

Application No: 17/00384/FULL Full Application

Site: Bonham, Church Lane, Sway, Lymington, SO41 6AD

Proposal: 2 No. new dwellings; new access; demolition of existing dwelling

Applicant: Mr S Davies, Gothic Construction Ltd

Case Officer: Clare Ings

Parish: SWAY

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Defined New Forest Village

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP7 The Built Environment
 CP8 Local Distinctiveness
 CP9 Defined Villages
 CP12 New Residential Development
 DP1 General Development Principles
 DP6 Design Principles

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
 Sway Village Design Statement

5. NATIONAL PLANNING POLICY FRAMEWORK

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

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Sway Parish Council: Recommend refusal for the following reasons:

- size of the houses would be overbearing and would increase shading of

- the neighbouring property (Royston)
- not compatible with the Sway VDS
- contrary to policy CP8 and would decrease the amount of light contrary to DP1D
- a semi-detached pair would be viewed more favourably subject to obscure glazing facing Royston

8. CONSULTTEES

- 8.1 Ecologist: No objection, subject to condition.
- 8.2 Highway Authority (HCC): No objection, subject to conditions

9. REPRESENTATIONS

- 9.1 One representation received objecting on the following grounds:
- proximity of dwelling with higher roof would reduce light to living room, stair/landing and bathroom
 - would prefer to see a semi-detached pair

10. RELEVANT HISTORY

- 10.1 None

11. ASSESSMENT

- 11.1 Bonham is a detached single storey dwelling lying on the north side of Church Lane within the defined village of Sway. The existing dwelling is of white painted pebble-dash under a tiled roof, and lies within a fairly generous plot which is served by both vehicle and pedestrian accesses. It has been extended in the past and the garden also contains several timber outbuildings. To either side, along Church Lane, is residential development of mixed ages, design and size, some detached and some semi-detached, but mainly two-storey. Opposite the site, the land is undeveloped lying behind a mature hedgerow.
- 11.2 The proposal is to demolish the existing dwelling and replace it with two two-storey detached dwellings. Each dwelling would have a narrower frontage to Church Lane, and would not be identical in appearance, but each would have an integral garage. Materials would be a mix of brick, render, timber and slate or tiles. The dwellings would be set back from Church Lane by a similar distance to the neighbouring properties.
- 11.3 As the site lies within the defined village of Sway, the principle of redeveloping the site to gain an additional dwelling would be acceptable, provided that other policies of the Core Strategy are met - in terms of design and impact on the surrounding area. The site has been the subject of pre-application discussions,

which gave advice on the scale of the dwellings (reducing their depth) and also on detailing, and this has largely been incorporated into the current proposal.

- 11.4 The key considerations therefore are the appropriateness of the proposal to the site and in the wider vicinity of Church Lane and Sway, in terms of scale and design, and the impact of the proposal on the amenities of adjoining dwellings.
- 11.5 As stated above, Church Lane displays a mix of design and styles of dwellings, including the recently developed site at the corner with Westbeams Road. Bonham currently occupies a larger plot than the majority along this road, and the demolition of the existing bungalow and its redevelopment with two dwellings is considered acceptable and would not be seen to result in an overdevelopment of the plot, the frontages created would be compatible with many in the vicinity, especially the semi-detached pair to the east. The design of the dwellings would be acceptable, the variations between the two dwellings creating some interest within the street scene. The choice of hipped roofs would ensure that the ridge heights would remain similar to the adjoining properties, and also that sufficient spacing would be left between the proposal and the adjoining dwellings, maintaining the rhythm of house and spacing along the road. The choice of materials (brick, render, tile or slate) would also blend in with other materials in the vicinity, although the final agreement would be dealt with by condition. The proposal would therefore be seen to comply with policies CP7, CP8 and DP6 of the Core Strategy, and also the guidelines set out in the Sway Village Design Statement.
- 11.6 A key concern, and one that has been raised by the Parish Council and the adjoining neighbour, Royston, to the east, is the impact of the proposal in terms of amenity, particularly the increase in shading of windows in the side elevation. This side elevation contains three windows, two at first floor level serving a bathroom and the stairwell, and any impact on these windows would be marginal. The window at ground floor level serves a habitable room, but which also has natural light from other sources. The introduction of a two storey dwelling adjacent would have some impact on this side window as shown in the submitted sunpath diagrams, but only partially at the critical periods. In addition, the design of the dwelling for Plot 2 is such that an element of it has been set back to avoid significant shading and an overbearing impact. On balance, it is considered that the impact on the neighbouring property is not so significant as to warrant a refusal on these grounds.
- 11.7 Ecological Surveys were carried out at the appropriate time, and concluded that the demolition of the existing dwelling and its redevelopment would have minimal impact as there is very little recorded evidence of protected species. Enhancement

proposals are recommended, and provided that work progresses in accordance with these details, there is no objection on ecological grounds. However, the site does lie within 5.6km of the Solent SPA, and new residential development is expected to make a contribution towards mitigation against potential impacts. A contribution of £186 per additional dwelling is therefore expected and this can be secured by condition.

- 11.8 There are no objections from the Highway Authority as appropriate parking (car and cycle) is provided, although conditions are proposed to ensure the retention of parking.
- 11.9 Conditional planning permission is therefore recommended.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Development shall only be carried out in accordance with (list plans). No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

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

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

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

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

- 4 The development hereby permitted shall not be occupied until the arrangements for parking for both cars and cycles shall have

been implemented in accordance with the approved plans.

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

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

- 5 Mini visibility splays of 2.0 x 2.0 metres at the junction of the proposed accesses and the adjacent footway shall be provided before the commencement of the development, and these splays shall be kept free from any obstruction over 600mm in height at all times.

Reason: In the interest of highway safety and to comply with Policy CP19 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010) and Section 4 of the National Planning Policy Framework.

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

Reason: 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, contrary to Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

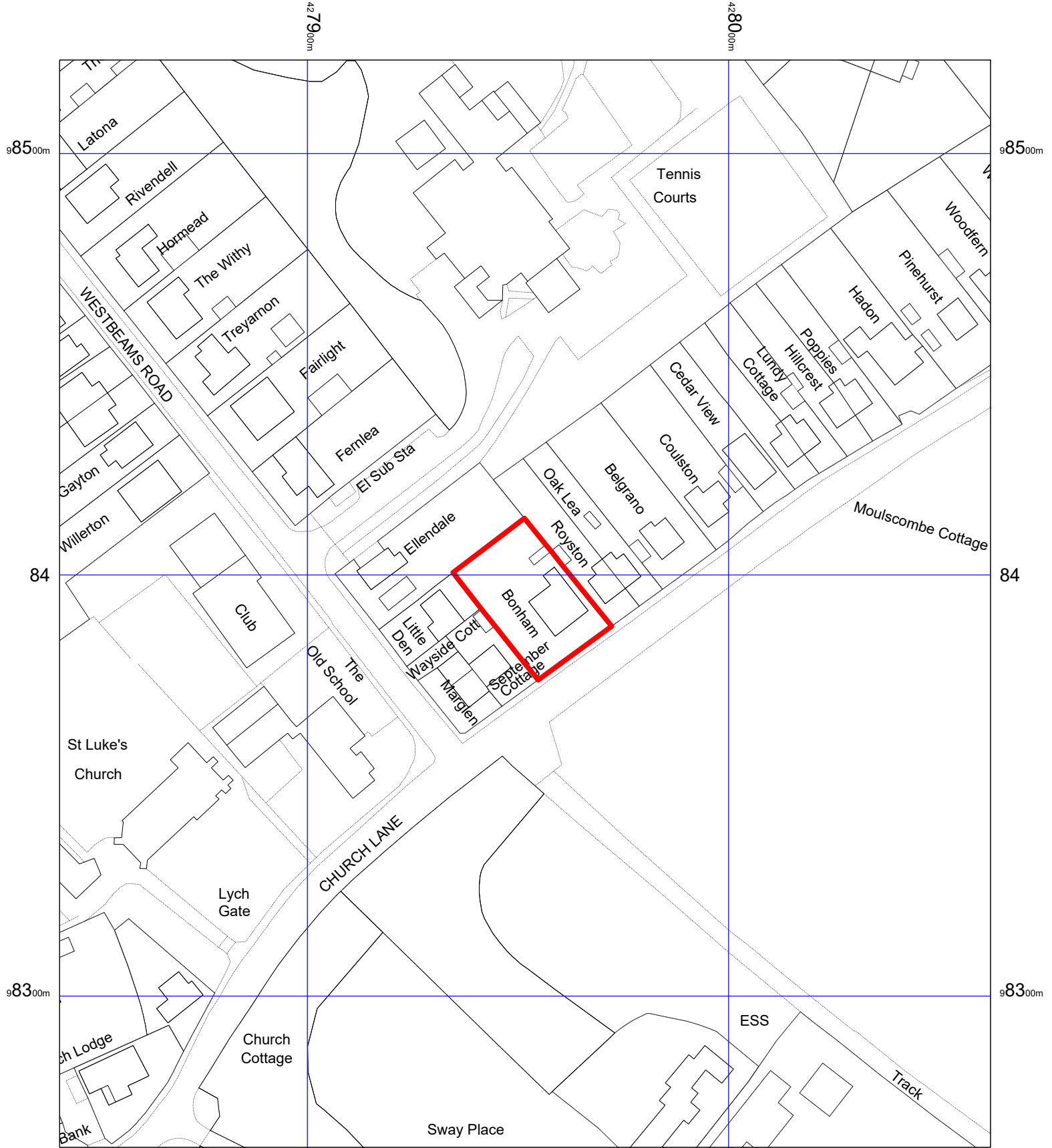
- 7 Unless otherwise agreed in writing by the National Park Authority, development shall only take place in accordance with the recommendations for ecological mitigation and enhancement which are set out in the ecological report hereby approved. The specified measures shall be implemented and retained 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 Prior to the commencement of development ecological mitigation for the Solent Special Protection Areas 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.



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