

**Application No: 16/00696/FULL Full Application**

**Site:** Land To The Rear Of Toby Cottage, Back Lane, Sway, Lymington, SO41 6BU

**Proposal:** Retention of Manege (revised land levels)

**Applicant:** Mr & Mrs Payne

**Case Officer:** Lucie Cooper

**Parish:** SWAY

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**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  
DP23 Maneges  
CP8 Local Distinctiveness  
CP2 The Natural Environment

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Guidelines for Horse Related Development SPD  
Sway Village Design Statement

**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**

Sway Parish Council: Recommend refusal for the reasons listed below:

The applicant has not complied with the terms of the original consent. As a consequence the manege which has been constructed has adversely impacted the visual amenity of the area to the detriment of the neighbours.

Furthermore, the applicant has failed to respect the established landscape features such as the hedgerow along the north eastern boundary of the site.

## **8. CONSULTEEES**

- 8.1 Landscape Officer: - Objected to previous application (although the application was subsequently granted) and similarly raised concerns regarding cumulative impact on landscape.
- 8.2 Environment Agency: - Confirmed that the discharge of clean surface water into the water course would not require consent from the Environment Agency.

## **9. REPRESENTATIONS**

- 9.1 Four letters of objections received from neighbouring properties. Issues raised include:
- the increase in height and difference in levels of the manege over and above what was originally proposed and approved and resultant visual intrusion and loss of outlook to neighbouring properties
  - the increase in height stated in the current application over and above that previously approved appears to be wrong
  - construction of the kickboards and fencing are not as shown on the plans and add to the visual intrusion
  - anomalies in the drainage plans in place and those originally proposed and detailed in this application and potential of increased flood risk on adjacent land and downstream from the ditch
  - banking of soil following construction of the manege and additional impacts upon flooding to adjacent land
  - loss of trees and soft landscape to facilitate the development and the increased visual impact of the manege which has resulted
  - the height of the hedge required by the condition is not adequate to screen the manege but a 3m hedge would appear overbearing and difficult for neighbours to maintain
  - the applicant should plant suitable hedging on their own land
  - smells emanating from the manege surface and the impact that this has on the amenity of adjacent properties

## **10. RELEVANT HISTORY**

- 10.1 Manege (15/00812) approved on 19 January 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 landscaping and screening of the site. The applicant has had discussions with the occupiers of neighbouring properties and a screening plan has been submitted for consideration. The neighbours concerned have had the opportunity to input into the plan and various amendments have been made in an attempt to satisfy the comments of officers and neighbours.

- 11.2 To recap, Toby Cottage is a detached, character dwelling with a thatched roof and rendered walls. It has a longitudinal form and is positioned side-on to Back Lane in Sway. It is surrounded by other residential properties, but is outside of the Defined Village boundary.
- 11.3 There are paddocks located to the rear (south, east and west) of the property, which are under the same ownership and are separated by post and rail fencing. The site comprises approximately 4 acres in total. There are two field shelters and a stable block located within the paddocks. There are also two protected trees within the rear grounds of the property close to the dwelling house and there is dense tree cover and soft landscaping along the boundaries of the paddocks. The land slopes downwards towards the south west.
- 11.4 This application proposes the retention of a 20m x 40m manege which has been constructed within the paddocks to the south of the property. The manege was constructed following planning permission 15/00812 being granted in January 2016, however the levels of the arena have changed from those of the original consent. The applicant advises on the application form that the *'land levels were slightly different on constructing the arena as materials were needed to be brought in'* to achieve a level surface.
- 11.5 The manege is sited along the north eastern boundary close to the rear boundaries of adjacent properties on Back Lane. An existing hedge separates the paddocks from the properties. The manege is accessed via the same track through the property which serves the stables and through a gateway in the paddock fencing within the site. The manege has a rubber surfacing with timber kick boards and post and rail fencing around its perimeter.
- 11.6 Given the extant permission for the manege, involving cut and fill of the landscape, it has been established that the principle of the development is acceptable in this location. Therefore the main issues to consider are the impact of the importation of material and minor change in level on:
- Landscape and visual amenity of the area;
  - Drainage
  - Ecology
  - Neighbouring amenity;

- Trees.

- 11.7 The case officer report for the previous consent sets out that the siting of the manege would be approximately 27m from the closest TPO protected tree. It was stated that the installation of the manege would result in level changes but was considered to be a sufficient distance away to mean that it was unlikely that there would be any adverse impact upon the protected trees. The changes in levels to the manege as built would not have had any adverse impact upon trees. The large mature trees and dense hedgerows within the site and surrounding area continue to positively contribute to the area's visual amenity, character and setting.
- 11.8 The hedgerow along the north eastern site boundary and adjacent to the siting of the manege offers some screening to neighbouring properties. A condition was attached to the original consent, stipulating that this hedgerow was to be retained in perpetuity and maintained at a minimum height of 2m and minimum width of 1m. This was to ensure the satisfactory appearance and setting of the development and to protect the amenity of neighbouring properties. Alongside the levels proposed at that time this was considered to offer acceptable screening of the manege from neighbouring properties. This is not considered to be materially affected by the increase in the level of the manege by approximately 150mm. Further planting and reinforcing of the hedge and manege has been put forward in a landscaping plan which is considered to further mitigate the impact of the manege on neighbouring properties.
- 11.9 At the time of the case officer site visit for this application a section of this hedgerow (adjacent to Ivy Lodge and Forest Croft) had been removed. The applicant advised that this hedge was removed at the request of the occupants of one of the neighbouring properties (Forest Croft). The part of the hedge that was removed was holly and is proposed to have been replaced with "bare root" hedging to include dog rose and hawthorn. This is considered to be an acceptable solution and should offer an opportunity for the hedgerow to grow in due course and such retention may be secured by an appropriately worded condition.
- 11.10 Policy CP2 requires all development to be sensitive to the wellbeing of protected species and habitats. The case officer's report for the original application set out that as the land has been in use previously as a pony paddock there is minimal chance that the wellbeing of any protected species would be further compromised by the manege, providing that no lighting is used and no additional hedgerow or tree removal will occur. The loss of hedgerow is minimal and as such is unlikely to have had any significant impact upon species or ecology, subject to no further loss and the replacement of what has been removed as proposed on the applicant's land all of which will be secured by condition.

- 11.11 With regard to the changes in levels for the manege as built, the case officer report for the previous application set out that *'it is noted that some cutting away of the land will be required to construct the manege due to the slope in the land at the site, to a maximum of 550mm as set out in the D&A Statement. However, it is not considered that this would adversely affect the landscape character of the site'*.
- 11.12 The information in the Design & Access Statement sets out that the levels of the manege changed when it was constructed as material was needed to be brought in to stabilise the ground and raise the levels slightly due to the wet conditions of the ground. It sets out that the manege only requires cutting in to a depth of 400mm – 430mm at the highest point in the landscape resulting in an increase of no more than 150mm higher than the original application.
- 11.13 The information submitted with the originally approved application showed that the north western most corner of the manege (Point A) had a depth of 150mm into the ground; the north eastern most corner (Point B) had a depth of 550mm into the ground (being the most excavation required); the south eastern most corner (Point C) a depth of 400mm into the ground and the south western corner (Point D) being at ground level. However, it was established during construction that a level manege could not be achieved without filling at points C and D.
- 11.14 The information submitted with the current application shows that Point A has a depth of 430mm into the ground; Point B 400mm (resulting in a change of +150mm from the approved level), Point C 550mm fill out of the ground and Point D 730mm fill out of the ground. The site contours and spot heights plan also demonstrates this change.
- 11.15 Details submitted set out that the fencing as built is as per the dimensions included in the original application. The increase in levels obviously means that this fencing is also at a higher level (+150mm) from the original ground levels as previously proposed.
- 11.16 The Landscape Officer objected to the original application on the basis that the manege was not sensitively sited within the landscape but overall it was considered that the landscape character of the area would not be adversely affected. In response to this application the Landscape Officer is concerned that the removal of parts of the hedgerow and unprotected trees has resulted in the manege being more visually intrusive but this can be overcome by the proposed replacement hedge planting secured by an appropriate condition.
- 11.17 Since the grant of planning permission 15/00812 Local Land Drainage at New Forest District Council has ceased to operate.

Land drainage is now split between the Lead Local Flood Authority (Hampshire County Council) who deal with ordinary watercourses and surface water drainage in relation to 'Major Developments and the Environment Agency who deal with 'Main rivers' and flooding. The relevant body in this matter, given that this is defined as minor development and the designation of the stream to which runoff discharges, is therefore the Environment Agency.

- 11.18 The site lies outside Flood Zones 2 & 3 and, in relation to flooding, when assessing the proposals against the Environment Agency's standing advice, no flood risk assessment or consultation is required since the scheme does not lie within 20m of the main river and it is less than 1 hectare in area. Information submitted sets out that water from the site originally drained down the hill into the small stream/ditch at the bottom of the applicant's paddocks.
- 11.19 Drainage details for the manege were secured on the previous permission by condition and those details were submitted in relation to this condition in April 2016. NFDC Land Drainage Officers were consulted on these proposals and noted that no additional surface water would be passed to the watercourse and recommended that the surface water condition could be discharged on this basis. These details were agreed and the condition discharged on 28 April 2016 and have been implemented in order to deal with the run off from the manege.
- 11.20 In addition to these approved drainage works a trench has been dug along the entire north eastern side of the manege with a 'french drain' installed which directs water runoff from adjacent properties into a drainage pipe which also connects the soakaway across the paddocks into the stream/ditch at the bottom of the applicants land. Further drainage plans have been submitted in order to clarify what has been carried out but these works do not form part of this application. Having regard to the concerns relating to the additional drainage to the watercourse it has been confirmed by the Environment Agency that the discharge of surface water into the stream would not require consent.
- 11.21 Concerns have also been raised regarding top soil that was removed from the area of the manege and deposited on the lower paddock of on the applicants land. The deposition of the top soil does form part of this application but in any event is not considered to be development and therefore does not require planning permission.
- 11.22 In summary, the importation of material and minor increase in the level of the manege is considered to not adversely impact on the visual amenity of the area or neighbouring properties and, with the additional screening and replanting of the hedgerow, the manege sits comfortably in the landscape. The changes do not have any

greater impact on trees or ecology than the previously approved scheme.

## **12. RECOMMENDATION**

Grant Subject to Conditions

### **Condition(s)**

- 1 Development shall only be carried in accordance with drawing nos: 001, JA 0001 VA Sht 1 of 1, JA-PA01-SITE-DE01 REV A, JA-PA01-SITE-DRAIN01, Screening Plan Version 1.00 Status: Final. 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.

- 2 The manege the subject of this permission shall only be used for the exercising of horses belonging to the owner of the site (or their successors in title) and shall not be used for any commercial riding or training purposes or as an equestrian show arena.

Reason: The use of the manege on a commercial basis would cause harm by reason of increased activity and pressure on the National Park and this would be contrary to Policy DP23 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 3 No lighting shall be installed to illuminate the manege hereby approved.

Reason: To safeguard the visual amenities of the countryside and the amenities of nearby residential properties in accordance with Policies DP1, DP23 and CP6 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 The hedgerow along the north eastern boundary of the site adjacent to properties Brick Cottage, Myrtle Cottage, Forest Croft and Ivy Lodge and adjacent to the manege, including the replanted section adjacent to Forest Croft, hereby approved shall be retained in perpetuity and maintained at a minimum height of 2m and minimum width of 1m.

Any trees or plants which within a period of 5 years from the completion of the development die or become seriously damaged or diseased shall be replaced in the next planting season with

others of similar size or species, unless the National Park Authority gives written consent to any variation.

Reason: To ensure the appearance and setting of the development is satisfactory and to protect the amenity of neighbouring properties to comply with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 5 All additional screening works shall be carried out in accordance with the Screening Plan, Version 1.00 Status: Final. The works shall be carried out in the first planting following this decision (by March 2018).

Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the National Park Authority gives written consent to any variation.

Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).





**Application No: 16/01065/FULL Full Application**

**Site:** Land Adjacent Ganders, Goose Green, Lyndhurst, SO43 7DH

**Proposal:** New dwelling

**Applicant:** Mr A Harrison

**Case Officer:** Deborah Slade

**Parish:** LYNDHURST

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**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

Conservation Area  
Defined New Forest Village  
Tree Preservation Order

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

CP2 The Natural Environment  
CP6 Pollution  
CP7 The Built Environment  
CP8 Local Distinctiveness  
CP9 Defined Villages  
DP1 General Development Principles  
DP6 Design Principles  
DP12 Outbuildings

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Design Guide 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

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Lyndhurst Parish Council: Recommend refusal on the following grounds:

- limited access availability due to lack of parking/turning space
- difficult access onto the busy road
- no provision for a cycle shed
- proposals would conserve or enhance the character of the Conservation Area

## **8. CONSULTEEES**

- 8.1 Tree Officer: No objection based upon previous appeal decision subject to the submission of a landscaping and tree protection scheme.
- 8.2 Building Design & Conservation Area Officer: No objections raised.
- 8.3 Ecologist: No objection subject to securing the agreed financial contribution towards the mitigation of the Special Protection Area and conditions ensuring the implementation of the mitigation and compensation measures outlined within the submitted ecology report.
- 8.4 Highway Authority (HCC): No objections subject to conditions relating to provision of parking and turning space prior to occupation.

## **9. REPRESENTATIONS**

- 9.1 One letter of objection received from neighbouring residents raises the following concerns:
- Reduced scale does not address previous concerns raised
  - Increased occupancy on the site would lead to longer term pressure for pruning and removing important trees
  - The reduced size of the property could lead to increased future need for extension and there would appear to be space to do so, placing further pressure upon trees
  - Separation between Ganders and the proposed dwelling would lead to increased overlooking in both directions and potential loss of light to Ganders
  - It is likely that boundary vegetation would need to be removed to provide a reasonable garden to the new property.
  - Encroachment into root protection areas

## **10. RELEVANT HISTORY**

- 10.1 New Dwelling (15/00634) refused on 22 October 2015 (Appeal against refusal dismissed on 17 June 2016)

- 10.2 New Dwelling (15/00234) refused on 19 May 2015
- 10.3 First Floor Extension and new vehicular access (13/98543) approved on 01 August 2013

## **11. ASSESSMENT**

- 11.1 Ganders lies within the Defined Village of Lyndhurst and is a detached two storey dwelling house located within a large, characterful garden on relatively level ground, the boundaries of which are filled with a notable amount of tree and hedge planting. The site is in a prominent position as it lies on a main approach into Lyndhurst. The site is partially screened by prominent boundary vegetation, which achieves a relatively verdant character appropriate to the edge of village location. Goose Green lies immediately across the road to the south, whilst residential properties adjoin the north and eastern boundaries of the application site. The site benefits from two access points, one to the south off the A35 and the other to the west off the A337.

### **Proposal**

- 11.2 Permission is sought for a new 3-bedroomed dwelling within the plot, to be located adjacent to the existing dwelling but juxtaposed at 90 degrees. No vehicular access improvements would be required as the new property would make use of the existing southern access, with Ganders continuing to make use of the access to the west. There would be a distance of just under 3m between the two buildings. The new building would occupy and external footprint of just under 60 square metres. A 1.8m high fence and a hedgerow would divide the site, and some understorey planting would be removed to accommodate the new building. Reinforcement planting is proposed along the side/front elevation fronting Goose Green and Shrubbs Hill Road. Bin storage and cycle parking is proposed to the east side of the garage and this would be fenced off by a 1.8m high waney edge fence.

### **Background**

- 11.3 Policy CP12 permits new residential development within the Defined Villages as set out in policy CP9. Policy CP9 supports small scale development proposals to meet local needs within the Defined Villages provided that proposals conform with other Policies in the Core Strategy. As such the principle of the development is acceptable subject to the proposal conforming with local and national planning policy.
- 11.4 This application has been submitted in order to address the concerns which led to the previous submission (reference 15/00634) being dismissed on appeal. The main issue which led

the Inspector to turn this earlier scheme down related to the observation that as the main areas of glazing would be on the south and west elevations it was therefore probable that when the trees are in full leaf shading would be severe and future pressures to remove these trees (along with development encroachment into root protection areas) would be harmful to the character of the wider area. Although the Inspector dismissed the appeal for this reason he considered that, although the new property would be more visible from the road than Ganders, its design would mean that it would integrate satisfactorily into the street scene. Furthermore the dense tree screen on the majority of the boundary means that the house would not be particularly dominant in views from Goose Green. The principle of introducing a new dwelling in this location would therefore not be harmful to the Conservation Area subject to an appropriate design and the retention of appropriate boundary vegetation.

### **Consideration of Issues**

- 11.5 In order to address previous concerns the overall footprint of the dwelling has been significantly reduced from 100 square metres to 60 square metres reducing overall pressure upon trees and encroachment into root protection areas. In addition to this pruning has taken place (acknowledged by both the applicant and the Tree Officer) to the shrubs and hedges around the perimeter of the site which has made a considerable difference to any shading which may have been experienced. There are no trees to be removed and the Tree Officer considers that, with the retention of the existing trees and shrubs on site, the proposed dwelling could be accommodated without any overbearing presence or shading. Based upon the findings of the recent appeal decision the previous concerns are therefore considered to be addressed. The application has also been accompanied by a landscaping plan which shows an intention to carry out additional planting along site boundaries. However additional information would be required in respect of planting maturity and density (and maintenance) and it would therefore be appropriate to request this through a pre-commencement condition.
- 11.6 The design, form and fenestration of the proposed dwelling remain largely unchanged from the previous application, which was considered by the Inspector to be appropriate to the locality. Furthermore the overall reduction in size would reduce its impact further. In terms of neighbouring amenity the distance between the proposed dwelling and Ganders of three metres is considered appropriate in terms of mitigating any potential harm through shading, overlooking and visual intrusion, particularly in light of the reduced scale of the building. The Highways Authority consider the scheme to be acceptable in terms of access and safety requirements.
- 11.7 With regards to the objections raised by the occupant of the

neighbouring property in relation to scale and amenity considerations the overall footprint of the property has been significantly reduced (by 40%) from the previous scheme and this earlier proposal was not turned down on the grounds of scale or neighbour impact despite the significantly larger size proposed at the time. Similarly loss of amenity was not an issue raised in the appeal decision and the current proposal is no closer to the neighbouring property than the previous scheme. The neighbours' concerns relating to the longer term implications for trees have been noted, however the Tree Officer considers the scheme acceptable in light of the findings of the Planning Inspector in respect of application 15/00634.

### **Conclusion**

- 11.8 It is considered that the proposed development would not be detrimental to the established planting belt which currently encloses the application site and that it would not be overly obtrusive or harmful to views into the site from Goose Green. The previous concerns which led to the appeal against the refusal of application 15/00634 are therefore considered to have been addressed. The proposal would successfully preserve the character and appearance of the Conservation Area in accordance with Policies CP7, CP8, DP1, CP2 and DP6 of the New Forest National Park 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 The trees/hedges on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the submitted arboricultural statement.  
  
Reason: To safeguard trees and natural features which are important to the visual amenities of the area in accordance with policy DP1 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).
- 3 The development hereby permitted shall not be occupied until the

arrangements for parking and turning within its curtilage (as set out on 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 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.

- 4 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).

- 5 Prior to the commencement of development ecological mitigation for the New Forest Special Protection Areas, Special Areas of Conservation and/or 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 No windows/doors shall be installed until the following details have been submitted to, and approved in writing by the New Forest National Park Authority.

a) Typical joinery details including window/doors, eaves.

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).

- 7 Unless otherwise agreed in writing by the National Park Authority, development shall only take place in accordance with the recommendations for ecological mitigation and enhancement which are set out in Section 6 of the ecological report hereby approved (Ecosupport Limited, August 2015). The specified measures shall be implemented and retained at the site in perpetuity.

Reason: To safeguard protected species in accordance with Policies DP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 8 No development shall take place until a full scheme of landscaping of the site shall be submitted to and approved in writing by the New Forest National Park Authority. This scheme shall include :

- (a) the existing trees and shrubs which have been agreed to be retained;
- (b) a specification for new planting (species, size, spacing and location);
- (c) specifications for hard surfacing and the materials to be used;
- (e) a method and programme for its implementation and the means to provide for its future maintenance.

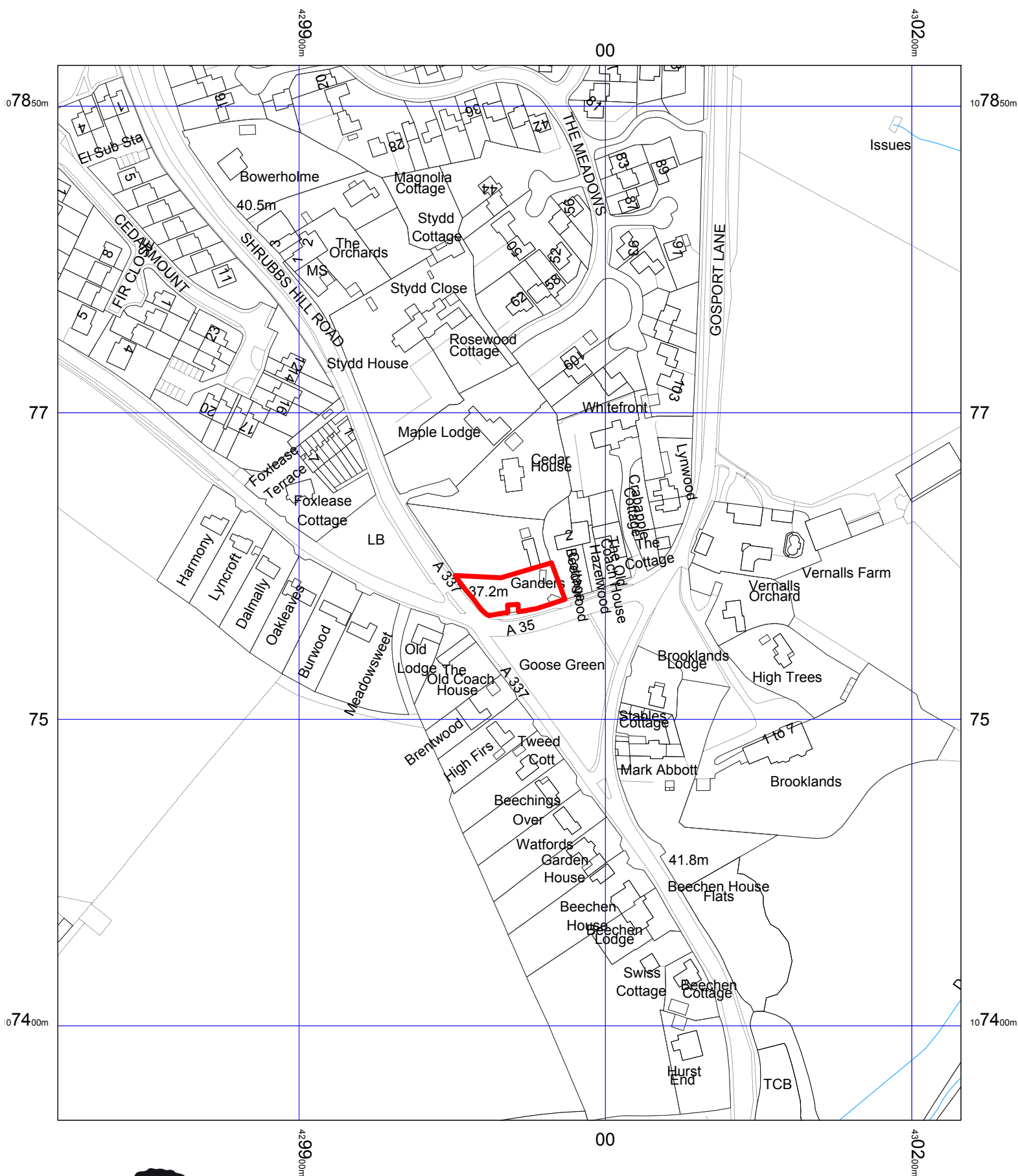
No development shall take place unless these details have been approved and then only in accordance with those details.

Reason: To safeguard trees and natural features and to ensure that the development takes place in an appropriate way and to comply with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 9 Development shall only be carried out in accordance with Drawing nos: 14159.30A, 14159.31A, 14159.32A, 14159.33A, 14159.34A, 14159.35A, 14159.36A, 14159.37A, DS/38315 and Drawing No.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.





NEW FOREST  
NATIONAL PARK

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

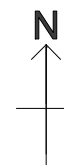
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Date: 03/04/2017

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**Application No: 17/00019/FULL Full Application**

**Site:** Land Adjacent To 7 Haskells Close, Lyndhurst, SO43 7EN

**Proposal:** 1no. new dwelling; associated landscaping; hardstanding

**Applicant:** Mr P Keighley

**Case Officer:** Deborah Slade

**Parish:** LYNDHURST

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**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  
CP12 New Residential Development  
CP19 Access  
CP2 The Natural Environment  
CP8 Local Distinctiveness  
DP15 Infrastructure Provision and Developer Contributions

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Development Standards SPD

**5. NATIONAL PLANNING POLICY FRAMEWORK**

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

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Lyndhurst Parish Council: Recommend refusal on the following grounds:

- access issues in this narrow lane and Haskells Close in general where

there is often overflow parking from Chapel Lane

- definite parking issue and the proposals would lead to congestion
- no provision for a cycle shed
- the proposals represent urbanisation and are cramped in design
- flooding problems caused by overflow from a field on the opposite side of the A35 and onto A35 adjacent to the site of the proposed house

## **8. CONSULTTEES**

- 8.1 Tree Officer: A replacement TPO tree was required in 2013 but has not yet been planted. This proposal would secure a 'Liquidambar styraciflua' which is considered to be an acceptable replacement (commonly known as Sweet Gum). The proposal will not affect any other amenity trees and proposed species on the landscaping plan are suitable.
- 8.2 Building Design & Conservation Area Officer: No objection.
- 8.3 Landscape Officer: Moving the boundary fence to the inside of the hedge as proposed would be an enhancement; as would the proposed new planting.
- 8.4 Ecologist: No objection subject to condition.
- 8.5 Highway Authority (HCC): No objection subject to conditions.

## **9. REPRESENTATIONS**

- 9.1 Letters of objection received from eight neighbouring properties:
- The proposal would erode rural quality and spaciousness, and urbanize the close
  - There would be insufficient parking and turning space for cars
  - Impact upon air pollution
  - Proposal would set a precedent
  - The plot is too small for the proposed development/ the house is too big
  - The proposal would be out of keeping with the character of the area
  - Loss of amenity to no. 7 and other properties in the vicinity
  - The gardens created would be small
  - The proposal does not overcome the reasons why the previous application was dismissed at appeal
  - The proposal relies on land at 9A Haskells Close
  - Sewerage infrastructure is inadequate
  - The proposal would exacerbate flooding
  - There is a covenant in place that would prevent access to the house.
- 9.2 One letter of support submitted by the applicant in response to

points raised during consultation.

## **10. RELEVANT HISTORY**

- 10.1 1 no. new dwelling; proposed access; hardstanding (15/00473) refused on 6 August 2015 and dismissed on appeal on 27 May 2016

*(Land Adjacent to 9 Haskells Close):*

- 10.2 Erection of a house with integral garage (88/39599) approved on 10 November 1988

*(General Close):*

- 10.3 10 Houses and garages with landscaping / planting, maintenance and road construction, pedestrian / vehicular access (78/11912) approved on 26 April 1979

## **11. ASSESSMENT**

- 11.1 This application relates to a site of just over 400 square metres and forms part of the garden of Number 7, Haskells Close, a modest, detached two storey property. The site lies on flat ground and is located in the extreme north west edge of the Close, a small residential cul-de-sac accessed off Chapel Lane. Consent (reference 78/119912) was originally granted for the estate (of 10 houses originally) in 1978 with detailed tree surveys and landscaping buffers and incorporates a relatively spacious layout with established and more recent tree planting along the boundaries with Chapel Lane and Bournemouth Road (much of which was implemented as part of the original landscaping scheme for the estate).

- 11.2 Consent is sought to construct a detached two storey dwelling within the site. The building would have a similar scale, size and design to the other properties in Haskells Close. The application has been amended from a previous proposal for a house in this location, which was dismissed at appeal. The house has now been re-orientated, with access via Haskells Close (rather than the formation of a separate entrance). The main issues which were raised as concerns in the previous appeal scheme (by the Planning Inspector) and therefore remain to be considered are as follows:

- boundary treatment - the previous scheme included close boarded fencing at the end of the cul-de-sac;
- cramped appearance - the distances between the northern and southern boundary were not considered appropriate

- 11.3 The site lies just within the defined settlement boundary of

Lyndhurst (with Chapel Lane and Bournemouth Road forming the edge of the settlement) and the general principle of residential infilling would therefore be acceptable in accordance with Policy CP12 (providing there would be no conflicts with other policies of the Core Strategy particularly with regards to Policies DP1 and CP8). In the previous appeal scheme, there was not found to be any problem with the principle of the development. The Authority has to find sites for new houses, and these should be directed to appropriate locations within the Defined Villages, in accordance with the Core Strategy's settlement hierarchy.

- 11.4 The scheme has been amended to provide a more 'open' gravel parking and turning area at the terminal point of the cul-de-sac. Existing vegetation would be retained, with gravel parking spaces and reinforced grass parking spaces at the front of the houses. The overall landscaping plan for the site is considered to be acceptable, and involves moving the western boundary fence inwards behind a new Beech hedge, which would improve the western boundary of the site, as well as securing a replacement for the dead TPO Beech tree in the western corner of the site where it will have most space to grow into a large tree in the longer term.
- 11.5 In relation to the cramped appearance, the house previously proposed was 1m from the northern boundary and 1.8m to no. 7 Haskells Close. This has now been amended to 1.5m to the northern boundary, and 2.5m to 7 Haskells Close, which is considered to improve the spacing between properties. When combined with the other alterations to the landscaping plan, it is considered that this results in a development which is no longer 'cramped' on its plot, and is very-much in keeping with the character of the adjacent properties at 3 and 5 Haskells Close, notwithstanding the more spacious arrangement of gardens within other parts of the Haskells Close development.
- 11.6 The main attributes of the proposal which were previously considered to be out of character and therefore objectionable, were the access onto the A35 (Chapel Lane); the "back to front" orientation of the house; suburbanising features such as close boarded fencing, and the cramped spacing of the dwelling. It is considered that the current proposal adequately addresses these matters and therefore overcomes the reasons set out in the dismissed appeal.
- 11.7 It should be noted that none of the consultee responses raise any objection to this proposal. Adequate parking and turning arrangements have been demonstrated in the view of the Highways Officer, and the Design Officer has no objections to the character of the house, which is in-keeping with the other properties at Haskells Close. The Tree Officer is content with the replacement and additional tree planting which is being proposed, and the Landscape Officer is content with the proposed

landscaping plan, which secures benefits to the streetscene along Chapel Lane by moving the close-boarded fence back into the site and adding a new Beech Hedge. There is not considered to be any impact upon protected species which could not be mitigated, and the applicant has offered to pay SPA mitigation in the form of contributions to the Authority's overarching mitigation scheme.

- 11.8 Overall it is therefore recommended that permission 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 The external facing materials and joinery materials to be used in the development shall match those used on the other properties in Haskells Close, 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 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.

- 4 A scheme for the parking of cycles shall be submitted to and approved in writing by the National Park Authority and completed prior to the development being first occupied.

The spaces shall be retained and kept available for their intended

purpose at all times.

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

- 5 Development shall only be carried out in accordance with:

Drawing nos: 001, 4248/11 REV O, 4248/07 REV O, 4248/08 REV O, 1952/2J, 13030-BT4.

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.

- 6 Prior to the commencement of development ecological mitigation for the or New Forest Special Protection Areas, Special Areas of Conservation and/or 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).

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.

- 7 All hard and soft landscape works shall be carried out in accordance with the approved details (drawing 1952/2J). The works shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner.

Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the National Park Authority gives written consent to any variation.

Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 8 No external lighting shall be installed on the site unless details of such proposals have been submitted to and approved in writing by the New Forest National Park Authority.

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).

- 9 Prior to the commencement of development (including site and scrub clearance), measures for ecological mitigation and enhancement (including timescales for implementing these measures) shall be submitted to and approved in writing by the National Park Authority. The measures thereby approved shall be implemented and retained at the site in perpetuity. The measures shall be based on the recommendations set out in the ecological report approved as part of this planning application.

Reason: To safeguard protected species in accordance with Policies DP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 10 The trees/hedges on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the submitted arboricultural statement.

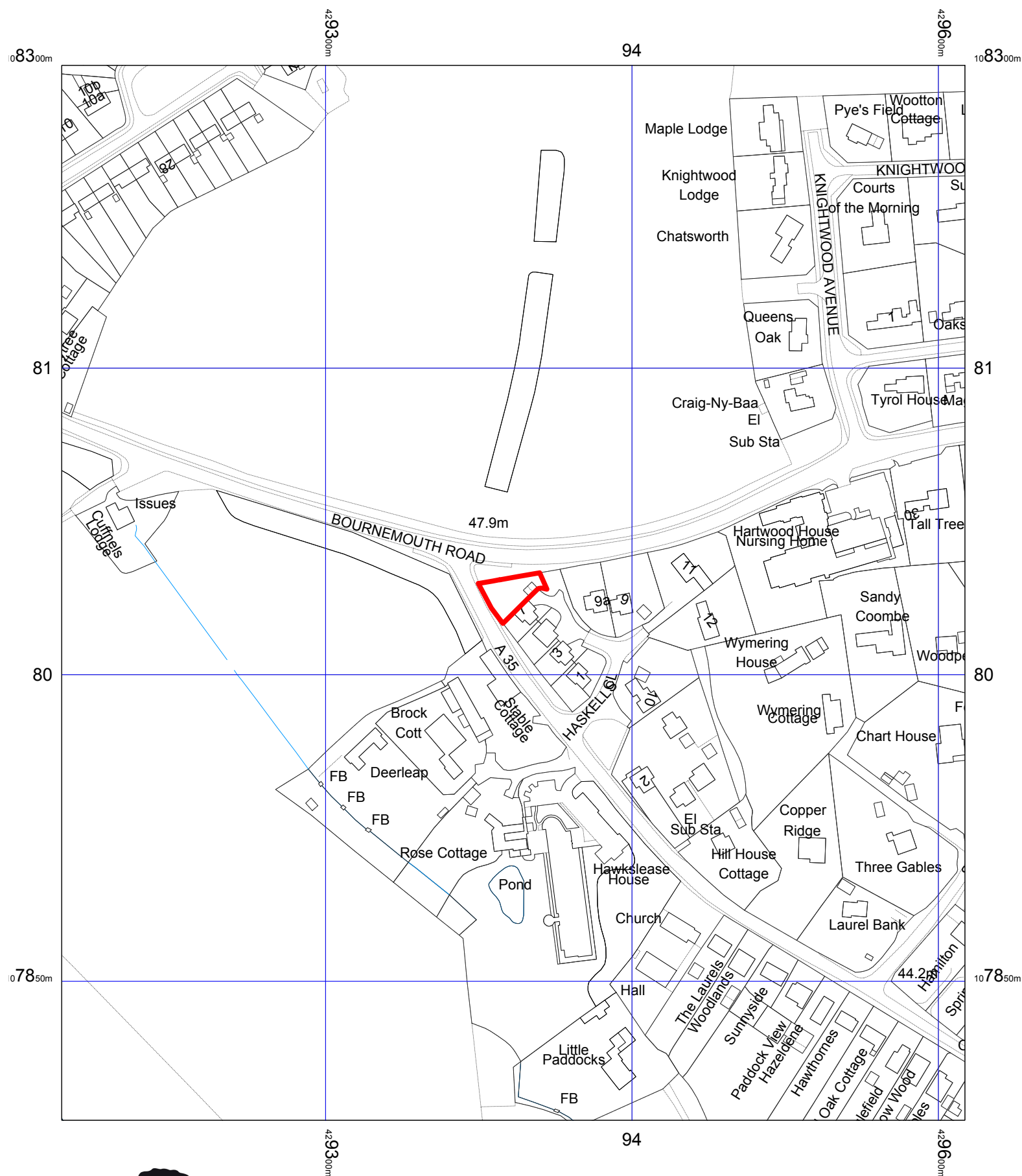
Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 11 No development shall take place until the proposed slab levels in relationship to the existing ground levels set to an agreed datum shall be 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 ensure that the development takes place in an appropriate way in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).





NEW FOREST  
NATIONAL PARK

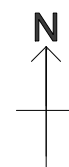
New Forest National Park Authority  
Lymington Town Hall, Avenue Road,  
Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666

Date: 03/04/2017

Ref: 17/00019/FULL

Scale: 1:2500



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**Application No: 17/00060/FULL Full Application**

**Site:** 1 Fir Close, Lyndhurst, SO43 7EE

**Proposal:** Single storey front and rear extensions; 2no rooflights

**Applicant:** Mr & Mrs Philips

**Case Officer:** Daniel Pape

**Parish:** LYNDHURST

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**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  
CP9 Defined Villages

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Design Guide SPD

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 7 - Requiring good design

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Lyndhurst Parish Council: Recommend refusal. Concern was expressed regarding the impact the proposals would have on neighbour amenity.

**8. CONSULTEES**

8.1 Tree Officer: No objection, subject to condition.

## **9. REPRESENTATIONS**

9.1 One objection from adjacent neighbour on the following grounds:

- size of the scheme
- potential loss of his tree (non-TPO)
- loss of natural light
- effect on his property value

## **10. RELEVANT HISTORY**

10.1 Two storey extension (14/00729) granted permission on 9 October 2014.

## **11. ASSESSMENT**

11.1 1 Fir Close is located within the Defined New Forest Village of Lyndhurst. It is a two storey building of predominantly brick construction. There is an existing attached single storey garage and front extension. The current structure resembles that of neighbouring properties. In the front of the curtilage there is a Chestnut tree protected by a TPO.

11.2 This application is for the extension to the front of the dwelling to extend the living room; alterations to the flat roof of the garage to convert to a dual pitch and the addition of a single storey, dual pitched, rear extension. The front facing slope of the proposed garage pitch would continue across the front of the building at first storey height to cover the new living room extension and provide a covered area at the front of the house. The proposed rear extension would have two rooflights and a four-panelled glass door facing the garden. The proposed works would use brickwork and interlocking clay roof tiles to match those of the existing building. The fenestration would be of uPVC to match the existing.

11.3 Core Strategy Policy DP11 (Extensions to Dwellings) limits extensions in relation to floorspace; however the dwelling is within the defined village of Lyndhurst and does not constitute a small dwelling, and the proposal is of sympathetic scale, it is deemed that this application would therefore meet policy DP11.

11.4 The Core Strategy supports small scale proposals within the defined New Forest villages in line with Policy CP9 This application is deemed to meet CP9 as it is a small scale proposal for the extension of an existing dwelling.

11.5 The design of the proposed works is seen as an improvement visually upon the flat roofs of the existing single storey elements. The materials chosen reflect those of the existing building and are appropriate to the SPD 'Design Guide'. There is no concern with regard to overlooking as the only inclusions of new fenestration

face away from the adjacent neighbour at 2 Fir Close and the properties on the far side of Cedar Mount are not visible due to the high garden wall. It is therefore deemed that the application meets DP1 - General Development Principles and DP6 - Design Principles/NPPF (201) Sec 7 - Requiring Good Design.

11.6 The Tree Officer has commented that the proposed extension is far enough from the protected tree at the front of the property to not have an adverse impact on the tree. The existing driveway would act as suitable ground protection, but in order to prevent inadvertent damage to the tree through storage of materials or machinery under the trees, an appropriate condition is recommended.

11.7 The Parish Council stated that they recommend refusal of the application. Concern was expressed regarding the impact the proposals would have on neighbour amenity.

11.8 There has been an objection from the adjacent neighbour at 2 Fir close stating:

- the size of the scheme is too large
- there is a potential threat of loss to his tree (non-TPO)
- there would be a loss of natural light
- it would affect the value of his property

It is to be noted that although consideration of the above concerns have been acknowledged, there would be a limited loss of light due to the aspect; the extension would be to the north of the neighbour's garden. The proposed rear extension is sympathetic in size with a hipped roof, a maximum ridge height of 3.4 metres and an eaves height of 2.4 metres.

11.9 The application is deemed to comply with Policy DP1 and not have an overly adverse effect on neighbourly amenity. Therefore it is recommended that permission 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.

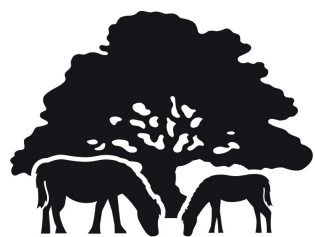
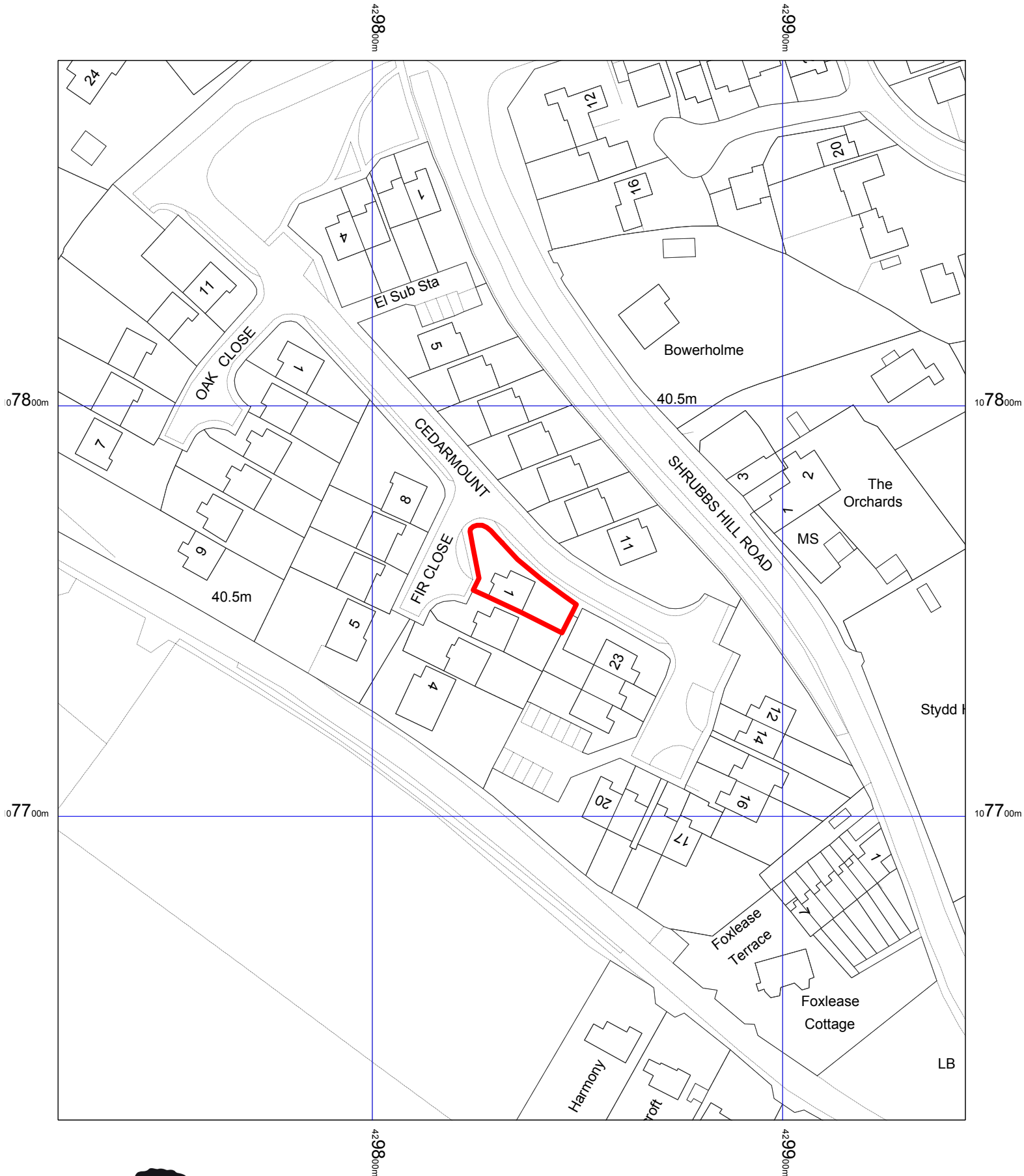
2 The trees/hedges on the site which are shown to be retained on

the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the submitted arboricultural statement/the recommendations as set out in BS5837:2012.

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).

- 3 Development shall only be carried out in accordance with (ADP/1650/P/00A, ADP/1650/P/01, ADP/1650/P/02, ADP/1650/P/03, ADP/1650/P/04). 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.



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

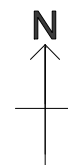
Tel: 01590 646600 Fax: 01590 646666

Date: 03/04/2017

**Ref: 17/00060/FULL**

**Scale: 1:1250**

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**Application No: 17/00105/FULL Full Application**

**Site:** Ria House, Ringwood Road, Woodlands, Southampton, SO40 7GX

**Proposal:** Detached garage with storage over

**Applicant:** Assure Healthcare Group Ltd

**Case Officer:** Carly Cochrane

**Parish:** NETLEY MARSH

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**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

Tree Preservation Order

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

DP1 General Development Principles  
DP6 Design Principles  
DP12 Outbuildings  
CP8 Local Distinctiveness

**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**

Netley Marsh Parish Council: Recommend Refusal: There are concerns over the height and size of the building. The building would overlook the neighbours property. There are concerns for overdevelopment of the site as a Lawful Development Certificate was issued in 2016 for a single storey outbuilding.

## **8. CONSULTEEES**

No consultations required

## **9. REPRESENTATIONS**

9.1 One letter of representation was received from the occupier of the neighbouring property, in objection to the proposal. The concerns raised are summarised as follows:

- Issue with floor area, height and siting of structure
- Plans are incorrect in that they do not show conservatory to rear of Ringwood Villa
- Supporting letter submitted is inaccurate and misleading-application is for a large two storey development and not single storey as stated. No mention or justification as to what the storage area is to be used for/.
- Reference is made to a single storey building to the western boundary of the site [granted a Certificate of Lawful Development] bears no relevance to the application
- Building would be visible from the lounge, kitchen, conservatory, rear bedrooms and patio areas at Ringwood Villa. Also visible from other properties along Ringwood Road and when travelling on the A326/A36. This deters from the residential area
- Structure is more suited to an industrial estate
- Proposed structure cannot be compared to the existing prefabricated outbuilding (which has now been removed)
- (We) have carried out extensive refurbishment of (our) property to enhance views (from our property). The proposal would obliterate this if allowed.
- Proposal would block out light, sunshine and tree views. Overall effect on area would be extremely detrimental.

## **10. RELEVANT HISTORY**

10.1 Application for a Certificate of Lawful Development for proposed outbuilding as ancillary use to the main dwelling (16/0040) Permitted Development 26 July 2016

10.2 Erect detached dwelling and access alterations (99/68115) granted permission on 11 May 2000

## **11. ASSESSMENT**

11.1 The application site is located to the south of the A336 and west of the A326, close to the boundary of the National Park. The dwellinghouse is set to the front of the site, however with a substantial front garden area comprising the driveway which leads to the rear of the dwellinghouse, adjacent to the eastern boundary shared with the neighbouring property of Ringwood Villa. The rear



of the property extends approximately 75 metres to the south, and backs on to agricultural land. A Lawful Development Certificate was granted in 2016, for a detached outbuilding, however this has not been implemented. Following the Parish Council comments, the proposal has been amended to reduce the height of the eaves and ridgeline.

- 11.2 This application therefore seeks planning permission for the erection of a detached outbuilding located adjacent to the eastern boundary, and approximately 8 metres from the rearmost elevation of the main dwellinghouse. The outbuilding would be set back from the boundary by approximately 1.5 metres, and would measure approximately 6.2 metres in width, 6.8 metres in depth, 2.3 metres in height to the eaves and 5.3 metres in height to the ridge of the half-hipped roof. The outbuilding would be constructed of materials to match the main dwellinghouse, with brick elevations and a tiled roof. There would be 2 small windows and 2 rooflights within the rear (southern) elevation, and a pedestrian door to the side (west elevation). Internally, the ground floor would provide a 2-bay garage, and the first floor would be used for storage.
- 11.3 Permission was granted in 2000 for the erection of a new dwelling; the proposed plans for this application show an outline of the 'location of future outbuilding', however no consideration was given to the outbuilding within the officers report at the time, and no elevation or floor plans were submitted or approved. As such, it is not considered that there is an extant permission for an outbuilding to the west of the site.
- 11.4 The Parish Council considered that the building would overlook the neighbouring property, and raised concerns with regard the height and size. Further, there was concern regarding the overdevelopment of the site with regard to the outbuilding granted a Lawful Development Certificate. The Parish Council were contacted upon receipt of the amended plans, however a response was not received prior to the committee report deadline.
- 11.5 A letter of representation has been received from the occupier of the neighbouring property of Ringwood Villa, raising a number of objections to the application as originally submitted. With regard the material planning considerations, the issues are in relation to overshadowing and overbearing impacts of the proposed development. The outbuilding would be set back from the boundary of the application property by approximately 1.5 metres; there is a high close boarded fence between the properties. The rear gardens of the application and neighbouring property of Ringwood Villa are south facing, and are also significant in length (approximately 75 metres). The proposal would be set back from the rearmost elevation of Ringwood Villa by approximately 7 metres, and would align with an area of garden used as a children's play area. By virtue of the orientation of the properties,

it is considered reasonable to suggest that the occupiers of Ringwood Villa may experience a change in the levels of overshadowing to the garden area adjacent to the proposed outbuilding during the late afternoon and early evening hours, however this is not considered to be significantly detrimental to amenity, a significant proportion of garden area would remain without any additional overshadowing, and there would be no overshadowing within any rooms of the dwellinghouse as a result. The height of the outbuilding has been reduced to 5.3 metres, with the eaves at 2.3 metres. The eastern elevation adjacent to the boundary would measure 6.8 metres. This scale is considered to be proportionate and subservient to the main dwellinghouse, and it would not compete in size or appear overly prominent within the plot. Subsequently, it is not considered that the scale would appear unduly overbearing upon the occupiers of the neighbouring property. It is noted that whilst a development may be visible from a neighbouring property, it does not necessarily mean it would cause harm.

- 11.6 The Parish Council were concerned with overlooking into the neighbouring property; the windows and rooflights would be located upon the southern elevation, facing into the rear garden. It is conceded that the rooflights may increase the propensity for overlooking into the rear garden of the neighbouring property; however, as a result of the nature of the outbuilding, which would be incidental to the main dwellinghouse with the use of the first floor of the outbuilding as storage and not as a habitable room, it is not considered that the proposal would result in any adverse loss of privacy. Overall, it is not considered that the proposal would result in any significant adverse impact upon neighbouring amenity.
- 11.7 The property is not located within a conservation area, and the proposal would be located to the rear of the dwellinghouse. Whilst the proposed outbuilding may be visible from neighbouring properties, and across long ranging views from the agricultural land beyond, the proposed outbuilding would be incidental in its scale, and sympathetic to the main dwellinghouse by virtue of the use of matching materials. Many other properties along Ringwood Road comprise outbuildings which are visible within the street scene. As such, it is not considered that the proposal would result in any adverse impact upon the character or appearance of the area.
- 11.8 It is therefore recommended that permission is granted subject to conditions, as the proposal accords with Policies DP1, DP6, DP12 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: 1701/TP.01, 1701/TP.02A

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 main dwellinghouse, unless otherwise agreed in writing by the New Forest National Park Authority.

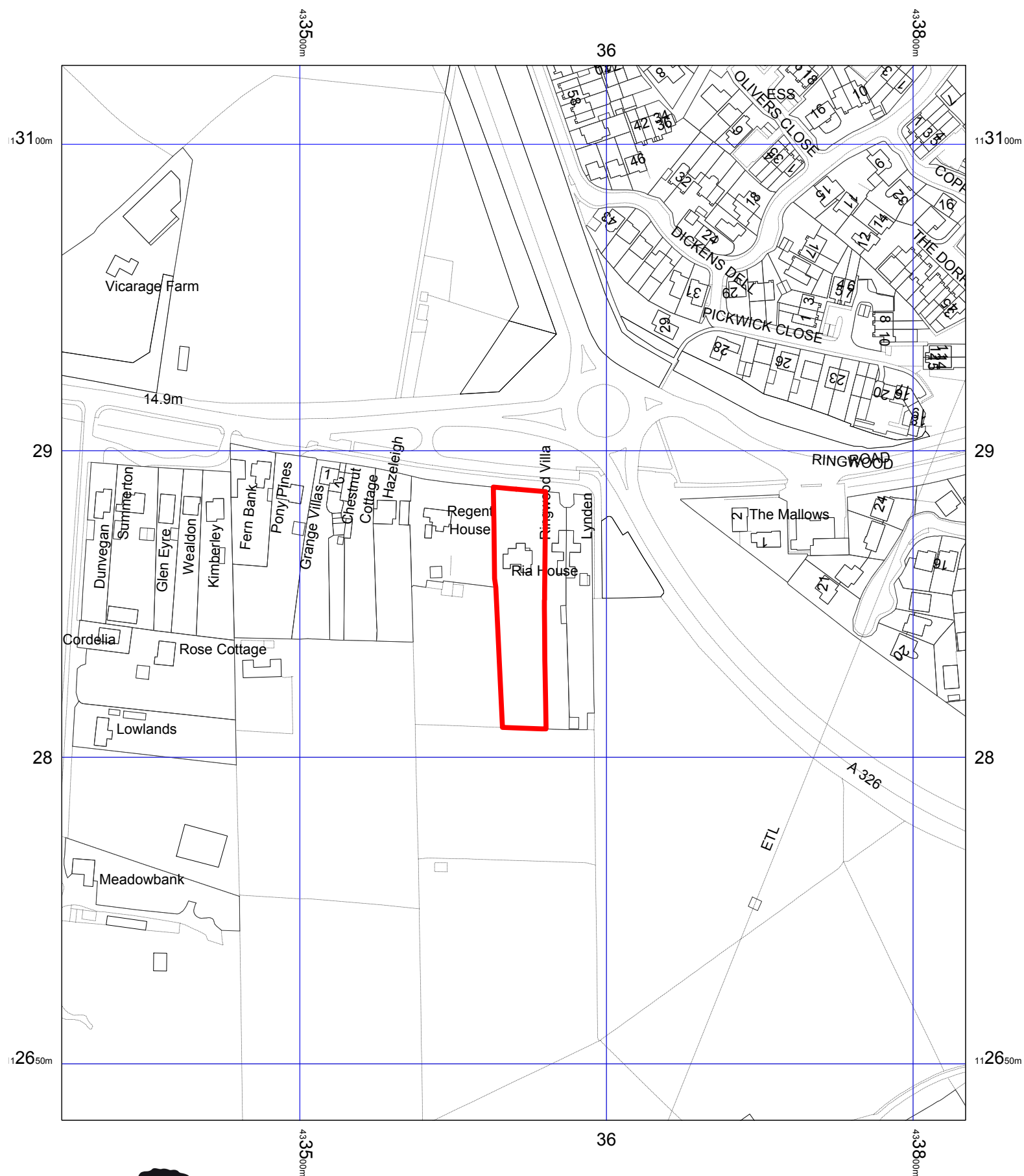
Reason: To ensure an acceptable appearance of the building in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 The building the subject of this permission shall only be used for purposes incidental to the dwelling on the site and shall not be used for habitable accommodation such as kitchens, living rooms and bedrooms.

Reason: To protect the character and appearance of the countryside in accordance with Policies DP11 and DP12 of the adopted New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 5 No windows or rooflights other than those hereby approved shall be inserted into the building unless express planning permission has first been granted.

Reason: To safeguard the privacy of the adjoining neighbouring 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

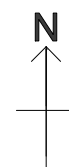
New Forest National Park Authority  
Lymington Town Hall, Avenue Road,  
Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666

Date: 05/04/2017

Ref: 17/00105/FULL

Scale: 1:2500



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**Application No: 17/00131/FULL Full Application**

**Site:** Bell Inn & Bramshaw Golf Club, Lyndhurst Road, Brook, Lyndhurst, SO43 7HE

**Proposal:** Stationing of 6 storage containers for Office use (B1 Class) for a temporary period of 12 months

**Applicant:** Mr I Scrubbe

**Case Officer:** Carly Cochrane

**Parish:** BRAMSHAW

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**1. REASON FOR COMMITTEE CONSIDERATION**

Application from Authority Member's immediate family.

**2. DEVELOPMENT PLAN DESIGNATION**

Conservation Area

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

DP1 General Development Principles  
DP6 Design Principles  
CP14 Business and Employment Development  
CP15 Existing Employment Sites  
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**

Bramshaw Parish Council: Recommend permission but would accept the decision reached by officers. Felt this was a sensible, practical, temporary

solution that is effective and discrete and will cause no harm to the Parish.

## **8. CONSULTEEES**

8.1 Building Design & Conservation Area Officer: No objection

## **9. REPRESENTATIONS**

9.1 None received

## **10. RELEVANT HISTORY**

10.1 Office building; timber clad store (Application for Non-Material Amendment to PP 16/00367) (16/00913) granted permission on 8 November 2016

10.2 Office building; timber clad store (16/00367) granted permission on 20 September 2016

## **11. ASSESSMENT**

11.1 The wider application site comprises Bramshaw Golf Club and The Bell Inn, owned by Brook Enterprises Ltd, located to the north of the B3079 and incorporating the parking area and ancillary area and buildings within the green keeper's yard to the east of the clubhouse and public house. The site lies within the Forest Central (North) Conservation Area, and The Bell Inn, and neighbouring properties of Little Popes Cottage and Popes Cottage are Grade II Listed Buildings.

11.2 Planning permission was granted in September 2016 for a new office building and store within the area to the rear of the green keeper's yard, to the east of the site. The office premises were formally at Warrens Farm, however the applicant has now vacated these premises. As such, the applicant does not currently have any permanent offices until such time when the approved building has been completed.

11.3 This application therefore seeks planning permission for the temporary (up to 12 months) siting of office accommodation within the area immediately to the south of the golf clubhouse which is formally laid out as car parking spaces. The offices would be within 6 storage containers, double-stacked in 3 groups, with a temporary external staircase providing access to the top units. The individual units measure 13m<sup>2</sup>, with a height of approximately 2 metres. The units are already in-situ.

11.4 The application site, being the area adjacent to the golf clubhouse, does not share a boundary with any residential properties and as such, it is not considered that the proposal would have any adverse impact upon neighbouring amenity.

- 11.5 The temporary offices are visible within the conservation area by virtue of their location within the site. The Conservation Officer noted that it was not considered that the units would preserve the character or appearance of the conservation area or the setting of the Grade II listed building of The Bell Inn due to their appearance, scale and location. However, on the basis that they would be sited for a temporary period, and that the trees surrounding the site would provide screening for a proportion of the 12 month period, no objection was raised. As such, it is not considered that the proposal would result in any significant adverse impact upon the character or appearance of the conservation area, or upon the setting of the listed building in the long term.
- 11.6 The proposal relates to a permission which has recently been granted in compliance with policies which support business and employment development within the National Park. The location of the units is such that it would not interfere with the construction of the permanent office building, which in itself was considered to be in a sustainable location, close to the main business. The area upon which the units are located provide 13 reserved car parking spaces, and it is not considered that this temporary loss would result in any parking being displaced onto the highway and resulting in highway safety issues, or upon the SSSI which would be detrimental to the special qualities of the National Park. Overall, the proposal would facilitate the continued operation of the business during the construction of the new office building, ensuring that opportunities for the understanding and enjoyment of the National Park are not compromised.
- 11.7 It is therefore recommended that temporary permission is granted subject to conditions, as the proposal accords with Policies DP1, DP6, DP17, CP14, CP15 and CP8 of the Core Strategy.

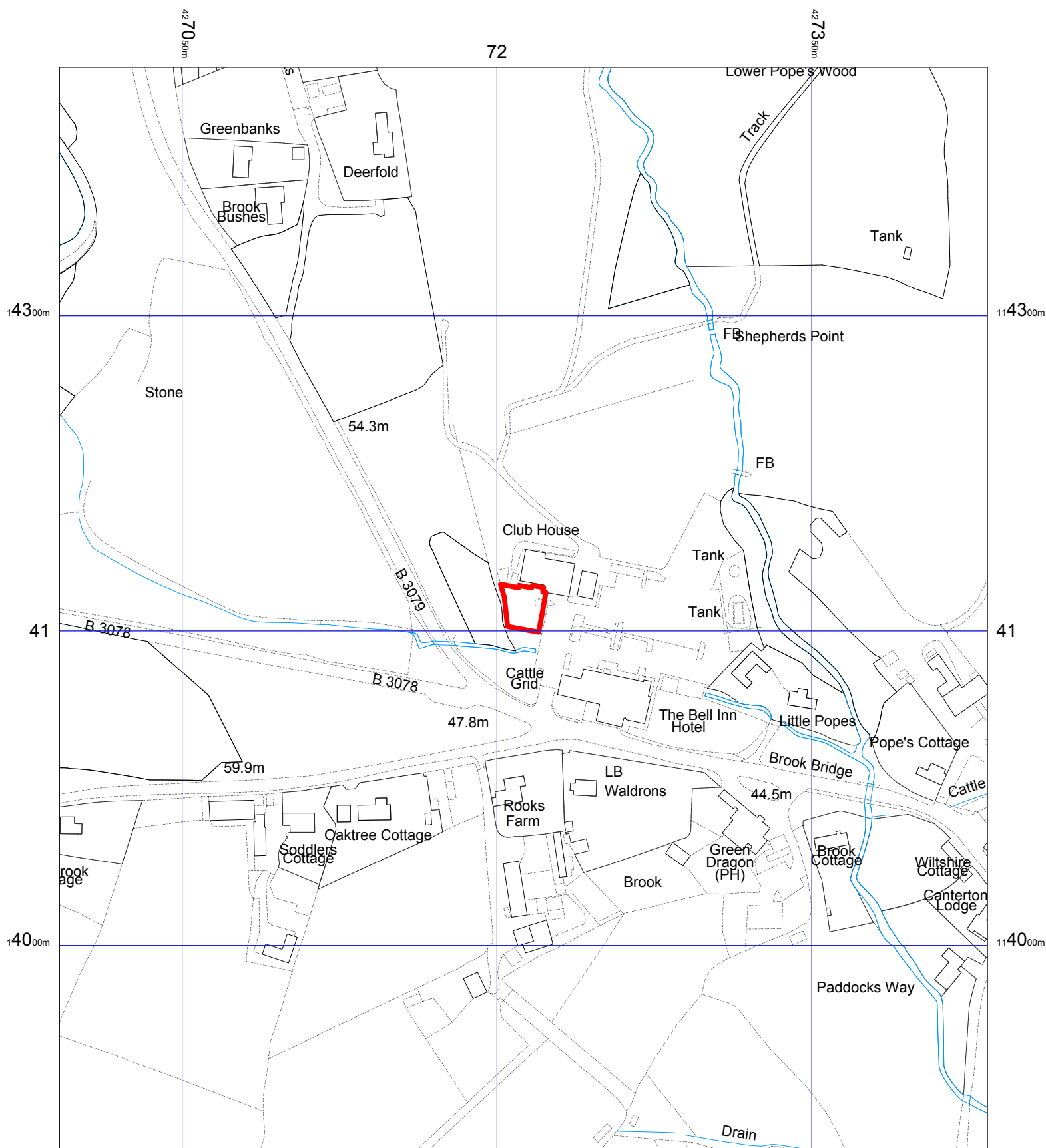
## **12. RECOMMENDATION**

Grant Subject to Conditions

### **Condition(s)**

- 1 The structures hereby approved shall be removed from the site on or before 18th April 2018 and the land restored to its former condition.

Reason: The long term retention of the structures would harm the character and appearance of the conservation area and setting of the listed building contrary to policies CP2 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



NEW FOREST  
NATIONAL PARK

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