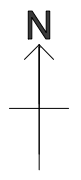


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Application No: 17/00036/FULL Full Application

Site: Lloyds TSB, Sway Road, Brockenhurst, SO42 7ZH

Proposal: Change of use to dental practice (Use Class D1); 2 No. flats (C3);
Internal alterations

Applicant: C/O Sherlock Boswell Architecture

Case Officer: Ann Braid

Parish: BROCKENHURST

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area
Defined New Forest Village

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
DP6 Design Principles
CP1 Nature Conservation Sites of International Importance
CP7 The Built Environment
CP8 Local Distinctiveness
CP14 Business and Employment Development
CP12 New Residential Development

4. SUPPLEMENTARY PLANNING GUIDANCE

Development Standards SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 6 - Delivering a wide choice of high quality homes
Sec 7 - Requiring good design
Sec 11 - Conserving and enhancing the natural environment
Sec 12 - Conserving and enhancing the historic environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Brockenhurst Parish Council: Not able to support the application as insufficient information is supplied:

1. Provision for a disabled car park space should be made
2. Detail of the service(s) to be provided by the clinic
3. The drawings for the conversion of the flats are not clear

8. CONSULTEES

8.1 Highway Authority (HCC): No objection to amended plans subject to condition

9. REPRESENTATIONS

9.1 Four letters of representation have been received, making comments as follows;

- Raising initial concern about parking, but supporting the amended parking layout and access
- Requesting the maintenance of the retaining wall to the adjoining property in Sway Road
- Requesting the retention of a boundary fence to prevent overlooking.
- Supporting the proposal with the provision of a fence to prevent overlooking from the area outside the first floor doors to the flats
- Commenting that there may not be a pressing need for parking as there are good transport links and village centre parking.

The Friends of Brockenhurst object on the grounds of inadequate parking, turning and manoeuvring space.

10. RELEVANT HISTORY

10.1 None

11. ASSESSMENT

11.1 The application site is a commercial premises situated within the defined village of Brockenhurst in the Conservation Area. The building is not listed however it has been identified within the Conservation Area Character Appraisal as a building of vernacular / local historic interest. The property occupies a prominent corner plot. There is a garage and an area for parking at the rear of the building, with access from Sway Road.

11.2 Consent is sought for the use of the ground floor as a dental practice, which falls within Use Class D1 (the specified dental use has only very recently been confirmed). It is also proposed to

convert the former office space on the first and second floors into two residential units, with a one bedroom flat on the first floor and a three bedroom flat on the first and second floors.

- 11.3 The issues to be assessed are;
- The suitability of the proposed use
 - Provision of car parking and turning
 - Impact on neighbouring amenity
 - Impact of new residential units on designated areas
- 11.4 Use Class D1 includes clinics, health centres, crèches, day nurseries, day centres, museums, public libraries, art galleries, exhibition halls, law court, non-residential education & training centres, places of worship, religious instructions and church halls. These uses would have different impacts on the locality, and in particular would generate different requirements for car parking. It would be reasonable to restrict the use to a dental surgery within Class D1 to ensure control over future changes of use of the building.
- 11.5 The building is a prominent and valuable feature in the Conservation Area. The proposed use would make minimal changes to the external appearance of the building. Internal alterations would also be minimal and would make good use of the available space. There would be no conflict with Policy CP7 which seeks to preserve the character of the Conservation Area.
- 11.6 Policy CP14 permits the use of buildings within the defined New Forest villages for business uses, as the villages are considered to be the more sustainable locations within the Park. The change of use of the building from a bank to a dental practice would retain the building in business use in a sustainable location as set out in Policy CP15. With reference to the proposed new flats, Policy CP12 directs new residential development to sites within the defined villages, so there would be no policy conflict, in principle, in providing 2 additional dwelling units.
- 11.7 With regard to parking, the proposed use would generate a requirement for 9 parking spaces. The flats would require a total of 3 spaces to meet the adopted standards. An amended plans shows the demolition of the existing garage and a layout of 11 spaces, and in response to the Parish Council's comment, one of these is an accessible space. The existing access would be widened to 4.5 metres to allow two cars to pass, which would avoid the possibility that vehicles entering the site would be forced to reverse back on to the highway. The Highway Officer is content that the amendments made would overcome the initial concerns, and would accept a shortfall of one parking space as this is a location in the village centre with public car parking in the vicinity.

- 11.8 It is clear that users of the first floor access to the flats would be able to overlook the private gardens of the properties in Auckland Avenue. The applicant has therefore agreed to provide a horizontal "hit and miss" fence which would prevent any views over the neighbouring properties. One neighbour has seen the specified fencing and has confirmed that he is content with the proposal. The neighbour in Sway Road has requested that the low retaining wall between the car park and her property be retained in good repair. Any damage to her property during construction or as a result of the use would need to be rectified, but this could not be controlled through planning. However there is also a request for a boundary fence to protect their privacy and may be the subject of a condition.
- 11.9 The site lies within 400 metres of the New Forest SPA and 5.6 km of the Solent SPA and in accordance with Policy CP1, additional residential and recreational impacts caused by the development will require adequate mitigation. The Agent has confirmed that contributions will be paid in accordance with the Development Standards SPD. This can be secured by condition.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

- 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 and the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any re-enactment of these Orders) the use of the ground floor of the building shall be restricted to a dental clinic and no other use within Class D1 of the Town and Country Planning (Use Classes) Order 1987 (as amended) and no change of use shall take place without express planning permission having first been obtained

Reason; An unrestricted use would be likely to have an adverse impact on the amenities of neighbouring occupiers and users of the highway, contrary to Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 3 Prior to the commencement of development, a fence of the type specified in the agent's letter of 14 February shall be installed at first floor level on the south elevation in the location shown on the approved plan, unless otherwise agreed in writing with the National Park Authority. The approved fence shall be retained thereafter.

Reason: To ensure neighbouring amenity is protected, in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 The building the subject of this permission shall not be first occupied until:

(a) details of the treatment of the south west boundary of the site with 1 Sway Road have been approved in writing by the New Forest National Park Authority, and

(b) the means of enclosure have been implemented in accordance with the details thus approved.

Reason: To ensure that the development takes place in an appropriate way in accordance with Policies CP8 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 5 Prior to the commencement of development, ecological mitigation for the Solent and New Forest Special Protection Areas, Special Areas of Conservation and Ramsar sites shall be submitted to and approved in writing by the New Forest National Park Authority. The ecological mitigation may take the form of a planning obligation which secures financial contributions in accordance with the Authority's adopted Development Standards (SPD) and the Solent (SRMP) Explanatory Note.

Reason: To safeguard sites of international ecological importance in accordance with Policies CP1 and CP2 of the adopted New Forest National Park Core Strategy and Development Management Policies DPD, Development Standards SPD and the SRMP.

- 6 The development hereby permitted shall not be occupied until the arrangements for car parking and turning within its curtilage, in accordance with the approved plans have been implemented.

These areas shall be kept available for their intended purposes at all times.

Reason: To ensure adequate parking provision is made in the interest of highway safety and to comply with Policy DP1 of the New Forest National Park Core Strategy and Development

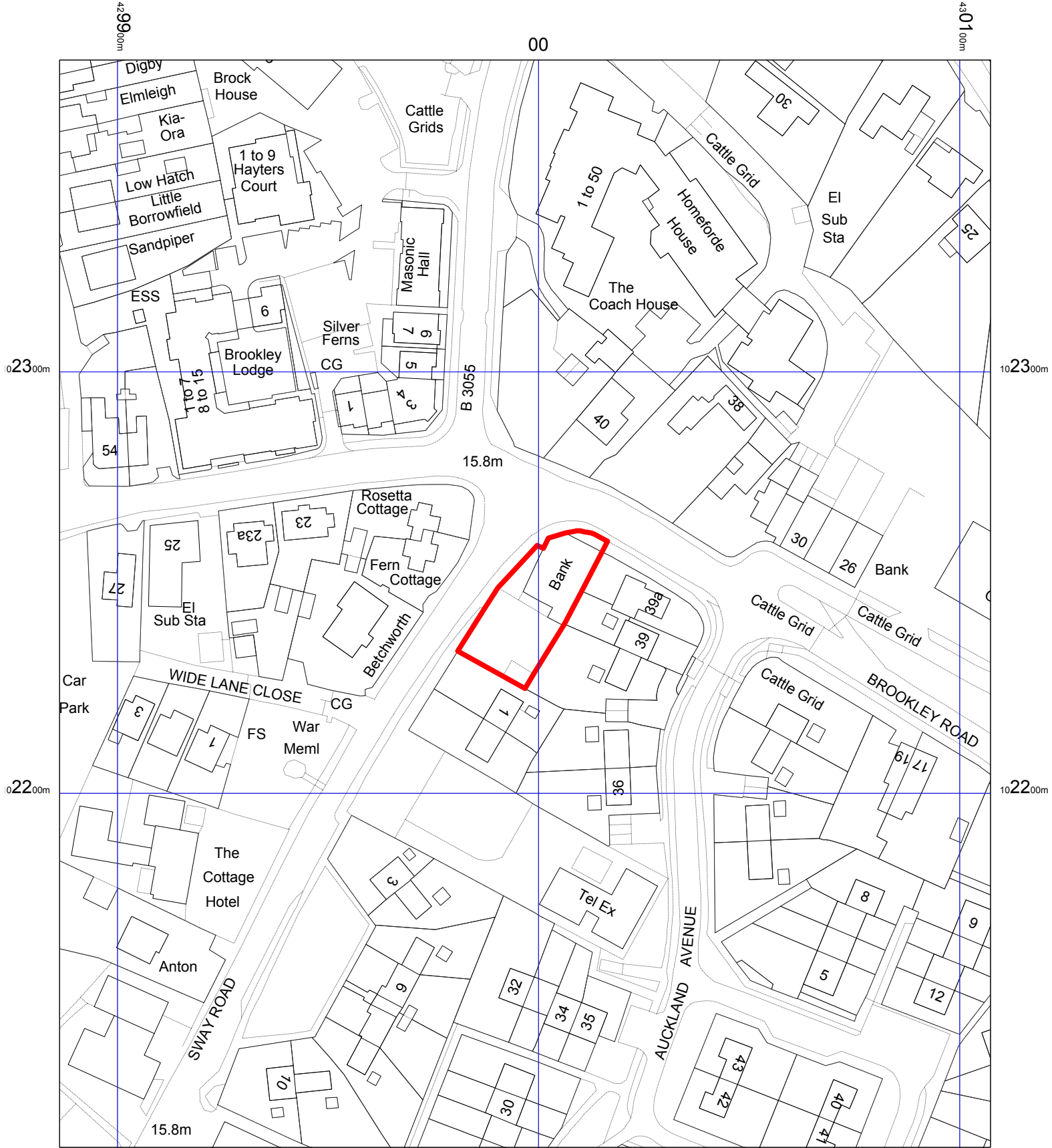
Management Policies (DPD) (December 2010) and Section 4 of the National Planning Policy Framework.

- 7 The development hereby permitted shall not be occupied until plans and particulars showing details of the provision of cycle storage within the site have been submitted and approved in writing by the Planning Authority. The development shall be carried out in accordance with the approved details before the use of the development is commenced and shall be retained thereafter.

Reason: To ensure adequate cycle parking provision is made in the interest of highway safety and to comply with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010) and Section 4 of the National Planning Policy Framework.

- 8 Development shall only be carried out in accordance with drawings: 01B, 02A, 03F, 04B and 05A. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

Reason: To ensure an acceptable development in accordance with policies CP7, CP8 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.



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