

Application No: 16/00581/FULL Full Application

Site: Purlieu, Pikes Hill, Lyndhurst, SO43 7AS

Proposal: 2 no. dwellings; carport; creation of access; landscaping (demolition of existing dwelling)

Applicant: Mr I Rymill, Rymill Property Developments Ltd

Case Officer: Deborah Slade

Parish: LYNDHURST

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
CP8 Local Distinctiveness
CP1 Nature Conservation Sites of International Importance
CP2 The Natural Environment
CP12 New Residential Development
DP10 Replacement Dwellings
DP6 Design Principles

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
Development Standards SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 11 - Conserving and enhancing the natural environment
Sec 12 - Conserving and enhancing the historic environment
Sec 7 - Requiring good design

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Lyndhurst Parish Council: Recommend refusal. The Parish Council do not feel that the previous reasons for refusal have been overcome. There are concerns that this is over development of the site, as the adjacent area is typified by medium to large houses set in good sized plots and that the two proposed properties are too large and overbearing. There is a lot of neighbour concern especially regarding drainage. Suggest site could sustain 1 large or 2 smaller houses. The improved design has been noted and is more in line with the character of the area.

8. CONSULTEES

- 8.1 Tree Officer: Support subject to conditions.
- 8.2 Highway Authority (HCC): No objection subject to conditions.
- 8.3 Ecologist: No objection subject to conditions.
- 8.4 Natural England: No objection subject to contributions.
- 8.5 Building Design & Conservation Area Officer: No objection subject to conditions.

9. REPRESENTATIONS

- 9.1 14 letters of objection from local residents:
 - The houses are too large for the site and would constitute overdevelopment and would be cramped and confined
 - The proposal would increase residential density
 - There would be insufficient parking. Parking on the road would be hazardous;
 - Construction traffic will be detrimental to the neighbourhood;
 - The proposal would harm the character of the area and would have negative visual impact
 - The proposal would set a precedent for development of greater density
 - The proposal would be more urban in character and would not be in-keeping with the surroundings
 - trees, cumulative green foliage and greenspace would be removed
 - The proposal would increase surface water run-off and foul drainage requirements; flood risk would be increased
 - The proposal would be overbearing upon the neighbouring property, Trent.

10. RELEVANT HISTORY

- 10.1 3 no. new dwellings with attached garages; outbuildings; landscaping (demolition of existing dwelling) 15/00946 refused on 7 March 2016

11. ASSESSMENT

- 11.1 Purlieu is an unlisted building which dates from the mid-late 20th Century. It is a detached dwelling which lies in close proximity to the conservation area boundary. It is set back within its plot, within a spacious green setting. It forms the terminal dwelling within a row of detached single dwellings in large gardens which characterise Calpe Avenue, on both sides of the road. To the south is Forest Lodge Hotel and to the east is an open, green landscape of lawns, with a few smaller cottages to the south. The A337, the main road into Lyndhurst, then separates the site from the open forest, which is designated as SPA/SAC/Ramsar/SSSI i.e. the highest level of European protection. The site falls within the 'Defined Village' of Lyndhurst, one of four larger villages within the New Forest National Park.
- 11.2 This proposal is to demolish the existing modest chalet bungalow and replace it with 2 no. two-storey dwellings, one fronting Pikes Hill Avenue and one fronting Calpe Avenue. The proposal follows an application for 3 dwellings on the plot which was refused earlier this year for six reasons.
- 11.3 The residential density of the area is low. Calpe Avenue has a density of around 7 dwellings per hectare. The proposal would have a residential density of 15 dwellings per hectare, as an extra dwelling would be present at the site. This is much closer to the existing density than the previous application, which was at a density of 23 dwellings per hectare. Policy DP9 seeks to ensure the conservation and enhancement of the built heritage of the defined villages, ensuring that development density is informed by consideration of the character of the local area.
- 11.4 The proposal would result in a new 'street frontage' onto Pikes Hill Avenue. The dwelling which is proposed for the eastern side of the site would be of traditional 19th Century 'New Forest' cottage character, 8.7 metres to ridge, 5.3 metres to eaves, with a double-fronted facade, traditional sash windows and a floorspace of 218 square metres. It would have five bedrooms; three at first floor, and two in the attic. The second dwelling would be 8.2 metres to ridge, with a lower transverse ridge of 6.8 metres. This dwelling would be tile hung at first floor with a gable front and modern timber glazing to the rear. Whilst it would have a rather long north-east flank elevation (14 metres), this would be somewhat hidden by the other dwelling, and remaining three elevations would be of more traditional proportions and appearance. The floorspace of the second dwelling would be 201 square metres of floorspace, over 4 bedrooms. For comparison, the existing dwelling has a floorspace of 138 square metres.
- 11.5 The existing dwelling is not prominent from Pikes Hill, however it is not considered to make a positive architectural contribution to

the character of the area. Its main benefits are that it is small in scale and set back, so that the bland architecture of the dwelling is not too prominent or incongruous in the streetscene. However there is considered to be an opportunity to improve this frontage, and a well-designed and proportioned dwelling fronting onto Pikes Hill could make a more positive contribution to the streetscape, taking advantage of the wide verge and trees at the front of the site to 'frame' the dwelling. The proposed dwelling and Plot 1 is considered to respond positively to this setting, bringing the building closer to the edge of the plot which could benefit the appearance of the street. The proposed dwelling at Plot 1 would not be tall or too wide and would be traditionally detailed. Whilst it would contain two small bedrooms in the roof, its proportions would be that of a three-bedroomed house with an attic.

- 11.6 The additional dwelling at Plot 2 would respect the building line of Calpe Avenue and again would have elements of a traditional 'Lyndhurst' dwelling. Its south-west side elevation has been designed to prevent overlooking of the adjoining property, Trent, which was a reason for refusal of the previous application. Whilst some boundary trees would be removed to enable the dwelling to be sited closer to Trent, these would be replaced by a new boundary hedge and new boundary trees. The dwelling would be sited to the north-east of Trent where it would not block light or have an overbearing impact. The side of the dwelling closest to Trent would be fairly low (6.8 metres). There would be a distance of just over 4 metres between the house at plot 2 and the side of Trent. Given these measurements it is not considered that an overbearing relationship would occur.
- 11.7 The houses would otherwise be quite separate from existing nearby residential properties. Greenwood Cottage lies opposite plot 2, across Calpe Avenue. This would be separated by a distance of around 30 metres and its private amenity space would not be affected. Forest Lodge Cottage is at least 20m away from plot 2 so it is not considered that the amenity of this property would be adversely affected by the proposal.
- 11.8 In order to facilitate an additional dwelling at the site, a new access is required, as well as parking and turning areas from Calpe Avenue. A new double carport is proposed to serve plot 1. The new access has been designed to provide the smallest amount of gravel hardstanding that is feasible, and for a large section of the boundary hedge to remain between properties. Whilst the additional access and forward-sited garage have some impact, this has been designed to be as minimal as practicable and is not consequently considered to be significant in harming the streetscene of Calpe Avenue. The planting which is proposed could be secured by landscaping conditions. The car port would be open-sided with a low pitch and again has been designed to mitigate any visual impact on the streetscene, sited well away from the Pikes Hill frontage and behind the hedge on

Calpe Avenue.

- 11.9 The houses would have fairly large back gardens, 10-16 metres in length, with traditional boundary treatment. The houses would not appear cramped within their plots, notwithstanding the increase in density, and therefore it is considered that the spacious character of the area would be maintained, in accordance with Policy DP9 of the Core Strategy.
- 11.10 Bat emergence surveys have been undertaken, as the existing house is considered to have medium potential for bat roosts. No bats were seen entering or leaving the house, although they were present foraging in the garden. It is considered that, given the house does not appear to be actively in use as a bat roost, sufficient ecological mitigation and enhancement can be secured by condition. Contributions towards SPA mitigation would be collected by Unilateral Undertaking, to be secured by condition (£1250). The applicant has agreed to this approach, to prevent impacts upon the New Forest SPA, in accordance with the Development Standards SPD.
- 11.11 Whilst the development does not provide on-site affordable housing, as required by Policy CP11, the government has directed that National Park Authorities are not able to seek contributions on developments of five houses or less. As such it is not considered necessary to secure affordable housing or contributions in accordance with Policy CP11, in light of changes in the government's stance on affordable housing. This is also the case for other 'tariff style' contributions such as open space contributions.
- 11.12 Concerns have been raised about surface and foul water drainage, however these matters would be considered by Building Control. There is a pipeline which runs through the site, which the developer is aware of, and the proposals would not affect the route of the drainage pipe. The site is not within a flood zone.
- 11.13 Overall it is concluded that the design and layout of the proposals is acceptable, and that specific issues related to highway access, overlooking and developer contributions have now been overcome. Permission is recommended on this basis.

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 No development shall take place above slab level until samples or exact details of the facing and roofing materials and building details (such as brick lintol arches and chimney corbelling) 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).

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

Typical joinery details including windows, doors, eaves, verge, bargeboards, porch.

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 Development shall only be carried out in accordance with:

Drwgs: 123-D-01, 123-D-02, 123-D-03, 123-D-04, 161.10A, 161.11A, 161.12A, 161.13A, 161.14A, 161.15, 161.16, 161.17, 161.18A.

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.

- 5 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, C or D of Part 1 of Schedule 2 to the Order, garage or other outbuilding otherwise approved by Class E of Part 1 of Schedule 2 to the Order, or means of enclosure otherwise approved by Class A of Part 2 of Schedule 2 to the Order shall be erected or carried out without express planning permission first having been granted.

Reason: In view of the physical characteristics of the plot, the New Forest National Park Authority would wish to ensure that any future development proposals do not adversely affect the visual amenities of the area and the amenities of neighbouring properties, to accord with Policies DP1, DP6 and DP10 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 6 The outbuilding 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. No alterations shall be made to the form and appearance of the outbuilding unless otherwise agreed in writing by the National Park Authority.

Reason: To protect the character and appearance of the countryside in accordance with Policies DP1, DP6, DP11 and DP12 of the adopted New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 7 No development shall take place until a 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) areas for hard surfacing and the materials to be used;
- (d) other means of enclosure;
- (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).

- 8 All hard and soft landscape works shall be carried out in accordance with the approved details. 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).

- 9 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).

- 10 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 reports 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).

- 11 Prior to the commencement of development, details of proposed ecological mitigation for additional recreational impacts upon the Solent and New Forest SPA/SAC/Ramsar sites 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.

Reason: To safeguard sites of international ecological importance in accordance with Policies CP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 12 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.

- 13 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 implemented only as approved and 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.

- 14 No development, demolition or site clearance shall take place until the arrangements to be taken for the protection of trees and hedges on the site as identified for protection in the approved plans have been submitted to and approved in writing by the Local Planning Authority.

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).

- 15 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).

Informative(s):

- 1 Condition 11 could be addressed by a Unilateral Undertaking proposing financial contributions to the overarching ecological schemes administered by the National Park Authority, as set out in Policy CP1 and the Development Standards SPD.
- 2 The applicant should note and prevent any impact upon the Hampshire County Council highway drain which crosses the site, as shown in the plan attached to this decision notice.

