

**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).

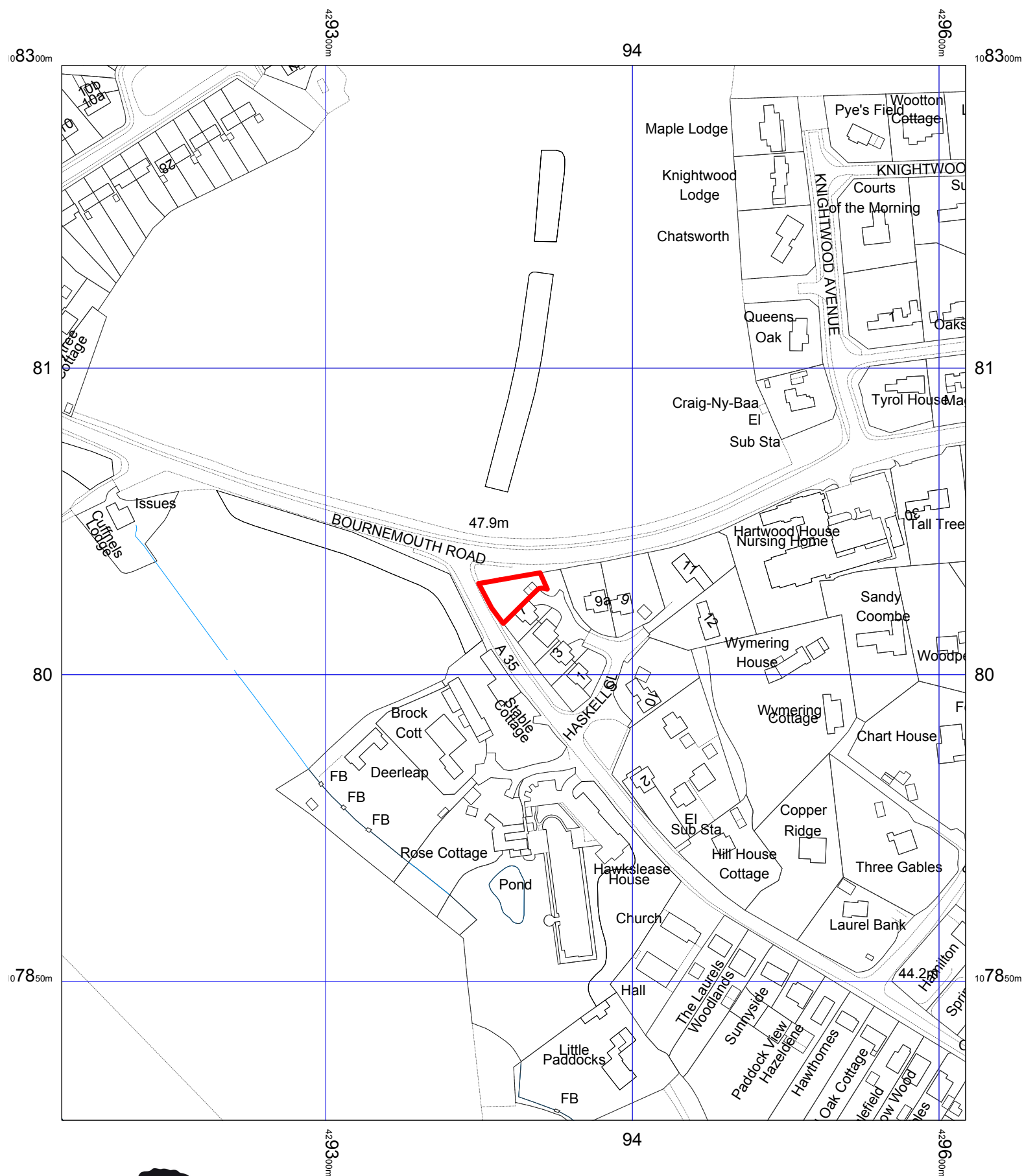
- 10 The trees/hedges on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the submitted arboricultural statement.

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

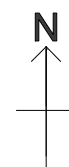
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