

**Application No: 16/00084/FULL Full Application**

**Site:** Land To The Rear Of 7 Brookley Road, Brockenhurst, SO42 7RR

**Proposal:** New dwelling

**Applicant:** Ms M Matysik

**Case Officer:** Deborah Slade

**Parish:** BROCKENHURST

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**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

Conservation Area: Brockenhurst (Waters Green)  
Defined New Forest Village

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

DP1 General Development Principles  
CP1 Nature Conservation Sites of International Importance  
CP12 New Residential Development  
CP9 Defined Villages  
CP2 The Natural Environment  
DP6 Design Principles  
CP7 The Built Environment  
CP8 Local Distinctiveness

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Design Guide SPD

**5. NATIONAL PLANNING POLICY FRAMEWORK**

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

**6. MEMBER COMMENTS**

None received

## **7. PARISH COUNCIL COMMENTS**

Brockenhurst Parish Council: Recommend refusal. A lot of work has been done to reduce the size of the proposed new dwelling and improve the access. However there is too much massing for the site. The construction would be very close to the adjacent dwelling. The Parish Council have concerns over the shared access and parking.

## **8. CONSULTEES**

- 8.1 Building Design & Conservation Area Officer: No objection subject to conditions.
- 8.2 Tree Officer: No objection subject to condition.
- 8.3 Highway Authority (HCC): No objection subject to condition.

## **9. REPRESENTATIONS**

- 9.1 Objections received from five neighbouring properties:
- The house is too big, too high and cramped for the site
  - Parking and turning arrangements are not satisfactory and would impact upon the neighbour's right of access
  - The timber will be a fire risk
  - The proposal will be overbearing upon neighbours, and will cause loss of light to neighbours, adversely affecting residential amenity
  - The air source heat pump could be noisy
  - The bins would cause air pollution
  - Additional traffic movements will be detrimental
- 9.2 Objection received from the Friends of Brockenhurst:
- The house seems bigger than the recent withdrawn application. The house remains too big for the site. There should be a greater gap between the house and Latchmoor Court.

## **10. RELEVANT HISTORY**

- 10.1 New dwelling (15/00369) withdrawn on 6 July 2015
- 10.2 New dwelling (14/00996) withdrawn on 30 January 2015
- 10.3 House (86112) refused on 28 November 2005 and dismissed at appeal on 17 October 2006
- 10.4 House (03/78995) approved on 25 September 2003 (*this is the consent for the adjacent property, Maiko House*)

## **11. ASSESSMENT**

- 11.1 The site comprises a grassed parcel of land of 0.06 hectares in size, located within the Defined Village of Brockenhurst, and

adjacent to Brockenhurst Conservation Area. The site is surrounded by residential properties, except where it is bounded by the Redmayne site to the south

- 11.2 The site has a long planning history. Permission has been sought for residential development of this plot since around 2000, with consent being granted and implemented for one dwelling on half of the original site (Maiko House) in 2003. That dwelling was built. A dwelling on the remaining plot now under consideration was dismissed at appeal in 2005, but only on grounds that an affordable housing contribution was not provided.
- 11.3 This proposal is for a detached 3-bedroom chalet-bungalow style dwelling, of timber frame construction, with a ridge height of 6.5 metres, an eaves height of 2.3 metres, and a gross internal floorspace of 119 square metres.
- 11.4 The first issue to consider is the scale of the dwelling compared to the plot available. The site is quite constrained, with neighbours in close proximity to the north, east and west. However, the plot coverage would be similar to that of the neighbour, Maiko House, and there would be sufficient space to boundaries for the house not to be cramped or confined within its plot in footprint form, with a garden size comparable to that of surrounding dwellings situated in the village centre. The dwelling would be smaller in bulk and mass than that proposed in 2005.
- 11.5 The access way to the house via Brookley Road is already established, and no changes to this arrangement would be required to facilitate the new house. Impact upon the adjacent conservation area would be neutral, with glimpses of the proposed dwelling not causing any form of harm to an otherwise village-centre streetscene. The design approach of the house is traditional, with oak detailing, a large clay plain tile roof and wooden casement windows.
- 11.6 The potential for impact upon neighbouring amenity has been considered at length, and concerns from neighbours about previous schemes have shaped the present proposal. The house is now smaller than was originally proposed. The new house would be 17 metres from 7 Brookley Road, which is also a bungalow. As the proposed house would only feature 2 rooflights at first floor level, it is not considered that there would be any significant additional overlooking on 7 Brookley Road. At present there is an established hedgerow bounding the plot and 7 Brookley Road, although this is within the ownership of Maiko House. The hedge affords a good deal of privacy to 7 Brookley Road. Were the hedge to be removed, this could be replicated by a fence of similar height. Overall it is considered that the residential amenity of 7 Brookley Road would be preserved.

- 11.7 The neighbour at Maiko House to the west has raised concerns about the potential for overbearing impact upon the ground floor side windows of the east elevation of Maiko House. The flank wall of the proposed dwelling would be 6.5 metres away from Maiko House. There would be a small overlap between the flank wall of the property and the glazing of Maiko House, however this would not be sufficient to cause a harmful impact by way of loss of light or overbearing. An existing fence between the two properties provides privacy at ground floor level.
- 11.8 The new house would be 1.7m away from the boundary with 24 and 25 Latchmoor Court, both of which have short back gardens of only around 6 metres in length. However, the main mass of the proposed building, with a depth of 6.5 metres, would be positioned across the shared boundary between these two neighbouring properties, ensuring that both retained some degree of outlook. The fully hipped roof of the proposal, combined with its low eaves height, would prevent an overbearing impact or loss of westerly light to either of these houses. There would be no first floor side windows which would result in overlooking. There would be no first floor within the rear pile of the house; rather it is proposed that the house would feature a vaulted roof, and this can be conditioned, to ensure no overlooking from the side rooflights.
- 11.9 Air source heat pumps generally do not require planning permission and therefore are not considered to be detrimental to neighbouring amenity. Similarly it is possible and necessary to provide bins within the site; these are not considered to be specifically harmful to neighbouring amenity. Timber can be treated to meet with Building Regulations and would not necessarily cause fire risk to neighbours. Restrictions on external lighting and slab levels can be secured by planning conditions.
- 11.10 There is a protected Oak tree just beyond the rear boundary of the site, and a tree survey has been undertaken with consequent measures of non-invasive foundation design incorporated in the proposal to ensure that the tree would not be harmed by the development.
- 11.11 The parking and turning arrangements have been considered at in conjunction with the Highways Officer. A swept path analysis has been submitted with the application which demonstrates that the site can provide on-site parking and turning for at least 2 cars at the new house, as well as at least 2 cars at Maiko House. This relies on the neighbour at Maiko House's ability to cut back hedges within his ownership and to park on areas of hardstanding which are not presently used for parking. Provided that no boundary treatment was erected at the front of the new dwelling, then there would be no need for the owner of Maiko House to cut back or remove the hedge. This can be secured by planning

condition.

- 11.12 The neighbour at Maiko House still has concerns that the swept path analysis does not take account of decking and planting within his curtilage which further restrict the ability to manoeuvre on site. However the applicants consider that this space could be used for parking if needed, and point out that at present a front boundary fence along the plot is more restrictive than what could be secured by condition if the current permission were granted. Overall it is considered that satisfactory parking and turning arrangements to serve both houses could be secured by planning condition.
- 11.13 As the site comprises mown grassland it is unlikely that protected species would be affected by the proposal, however an informative should be added in the unlikely event that reptiles are encountered when clearing the site, to alert the applicants to their duties under separate protected species legislation.
- 11.14 Overall it is recommended that consent 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 No development shall take place 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).

- 3 No development shall take place 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, porch, eaves,

verge, bargeboards.

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

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

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any re-enactment of that Order) no extension (or alterations) otherwise approved by Classes A, B or C of Part 1 of Schedule 2 to the Order, 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, contrary to Policy DP10 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 5 All development works must be carried out in accordance with the approved Arboricultural Method Statement provided by Trevor Heaps Arboricultural Consultancy Ltd report (ref: TH1122)

Before the commencement of any demolition/construction work on site, protective fencing is to be erected as stated within (Section 7.0 - Specifications of protective measures), this should also include the installation of ground protection for the remaining RPA as specified on page 6 of Section 7.0. Once installed this shall be in position for the duration of the development unless otherwise agreed with the National Park Authorities Tree Officer

Once approved, the tree protection plan (drawing ref: TH/A3/1122/TPP) included within Arboricultural method Statement (ref: TH1122) including the above ground protection shall be implemented and at least 3 working days' notice shall be given to the Local Planning Authority to allow inspection.

Reason: To safeguard the protected Oak tree which is 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).

- 6 All new roof lights shall be of a 'Conservation' type and shall be fitted so that, when closed, their outer surfaces are flush with the plane of the surrounding roof covering.

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 No first floor or roof windows other than those hereby approved shall be inserted into the building unless express planning permission has first been granted. In addition, no first floor shall be inserted above the living room, as shown on approved drawing 1415.1F

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).

- 8 No development shall take place until the exact arrangements for parking and turning within the curtilage of the site have been submitted to and approved in writing by the local Planning Authority. This shall include:

Arrangements to cut back and remove existing fences  
details of all proposed boundary treatment and hard surfacing  
details of inward-opening gates to the site

The development shall only take place in accordance with the approved details.

The areas for parking and turning, including the integral garage, shall be kept available for their intended parking and turning purposes at all times.

Reason: To ensure adequate parking provision is made in the interest of highway safety and to comply with Policies DP1 and 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.

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

Drawings 1415.3G, TH/A3/1122/TPP, 1415.2G, 1415.7A, 1415.1F.

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.

- 10 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).

- 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.

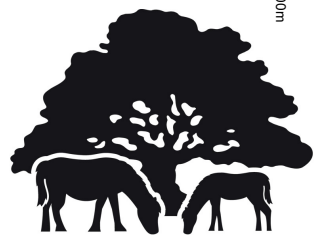
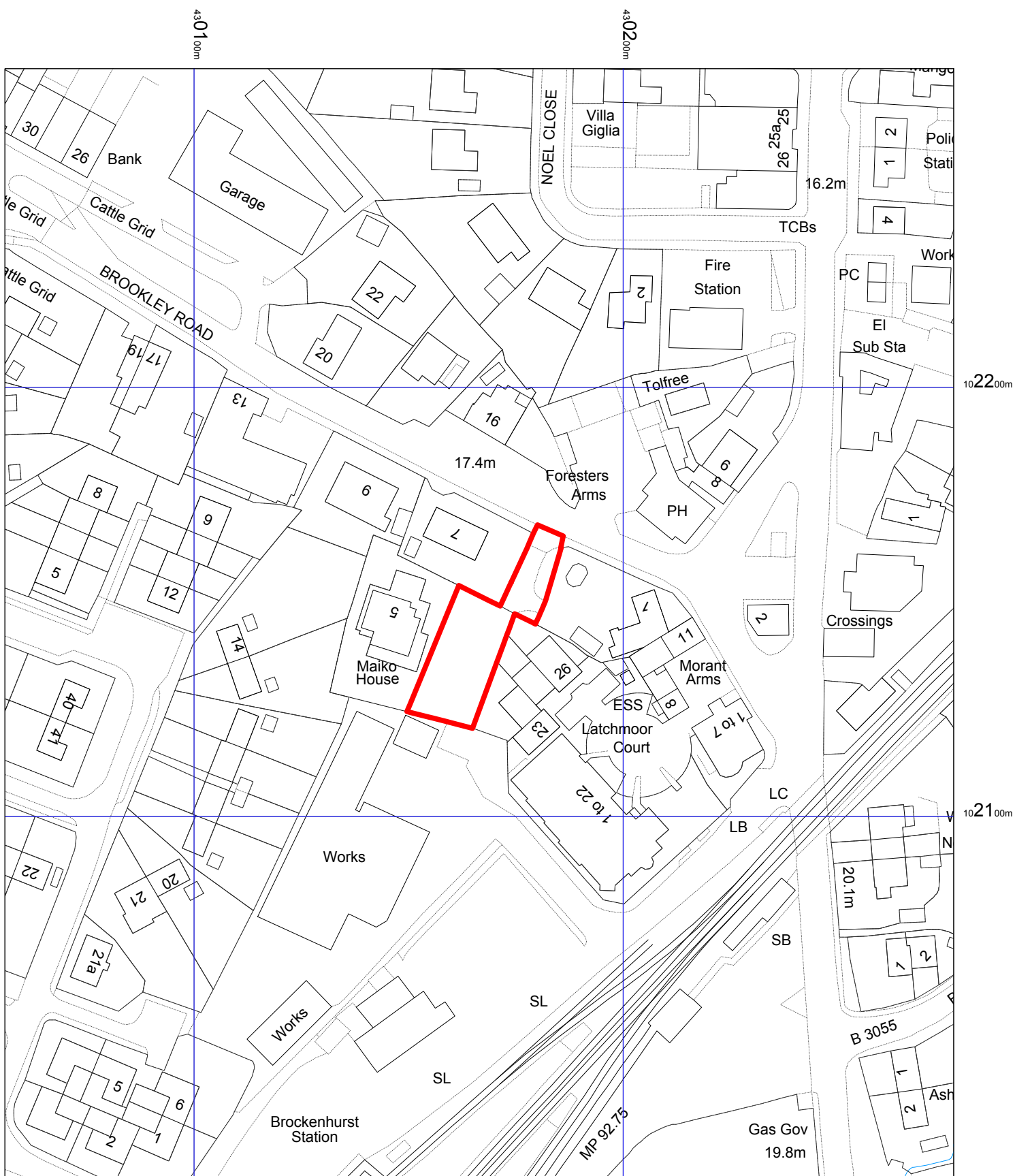
Development shall only take place in accordance with those details which have been approved.

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).

**Informative(s):**

- 1 All reptiles are protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 41 of the Conservation of Habitats and Species Regulations 2010. Should any reptiles or evidence of reptiles be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given the relevant contact number for Natural England, which is 0845 600 3078, or the project's own ecologist.





**NEW FOREST  
NATIONAL PARK**

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

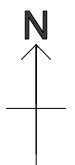
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Date: 01/09/2016

**Ref: 16/00084/FULL**

**Scale: 1:1250**

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**Application No: 16/00367/FULL Full Application**

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

**Proposal:** Office building; timber clad store

**Applicant:** Mr I Strubbe, Brook Enterprises Ltd

**Case Officer:** Carly Cochrane

**Parish:** BRAMSHAW

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**1. REASON FOR COMMITTEE CONSIDERATION**

Previous Committee consideration  
Application from Authority Member's immediate family

**2. DEVELOPMENT PLAN DESIGNATION**

Conservation Area  
Flood Zone  
Listed Building

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

DP1 General Development Principles  
CP7 The Built Environment  
DP6 Design Principles  
DP17 Extensions to Non Residential Buildings and Uses  
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  
Sec 12 - Conserving and enhancing the historic environment

**6. MEMBER COMMENTS**

None received

## **7. PARISH COUNCIL COMMENTS**

Bramshaw Parish Council: Recommend Permission. Recognise the need for office accommodation for one of the largest employers in the Parish; consider the proposed building to be small, unobtrusive and sympathetically designed; do not consider that the development would exacerbate noise or traffic issues.

## **8. CONSULTEES**

8.1 Building Design & Conservation Area Officer: An objection was raised in relation to the original scheme. It was considered that the proposal would have a harmful impact on the setting of the listed building and the character and appearance of the conservation area, and would be contrary to policies DP1, DP6 and CP7:

- No Heritage Assessment has been submitted to consider the relationship of the proposal to the surrounding listed buildings and their curtilage;
- Concern regarding the surrounding trees and the screening they currently provide, and impact of the building upon the wider landscape should these trees be compromised;
- The design of the building does not have a sufficiently ancillary scale or character.

No further comments were made regarding the amended scheme.

8.2 Land Drainage (NFDC): No objection subject to a condition balancing surface water run-off in accordance with the Strategic Flood Risk Assessment for the New Forest.

Since the original submission, issues regarding Land Drainage and surface water run-off are dealt with via Building Control, and the condition is no longer considered necessary.

## **9. REPRESENTATIONS**

9.1 One letter of objection received from nearby residents in relation to the original scheme:

- Building is inappropriate by virtue of its scale and location
- Currently experience a significant level of noise and disturbance from the green keepers yard, despite the screening in place [in the form of trees and vegetation along the boundary]
- Appears to be industrial type activity being carried out- causing disturbance
- Further development on the site would not be in keeping with the area
- No information has been put forward to give assurance that the proposed development would not further impact upon [our]

property

No further letters have been received in relation to the amended scheme.

## **10. RELEVANT HISTORY**

- 10.1 Extension to outbuilding (14/00891) approved on 29 January 2015

## **11. ASSESSMENT**

- 11.1 This proposal was originally heard at the July Planning Committee, and was deferred by Members to achieve a better design. The application has since been amended.
- 11.2 To recap, 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 keepers 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.
- 11.3 The application site is located to the rear (north) of the green keepers yard, which is accessed via the B3079 adjacent to Popes Cottage, within a 'hollow' surrounded by a line of coniferous trees at the boundary to the golf club, and adjacent to, but not within the Flood Zone area of Shepherds Gutter Stream. Land levels at this part of the site are varying, with the stream being at a lower level and the yard being higher than the proposed building location. The yard itself is laid to hard standing and comprises a range of buildings, containers and open storage for a range of equipment and vehicles used in the maintenance of the golf course.
- 11.4 As per the previous scheme, this application seeks planning permission for the erection of a two-storey office building, with an internal floorspace of approximately 123m<sup>2</sup>, and detached storage unit. The proposed building would be set back from the line of coniferous trees by approximately 2.6 metres at its closest point. The building would measure approximately 9.5 metres in width, 7.9 metres in depth, 3.3 metres in height to the eaves (previously 4.6 metres) and 7.1 metres in height to the ridge of the pitched roof (previously 6.7 metres). The building would be constructed with ebony stained timber cladding to the external elevations, and black colour coated steel cladding to the roof. Internally, the building would provide private office space, and meeting and conference rooms. There would be 2 dormer windows and 2 rooflights within the front (eastern) elevation, 3

rooflights within the rear (western) elevation, and a variety of windows within the gable ends and ground floor. This is in contrast to the original scheme, which comprised the first floor windows within the vertical elevations, and not set within the roofslope. The ground floor windows would comprise timber shutters to provide security. The detached storage unit would be located to the rear of the office building, and measure approximately 2.4 metres in width, 6 metres in depth and 2.6 metres in height. The container would be clad in timber to match the main building.

11.5 Pre-application advice was sought prior to the submission of the original proposal. The Planning Officer raised the following issues:

- Concern that the proposal was for a substantial structure, in addition to the existing large club house which already incorporated office accommodation
- Suggested that a significantly more modest, single storey building with a reduced footprint may be more likely to align with policy
- Consideration should also be given to the re-siting of the building so that it would relate more closely with the club house

It is noted that the amendments made and the scheme now subject of this application do not follow the original pre-application advice provided by the NFNPA.

11.6 A letter of representation was received from the occupiers of a neighbouring property as part of the original consultation. The main issues raised related to the existing levels of noise and disturbance generated from the day to day activity at the green keeper's yard. It is acknowledged that the construction of any building at this site would generate further noise. Once construction has been completed, it is not considered that there would be any exacerbated levels of noise disturbance given the location of the building approximately 50 metres from the closest residential property, and its use. No letters of representation have been received with regard to the amended plans.

11.7 The Bell Inn contains a small office space behind reception, and Bramshaw Golf Club contains an office space which is already used by on-site members of staff. Additionally, there are currently office facilities, which are shared by The Bell Inn and Bramshaw Golf Club, located at Warrens Estate which is approximately 1.8 miles by road to the north east of the application site. These offices are rented, and notice has been served to vacate the building by October 2016. It is accepted that there is nowhere within either The Bell Inn or Bramshaw Golf Club that has the capacity to absorb the space required, and it would not be sustainable to relocate the offices to another off-site location. It is

considered that the proposed location, to the rear of the green keepers yard so as not to conflict with other activities carried out, and also close to a footbridge over Shepherds Gutter stream connecting the green keepers yard to the car park serving the Bell Inn and Golf Club, would be appropriate.

- 11.8 The site is located within the Forest Central (North) Conservation Area, and is surrounded to the south by listed buildings. It is not considered that the proposal would have a significant harmful impact upon the listed buildings by virtue of the distance between the respective buildings and the application site. Further, it is not considered that the proposal would have a harmful impact, and therefore it is considered that the proposal would preserve the character and appearance of the Conservation Area.
- 11.9 Concern was raised by the Conservation Officer as part of the original proposal regarding the visual impact of the building upon the wider Conservation Area should the trees along the boundary of the golf course become diseased or damaged, and subsequently lost, as well as the intrinsic impact upon the character of the Conservation Area. No tree removal is proposed. It is considered that the trees could be sufficiently protected during construction, via a condition to submit tree protection measures. It is also considered that it would be in the interest of the golf club to maintain this row of trees, as they provide separation between the golf course and the green keepers yard, as well as in the interests of visual amenity of the site. This has subsequently been confirmed by the agent. As the application site is within a Conservation Area, the pruning or felling of trees with a stem diameter of over 7.5cm would require tree works consent from NFNPA. By virtue of the size of the trees at the site, this is likely to apply to all. The siting of the amended proposal has not changed from the original submission, and therefore it is not considered that there would not be any adverse impact upon trees which would have a resultant detrimental impact upon the Conservation Area.
- 11.10 As part of the proposal, dedicated parking spaces would be provided within an existing area of hard standing, to the front of the proposed building. The New Forest National Park Local Development Framework Development Standards Supplementary Planning Document (2012) sets out that, with regard to parking standards for offices, 1 space per 30m<sup>2</sup> should be provided. As the internal floorspace measures 123m<sup>2</sup>, 4 spaces should be provided, however there is capacity to further increase parking within the existing hard standing area. The vehicles would access the site at the entrance adjacent to Popes Cottage. This is an established access, and it is not considered that the proposal would result in any severe highway safety impacts.
- 11.11 The outstanding issue then, is one of the design and scale of the proposed building. The changes made since the original

submission include the dropping of the eaves height and installation of dormer windows, however raising the ridge height to provide viable internal headroom. These changes are considered to create the appearance of a more traditional forest style building, with a more modest overall scale and appearance in comparison to the scheme originally submitted. The proposed materials of ebony stained timber cladding and black corrugated roof sheets are considered acceptable, and the timber window shutters in a natural finish, would help to soften the appearance of the building. The dormer roofs would match the materials used upon the main roof, and the proposed materials are supported by the Design Guide. It is considered that the building would appear sympathetic to its surroundings of the green keepers yard, and would not appear incongruous.

- 11.12 With regard to the design of a development, Policy DP1 of the Core Strategy states that 'new development proposals must demonstrate high quality design and construction which enhances local character and distinctiveness'. This includes ensuring that development is appropriate and sympathetic with regard to scale, appearance and form, and that it respects the surrounding landscape character. Policy DP6 states that 'all new development will be required to achieve the highest standards for the design, external appearance and location of new development', which includes enhancing the built heritage of the New Forest. Policy CP7 requires that 'proposals should protect, maintain or enhance nationally, regionally and locally important sites and features of the built environment', and Policy CP8 confirms that any built development which would erode the National Park's local character will not be permitted. It is considered that the changes made result in a scheme that would not conflict with any of the above policies.
- 11.13 In relation to commercial buildings, the Authority's adopted Design Guide makes recommendations for design opportunities, including the use of a variety of roof lines, modest spans and buildings sizes to avoid monolithic impact, internal layouts to maximise flexibility, materials and the use of features. It is considered that the amendments made, with the reduction of the eaves height and use of dormer windows, along with the proposed materials, contribute to achieving an acceptable design.
- 11.14 It is therefore recommended that permission is granted subject to conditions, as the proposal accords with Policies DP1, DP6, DP17, CP7 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 numbers: PP-001, 1517\_PP-003A, 1517\_PP-004A, 1517\_PP-010A, 1517\_PP-011A, 1517\_PP-012A, 1517\_PP-013, 1517\_PP-015A, 1517\_PP-016A, 1517\_PP-017A, 1517\_PP-018A, 1517\_PP-19A, 1517\_PP-025A, 1517\_PP-026A, 1517\_PP-027A, 1517\_PP-028A

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 Unless otherwise first agreed in writing by the New Forest National Park Authority the external facing and roofing materials shall be as stated on the application form and drawings hereby 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 All new roof lights shall be of a 'Conservation' type and shall be fitted so that, when closed, their outer surfaces are flush with the plane of the surrounding roof covering.

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).

- 5 No development, demolition or site clearance shall take place until the arrangements to be taken for the protection of trees located along the northern and eastern boundary, as shown in



drawing number 1517\_PP-004\_A, 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.

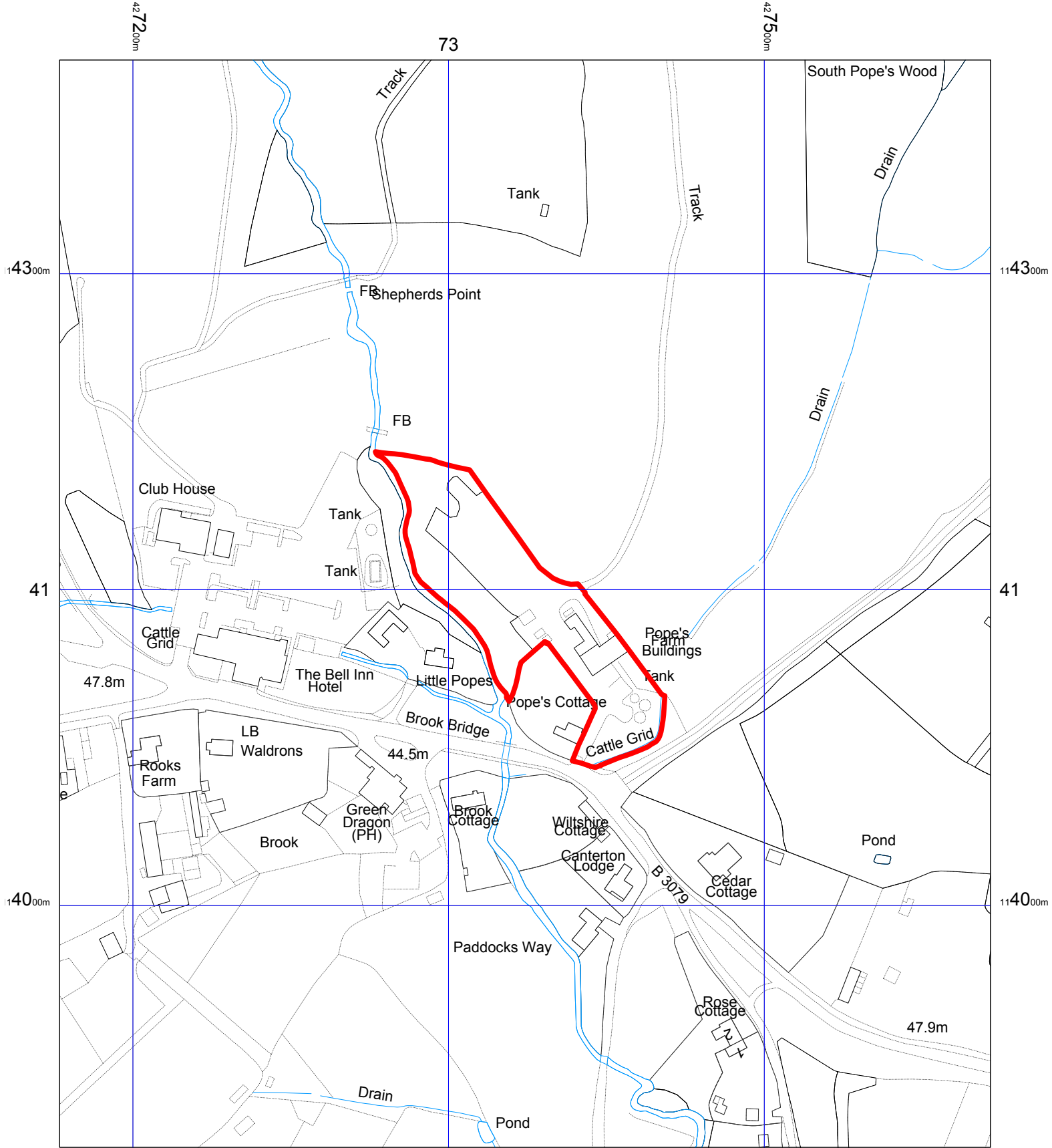
Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 6 All materials, machinery and any resultant waste materials or spoil shall be stored within the red line application site unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of protecting the New Forest Site of Special Scientific Interest in accordance with Policy CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 7 All materials, machinery and any resultant waste materials or spoil shall be stored within the red line application site unless otherwise agreed in writing by the local planning authority.

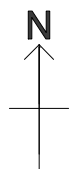
Reason: In the interests of protecting the New Forest Site of Special Scientific Interest in accordance with Policy CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



New Forest National Park Authority  
 Lymington Town Hall, Avenue Road,  
 Lymington, SO41 9ZG  
 Tel: 01590 646600 Fax: 01590 646666  
 Date: 01/09/2016

**Ref: 16/00367/FULL**  
**Scale: 1:2500**

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**Application No: 16/00394/VAR Variation / Removal of Condition**

**Site:** Land At Shorthill Farm, Lyburn Road, Nomansland, Salisbury, SP5  
2DF

**Proposal:** Application to vary Conditions 1, 2 and 3 of appeal decision  
APP/T3915/C/05/2003486 to planning permission SDC/S/05/01776  
to allow permanent use of the site for stationing of no more than 4  
caravans and increased site area

**Applicant:** Mr A Willett

**Case Officer:** Deborah Slade

**Parish:** REDLYNCH

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**1. REASON FOR COMMITTEE CONSIDERATION**

Previous Committee consideration  
Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

No specific designation

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

CP13 Gypsies, Travellers & Travelling Showpeople  
DP1 General Development Principles

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Not applicable

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 3 - Supporting a prosperous rural economy  
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**

Redlynch Parish Council: Recommend refusal:

- Additional caravans will significantly increase the level of harm to the landscape and therefore contrary to one of the National Parks statutory purposes, to conserve its natural beauty etc.
- The new Location Plan has more than doubled the space shown for the caravans compared with that shown in the 2006 site map used in the Appeal. It also shows the closeness of the public track to the caravan site.
- The applicant's original request was for temporary permission for the applicant's son to complete his education which has now been met and was an important reason for the Inspectors decision.
- The National Park's Landscape Character Assessment was published in 2015 and identifies the management desire to protect the mosaic of small scale fields.
- There have been a number of Planning Inspectorate decisions regarding Gypsies and Travellers Sites in the Landford/Redlynch region which supports refusal.
- The NPPF, PPTS and the Hampshire Travellers Accommodation Assessment (HTAA) have all been published since the 2006 which needs to be taken into account in this decision. In addition, the Salisbury District Council's Local Plan has now been replaced.
- The Landford/Redlynch provision of Gypsies and Travellers sites and support for the Lode Hill site is recognised and any further permanent sites in this part of the National Park represents over provision for this area, particularly as it would represent 100% of the National Parks planned need for up to 2027.
- The National Park has been accredited great weight in planning decisions presumably in accordance with its national and international importance.
- The Parish Council would accept a further temporary period to ensure the applicant's other son's education is protected.

In summary, the additional caravans would have an adverse impact on the character and appearance of the landscape and since the village of Nomansland has only limited facilities the application would be contrary to Planning Policy DP1, Core Policy CP13 and the advice given in NPPF section 3, 6 and 11.

## **8. CONSULTEES**

No consultations required

## **9. REPRESENTATIONS**

- 9.1 Three letters of representation received (two comments, one objection):
- Concern expressed about further expansion of the site beyond what is already there;
  - There is already a satisfactory level of provision for travellers in the Redlynch/ Landford area already;
  - There is already a friendly relationship in the village with this travelling family

- The application represents a 100% increase in accommodation
- The applicants look after the site well, but do not need to live on site for business purposes
- Any consent granted should be personal to the family

9.2 One comment received from the CPRE:

- Wiltshire Council has not met its duty to provide alternative traveller sites;
- The 2006 consent needs to be reviewed and at the very least renewed on a temporary basis;
- Concern however that doubling the size of the site would set a precedent.

## 10. RELEVANT HISTORY

10.1 Change of use of land to mixed use, including use as a caravan site for the stationing and residential occupation of a touring caravan and traditional bow-top wagon/ vehicle designed or adapted for human habitation, together with the use of land for the keeping of horses and operational development consisting of the erection of a stable block (S/2005/1776) allowed on appeal 25 July 2006

## 11. ASSESSMENT

11.1 This application was deferred from the last meeting to seek further clarification on several issues which are set out below (11.8). To recap, the site comprises a small parcel of rural land, which has been used for the past 10 years as the main residential site for Mr & Mrs Willett. They also own the adjacent fields, on which they graze horses. Mr & Mrs Willett are genuine travellers, as defined by the 'Planning policy for travellers sites' guidance ('PPTS') (2015). They now have 2 sons who live with them at the site.

11.2 They were given planning permission for the site on appeal in 2006, for a 10-year period, while their eldest son (who is now 18) went to school. The appeal was allowed as the site was considered to be reasonably well-located, and part of the character and cultural heritage of the area surrounding Nomansland, with no other planning harm identified. There were other planning conditions attached to the consent which stipulated no more than 2 caravans should be kept at the site, and the 'residential' area of the site was limited in scale by a plan attached to the decision notice.

11.3 Ten years down the line, the applicants still wish to continue living mainly from the site, as they are now part of the local community, and so that their younger son can continue his education. Over the past 10 years, and due to changes in circumstances, the residential area of the site has now expanded to a small degree from what was originally proposed, and they now have 4 caravans

overall; one tourer, one which is very small for sleeping quarters, one 'mobile home' which is their family day room, and one mobile van which belongs to their eldest son, to give him some independence. These vans have all been on site for a while, and the applicants are seeking to regularise their consent at this juncture, rather than proposing to expand the site or bring on any additional caravans. They are hoping to upgrade their eldest son's accommodation at some point, to something more modern, but not to significantly increase its size or impact. From visiting the site, the nature of the accommodation they have is not excessive in scale or provision and is commensurate with the needs of that one family.

- 11.4 Permission is sought for a permanent, personal consent, which also includes Mrs Willett's name explicitly. When Mr and Mrs Willett (and their two dependent sons) no longer require the site, it would cease to exist - but they are hoping for the security of a permanent consent rather than a further 10 years.
- 11.5 The Authority has a duty to provide travellers sites, and this one has been established without harm to the character and appearance of the area (as confirmed in the 2006 appeal decision), and without impact upon the local community since. The site is sustainable in location for the applicants' purposes, and no additional traffic movements would be expected as a result of this consent over what already exists.
- 11.6 The site already counts towards the number of travellers' sites within the Park and if this site were to be discontinued, there would be the need for the Authority to provide an additional site elsewhere. Therefore it is considered that the existing site, which is of low impact, should be continued. It would be reasonable to afford Mr and Mrs Willett the security to know that they do not *have* to cease occupation of the site at some point in the future, and that the site can inure for their purposes.
- 11.7 Policy CP13 requires consideration of the established generic need for travellers' sites, as well as demonstration that specific family circumstances require a site to be located within the National Park. The Travellers Accommodation Assessment for Hampshire (2013) sets out an estimated projected future need for 2 extra pitches in the National Park by 2017. If this site now under consideration were lost, that would rise to 3. In this case, the family are already lawfully established at this site within the National Park, and have links with the local community, including schools and business. They therefore have a locational need for this site dating back to before the National Park was established.
- 11.8 Members were concerned about this proposal and sought clarification on several matters which are addressed below.

### Landscape impact of the proposal

- 11.9 Policy CP13 requires that a proposal's impact on the landscape character must be acceptable. The Inspector noted when permitting the site that the visibility of the site is limited and that the site is only glimpsed from the public realm due to intervening foliage. The development, as permitted at the time, was considered to have a minimal impact upon the natural and built environment, and was considered to be appropriate in character and appearance to this part of the National Park.
- 11.10 The addition of two caravans, and the extension of the curtilage of the residential portion of the site by a distance of around 30 metres (by the siting of one caravan on the far side of the stable block), has not materially increased the visibility of the development. The site is still secluded and surrounded by countryside without public footpaths or rights of way. There is a distance of over 200 metres between the site and the closest public views, and all views of the site are substantially filtered by fields and hedges such that the site can only be glimpsed from within the wider area. The applicants have submitted their own photographic visual impact assessment which demonstrates this, and accords with the views of the proposal attainable from the site visit. Overall it is concluded that the landscape impact of the proposal would be acceptable.

### The need for the increase in the area of residential curtilage

- 11.11 The site does not have a 'residential curtilage' in the normal sense, as there is no one dwellinghouse with associated structures. The area originally approved for the siting of caravans was around 700 square metres. This has grown to around 1400 square metres, and this is what consent is sought to retain. Connor's van, the furthest to the east, has been in its present location since at least 2005 (as confirmed by aerial photography). The reasons for the increase in area are:
- because the number of caravans has increased to four rather than two;
  - to more accurately reflect the existing location of the caravans
  - to afford Connor some degree of 'independence', his van is positioned on the far side of the stable block (which was granted permanent consent in 2006). This results in an increase in the size of the 'residential' area.

Whilst it would be feasible to fit all four caravans onto the area originally specified at appeal for the siting of the caravans, there would be no material planning benefit in doing this, for example in terms of landscape impact, and the resultant effect would be a cramped and contrived area of caravans rather than the slightly more spacious and naturalised layout which is presently at the site, and has been the layout for the past 10 years.

The wording of the planning conditions

- 11.12 The proposed planning conditions have now been tightened to specify that 'resident dependents' extends only to Mr and Mrs Willetts' progeny, and that the number of caravans is more closely defined as referring to 1 no. mobile home and 3 no. touring caravans, which more specifically refers to the nature of the caravans which are presently on site.

The nature of Connor's 'dependency'

- 11.13 Whilst Conner Willett is now 18, he is registered disabled and has certain conditions which still make him very much dependent upon his parents at the present time (and for the foreseeable future). Mr and Mrs Willett have provided details on a 'confidential' basis which have been circulated to Members.

- 11.14 Overall it is therefore recommended that the conditions attached to the consent should be updated to reflect the area and level of use which presently takes place on the site, and to grant a permanent, personal consent for the applicants and their dependents, i.e. their two sons. It should be noted that the permission is sought on a personal basis.

**12. RECOMMENDATION**

Grant Subject to Conditions

**Condition(s)**

- 1 The residential use of the site shall be limited to the area shown hatched black on the plan attached to this decision. The land edged heavily in black on that plan shall be used for the purposes of agriculture and/ or the keeping of horses and shall not be used for the storage of any plant, equipment, machinery, vehicles unrelated to the use of the land or for the erection of any buildings or structures unless previously authorised by the Local Planning Authority on submission of a planning application in that regard.

Reason: To uphold the character and appearance of the area in accordance with Policies DP1 and CP13 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

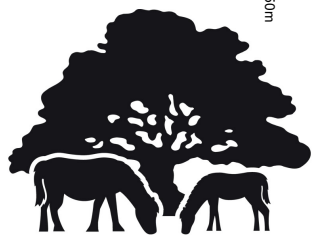
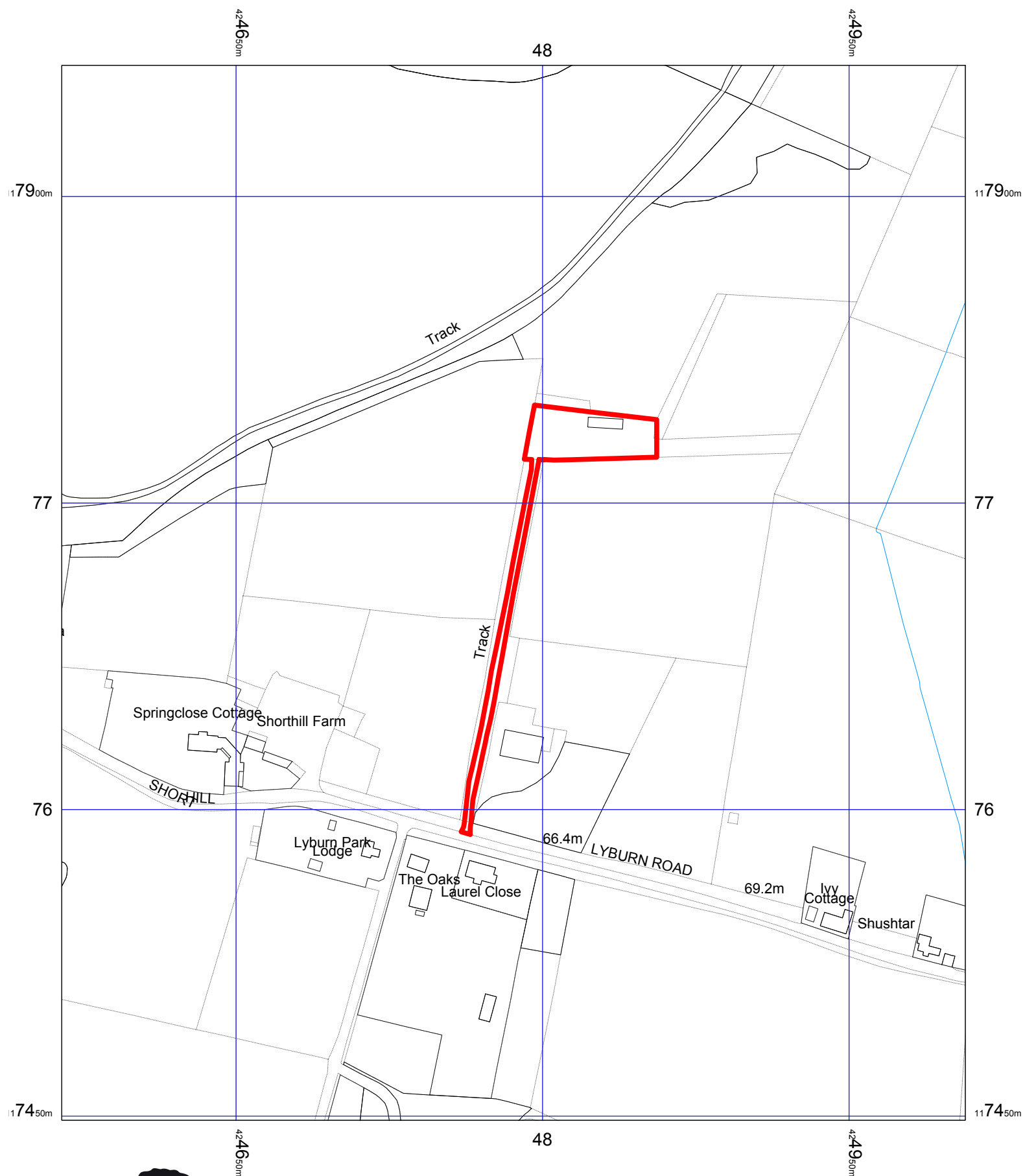
- 2 The occupation of the site shall be limited to Mr and Mrs Willett and their progeny for the period during which they occupy the land. Following this the land shall be restored to a condition first agreed in writing by the National Park Authority.

Reason: To prevent the permanent residential development of the site which would be contrary to Policy CP12 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



- 3 No more than one mobile home and three touring caravans shall be stationed on the site at any one time.

Reason: To uphold the character and appearance of the area in accordance with Policies DP1 and CP13 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

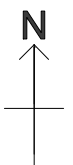
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Date: 01/09/2016

Ref: 16/00394/VAR

Scale: 1:2500

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**Application No: 16/00457/FULL Full Application**

**Site:** Coombe Grange Rest Home, Coombe Lane, Sway, Hampshire,  
SO41 6BP

**Proposal:** Part demolition of Rest Home to form 2 no. detached dwellings and 2  
no. semi-detached starter homes; garage block; access and parking

**Applicant:** Mr I Hayter

**Case Officer:** Clare Ings

**Parish:** SWAY

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**1. REASON FOR COMMITTEE CONSIDERATION**

This is the first application received by the Authority to include a proposal for starter homes, which raises new policy issues.

**2. DEVELOPMENT PLAN DESIGNATION**

No specific designation

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

CP12 New Residential Development  
CP15 Existing Employment Sites  
DP1 General Development Principles  
DP6 Design Principles

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Sway Village Design Statement

**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**

Sway Parish Council: The Parish Council offered two options, but in either

case are happy to leave the decision to the Authority.  
If the two semi-detached houses in the application are constructed as affordable housing:

1. Recommend PERMISSION, but would accept the decision reached by the National Park Authority's Officers under their delegated powers, subject to conditions:
  - Conditions restricting resale.
  - Full tree protection.
  - A requirement for demolition to be complete before building commences.
  - Removal of further development rights.
  - A restriction on commercial use.
  - Surface water drainage plans
  - A condition limiting the sale price.

If the two semi-detached houses are not constructed as affordable housing:

2. Recommend REFUSAL, but would accept the decision reached by the National Park Authority's Officers under their delegated powers:

In the absence of any affordable housing the proposal fails to comply with the requirements of policy CP12 .

## **8. CONSULTTEES**

- 8.1 Building Design & Conservation Area Officer: No objection.
- 8.2 Ecologist: No objection, subject to securing details via condition to deliver mitigation and enhancement.
- 8.3 Tree Officer: No objection, subject to conditions.

## **9. REPRESENTATIONS**

- 9.1 Two representations received in support of the application.
- 9.2
  - Three representations received objecting to the inclusion of the two starter homes (the conversion to two dwellings would be acceptable provided that they would be solely for residential use):
    - creeping suburbanisation setting a precedent for more development at the site
    - unlikely to remain as starter homes given the land associated with them
    - inappropriate and non-sustainable location

- 9.3 One letter of objection:
- House A would be contrary to policy DP11 as it would exceed the size of the original dwelling by more than 30%
  - House B would then be contrary to policy CP12 as it would be seen as an additional dwelling
  - concern that the two larger houses would lead to a combination residential/business use
  - starter homes would not fulfil any of the criteria for "affordable housing"
  - starter homes would be non-sustainable; they would also not be "starter homes" in perpetuity
  - concern that, given the land allocations, the scheme would lead to more development
- 9.4 New Forest Association objects to the two additional "starter homes" (no objection to the portion of the rest home to form two dwellings). Comment:
- new type of housing which does not yet appear to have any legal constraints as to ownership, and therefore would need to be made "affordable"

## **10. RELEVANT HISTORY**

- 10.1 Purpose built detached building for additional care home accommodation (11/96563) refused on 21 September 2011

## **11. ASSESSMENT**

- 11.1 Coombe Grange Care Home lies about 1km to the south-east of the defined village of Sway off Coombe Lane, but with its southern boundary along Pauls Lane. The large plot comprises a single, large two and three storey building of brick under a tiled roof, which has been extended in the past and which was until recently a care home, as well as a large breeze block shed. There is a circular driveway within the site with parking adjacent to the former home. The site is fairly level and contains a number of trees, the subject of a Tree Preservation Order, including along its boundaries, and other areas of garden, either manicured or left fairly rough to the rear. Within the vicinity of the site is sporadic residential development, but which is more concentrated along Pauls Lane as linear development. Adjoining the site, to the north, is a dwelling with attached livery use to the rear.
- 11.2 The proposal is for the demolition of a central portion of the former care home, and the conversion of the two remaining "wings" to form two dwellings, both of which would have 4+ bedrooms. Each of these two dwellings would then have a new three-bay car port. House B would also have the benefit of two paddocks and the existing stable block, which would also be reduced in scale. In addition to the conversion of the former care home, a pair of semi-detached "starter" homes are proposed. These would be

two storey, some 90m<sup>2</sup> each in size, set back from and sited at right-angles to House B. A parking area would be provided. Access to all dwellings would make use of the existing vehicular access and drives within the grounds.

- 11.3 The key issues to be addressed are the implications for policy, the design and appearance of any additional built form, the impact of the proposal on the wider landscape of the National Park, the trees on the site and adjoining properties.

#### Conversion of Care Home

- 11.4 The history of the care home is that it has been run as such since 1985 when the previous use (of a smaller building) was as a language school. Prior to that it was a dwelling. It has also been subject to a number of extensions, and the final number of rooms when used as a care home was 32, some of which were double rooms (not now encouraged within the industry). An additional block was proposed in 2011 which would have brought the total number of rooms to 55; however, this application was refused. At the time 55 bedrooms was thought to be a minimum number to allow such businesses to continue, but more recently the minimum number of bedrooms for businesses to be maintained has been cited at around 70. The care home was therefore not considered to be able to compete in the current economic climate without significant development.
- 11.5 Other options for change of use at the site to hotels or flats, or even educational establishments, would have intensified activity, particularly traffic, at the site in a location which lies outside the main village, and which would not be particularly appropriate or sustainable. Although there is no specific policy which readily permits the change of use of the former care home to residential, given the potential harm that could ensue from alternative re-uses of the building, the change of use to two residential dwellings, with a reduction in the overall size of the footprint, is considered to offer an acceptable solution for the building which sits quite comfortably within its surroundings. The key benefit to permitting two dwellings in this location would therefore be the reduction in activity associated with that use, compared with the care home.
- 11.6 A central portion of the existing building (approximately 240m<sup>2</sup>) would be demolished to create the two dwellings; thus the two end elevations would have to be made good making use of matching materials. Each dwelling would have a three-bay garage, but given the scale of the overall site and the tree cover, and the appropriate incidental scale and form of the garaging being proposed, these could be readily absorbed without any significant visual impact on the immediate surroundings or the wider National Park. No new access would be created from Coombe Lane, and the development would rely on existing driveways within the site. It is therefore considered that the

conversion would be acceptable and would accord with policies DP1 and DP6 of the Core Strategy.

### Starter homes

- 11.7 During pre-application discussions, the inclusion of starter homes was raised as a means of meeting the requirement to provide affordable housing in association with the two new dwellings, and therefore could be seen as appropriate in this context (as opposed to a further additional open market dwelling). The concept of starter homes has been introduced by the government through the Housing and Planning Act 2016 (enacted earlier this year) as new dwellings to be available for purchase by qualifying first-time buyers only, and to be sold at a discount of at least 20% of market value (capped at £250,000 for 5 years), with the occupation and restrictions on sale controlled through a S106 Agreement.
- 11.8 There was a concern that the erection of starter homes could be seen as premature given that the government has not yet published final details of how they intend the scheme to be administered, but legal advice sought in association with schemes from another authority identified that the government's starter home initiative is current policy and therefore should be afforded due weight, especially with the enactment of the Bill. "Starter homes" falling into this definition have already been granted consent by Poole Borough and New Forest District Councils. It is therefore considered that the introduction of the starter homes on this site would be acceptable in this context.
- 11.9 The pair of semi-detached starter homes would each have a floorspace of around 90m<sup>2</sup>; they would be constructed of brick and tile with access again coming off the existing vehicular access from Coombe Lane. They would be modest in appearance, not too dissimilar in scale to the row of residential development in Pauls Lane to the south. In the wider landscape they would have limited visual impact, the boundary hedgerow and other trees within the site providing a suitable element of screening. Given their location, there would be very limited impact on the amenities of any adjoining dwellings in terms of overlooking, or even noise and disturbance.
- 11.10 The site is subject to a Tree Preservation Order and the proposal would not require any extensive tree removal, those that would be removed would not have detrimental impact on the character of the area. Tree protective fencing and no dig solutions/cellular confinement systems are proposed where the gravel drive encroaches into root protection area. New tree planting is also suggested. Subject to a condition requiring further details including service routes, there is no objection from the Tree Officers. Additional tree planting and appropriate materials for surfacing would also be required in any landscape scheme.

- 11.11 An Ecological Appraisal and Bat Survey were carried out which did not indicate any high levels of populations of protected species, but did suggest that there was considerable potential for enhancement. There is no objection from the Authority's Ecologist subject to a condition ensuring that the mitigation and enhancement is carried out. However, the site also lies within 5.6km of the Solent and Southampton Water SPA, and as the development is for residential use for four dwellings (the care home fell within a C2 Use Class, and its conversion is to C3), a financial contribution of £704 (£176 per dwelling) towards mitigation against potential harm would therefore be sought, to be secured through a S106 Agreement.

### Conclusion

- 11.12 The conversion and partial demolition of the former care home to form two dwellings is considered acceptable in this location as it would provide a use for the building which would not intensify activity at the site. The erection of the two starter home is also considered acceptable, as it would address the government's recent initiative in creating a form of "affordable" residential development which would be secured through a S106 Agreement. In all other aspects such as appearance, impact on the character of the area, impact on adjoining amenities, trees and ecology, the development would be appropriate, and permission is therefore recommended subject to the applicant first entering into a S106 Agreement to ensure that the semi-detached pair would be provided and retained as starter homes, and also to secure a financial contribution towards SPA mitigation.

## **12. RECOMMENDATION**

Subject to the prior completion of a section 106 agreement to:

1. Ensure the provision and retention of the semi-detached pair as starter homes;
2. Secure the receipt of the Ecological Mitigation Payment contribution (£704) prior to commencement of works on the dwelling,

the Executive Director of Strategy & Planning be authorised to grant planning permission subject to the following conditions:

- 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 until samples or exact details of



the facing and roofing materials for the two semi-detached dwellings and additional garaging 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 The external facing materials to be used in the east elevation of House A and the west elevation of House B shall match those used on the existing building, unless otherwise agreed in writing by the New Forest National Park Authority.

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

- 4 Development shall only be carried out in accordance with Drwg Nos: 5436/PL/001, 5436/PL/002, 5436/PL/003, 5436/PL/004, 5436/PL/005, 5436-PL-006, 5436-PL-007 and 2408-2016-TPP.

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 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) means of enclosure, including the boundary treatment between House B and the semi-detached pair;
- (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 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).

- 6 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).

- 7 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 (Ecological Appraisal and Bat Survey (Lindsay Carrington Ecological Services) dated July 2016) 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).

- 8 No development, demolition or site clearance shall take place until the following information has been provided:

Location of service routes, including the position of soakaways;  
The full Arboricultural Method Statement from the Head of Terms provided;  
Specifications for ground protection;  
Specifications of no dig construction in areas highlighted within the Tree Protection Plan;  
Location of site compound and mixing areas.

This information is to be submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with these approved details.

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).

- 9 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 Tree Survey Report (ref 2408-2016-TPP/JC/CON/5/A6) and Tree Protection Plan (ref 2408-2016-TPP) and within 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).

- 10 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, 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.

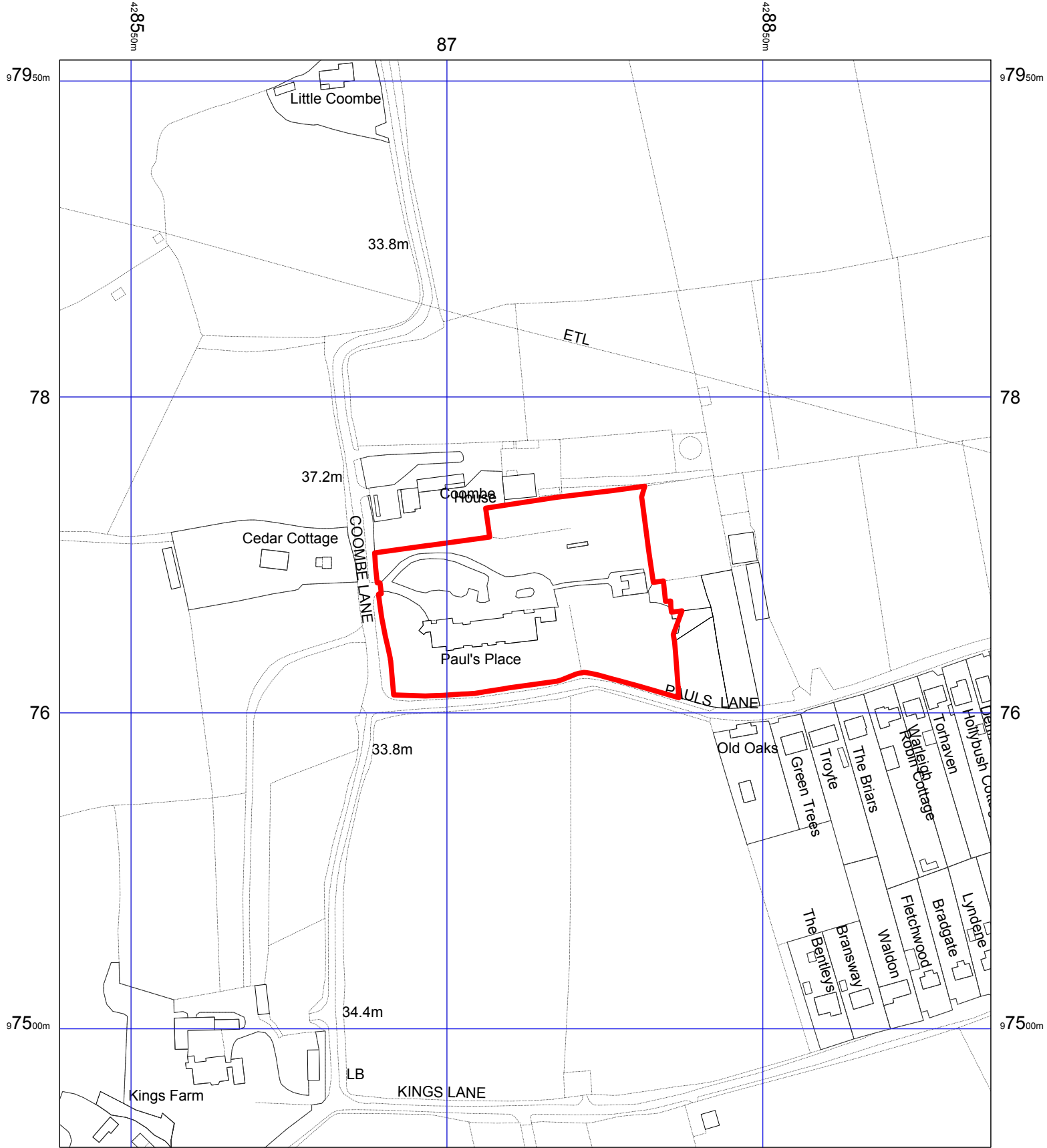
Reason: In view of the physical characteristics of the plot, the New Forest National Park Authority would wish to ensure that any future development proposals do not adversely affect the visual amenities of the area and the amenities of neighbouring properties, contrary to Policy DP1 of the New Forest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

- 11 House A shall be retained as a single residential unit only, and at no time shall the annexe be severed to form a separate unit of accommodation.

Reason: To protect the character and appearance of the countryside in accordance with Policies CP12 and DP10 of the adopted New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 12 The outbuildings 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.

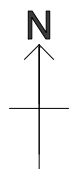
Reason: To protect the character and appearance of the countryside in accordance with Policies DP11 and DP12 of the adopted New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



New Forest National Park Authority  
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 Date: 01/09/2016

**Ref: 16/00457/FULL**  
**Scale: 1:2500**

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**Application No: 16/00551/FULL Full Application**

**Site:** Lyndale, Arnewood Bridge Road, Sway, Hampshire, SO41 6DA

**Proposal:** Outbuilding

**Applicant:** Mrs Todd

**Case Officer:** Ann Braid

**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**

CP8 Local Distinctiveness  
DP1 General Development Principles  
DP12 Outbuildings

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Design Guide SPD  
Sway Village Design Statement

**5. NATIONAL PLANNING POLICY FRAMEWORK**

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

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Sway Parish Council: Recommend refusal for the following reasons:

- The building which is the subject of the application is a substantial building which the Parish Council believes is overbearing and too close to the neighbouring property.

- The scale of the building contravenes the Sway Village Design Statement (“An extension should not adversely affect the scale, proportion or character of the main building”).

## **8. CONSULTTEES**

No consultations required

## **9. REPRESENTATIONS**

- 9.1 One letter objecting to the proposed building on the following grounds;
- size and scale
  - proximity to the boundary
  - potential overlooking from roof lights
  - potential future use of the building
  - character of the area
  - impact on trees
  - neighbouring amenity
- 9.2 A second letter raises concerns relating to the drainage of the site and the foundations of the building.

## **10. RELEVANT HISTORY**

- 10.1 Outbuilding (98327) granted on 18 June 2013
- 10.2 Outbuilding with upper floor (97858) withdrawn 21 November 2012
- 10.3 Single storey outbuilding with upper floor (96530) refused on 17 August 2011
- 10.4 Single storey outbuilding with upper floor (96265) withdrawn on 9 May 2011

## **11. ASSESSMENT**

- 11.1 Lyndale is a large detached dwelling on Arnewood Bridge Road not far from Sway village. The plot contains a number of small low outbuildings - garages and greenhouses - to the rear, and an extensive parking area to the side. The rear boundary contains a couple of significant trees, whilst the shared boundary with Field House to the north east is a tall mature hedgerow. To the west of the site lie Longcroft and Lyndale Nurseries.
- 11.2 Work has not commenced to build the previously approved outbuilding within three years of the date of the permission and it is therefore necessary to make a further application. The building in question was approved at Committee in June 2013 following a number of other applications which were withdrawn or refused.

The proposal is identical to the approved development, and comprises an L-shaped oak-framed building on a brick plinth with a plain tile roof. The height of the ridge would be just over 4.3m, with the return having a height of just over 4.5m. The overall footprint would be 79m<sup>2</sup>, and an attached open log store is also proposed. One of the bays would be open, with the remainder being closed to provide storage/hobby space.

- 11.3 The building has previously been found to be acceptable and therefore the main consideration now is whether there have been any substantive changes in Policy or other material considerations that would lead to a different conclusion.
- 11.4 The previous application was assessed against the National Park Core Strategy and Development Management Policies DPD (2010) and these policies have not been superseded. In respect of policy DP12, the proposal would comply - the outbuilding would lie within the residential curtilage of the dwelling; it would be for an incidental use and would not contain any habitable accommodation. Although the outbuilding would still be large in terms of floorspace, when compared with the scale of its "host" dwelling, it would appear as an incidental building, and would also, as stated above, have an incidental appearance.
- 11.5 As previously, objections have been received from the neighbouring property, Field House, in respect of the impact of the proposal on its amenities, in particular loss of light. However, this was fully assessed at the June 2013 Committee and found that a building in this location would not lead to a significant loss of sunlight or daylight to the neighbour. It was also found that there would be no overlooking or loss of privacy to the amenities of occupiers of the neighbouring property. The requirements of Policy DP1 have therefore been met. There have been no substantive changes in the relationship between the proposed development and Field House and it would be unreasonable to refuse an identical outbuilding now.
- 11.6 An additional letter raises concerns relating to potential impacts on the boundary ditch, which drains the land of the application property and its neighbours. It has been requested that a condition be imposed to ensure the ditch is kept clear and its banks are reinforced to support the building. However a condition along these lines is considered unnecessary because firstly it is in the interests of the applicant to keep the ditch clear as it provides drainage for her property and secondly, a building of this size would require approval under the building regulations which would ensure that its foundations are sound. It is one of the tests of a planning condition that it must be necessary, such that in the absence of the condition the application would need to be refused.



- 11.7 The Parish Council have recommended refusal of the application in line with their objections to the application approved in 2013. Since the previous consent, the Sway Village Design Statement has been adopted, and this is a material consideration in the current case. In particular the Parish Council refers to the scale of the building. However, in the section of the VDS that relates to outbuildings (page 22) there is a series of recommendations, and it is considered that the proposal complies with these in that the building would not be sited to the front of the house, there would be adequate driveway space and the chosen materials would not conflict with the main house. There are no flat roofs proposed and there is an upper floor that could be used for additional storage.
- 11.8 Sufficient information has been submitted to demonstrate that the proposal would not adversely harm two Oak trees which are on the rear boundary of the site, and as previously, a condition is recommended that these trees should be protected in accordance with that information.
- 11.9 In conclusion, it is considered that there are no changes in circumstances since the previous application, and it would therefore be unreasonable of the Authority to withhold consent in this instance. The proposed building would have the appearance and use of a building incidental to the main dwelling on the site, and would not affect the amenities of the adjoining dwelling. The development would not adversely harm the trees to the rear of the site. 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 No development shall take place until samples or exact details of the facing and roofing materials have been submitted to and approved 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 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.

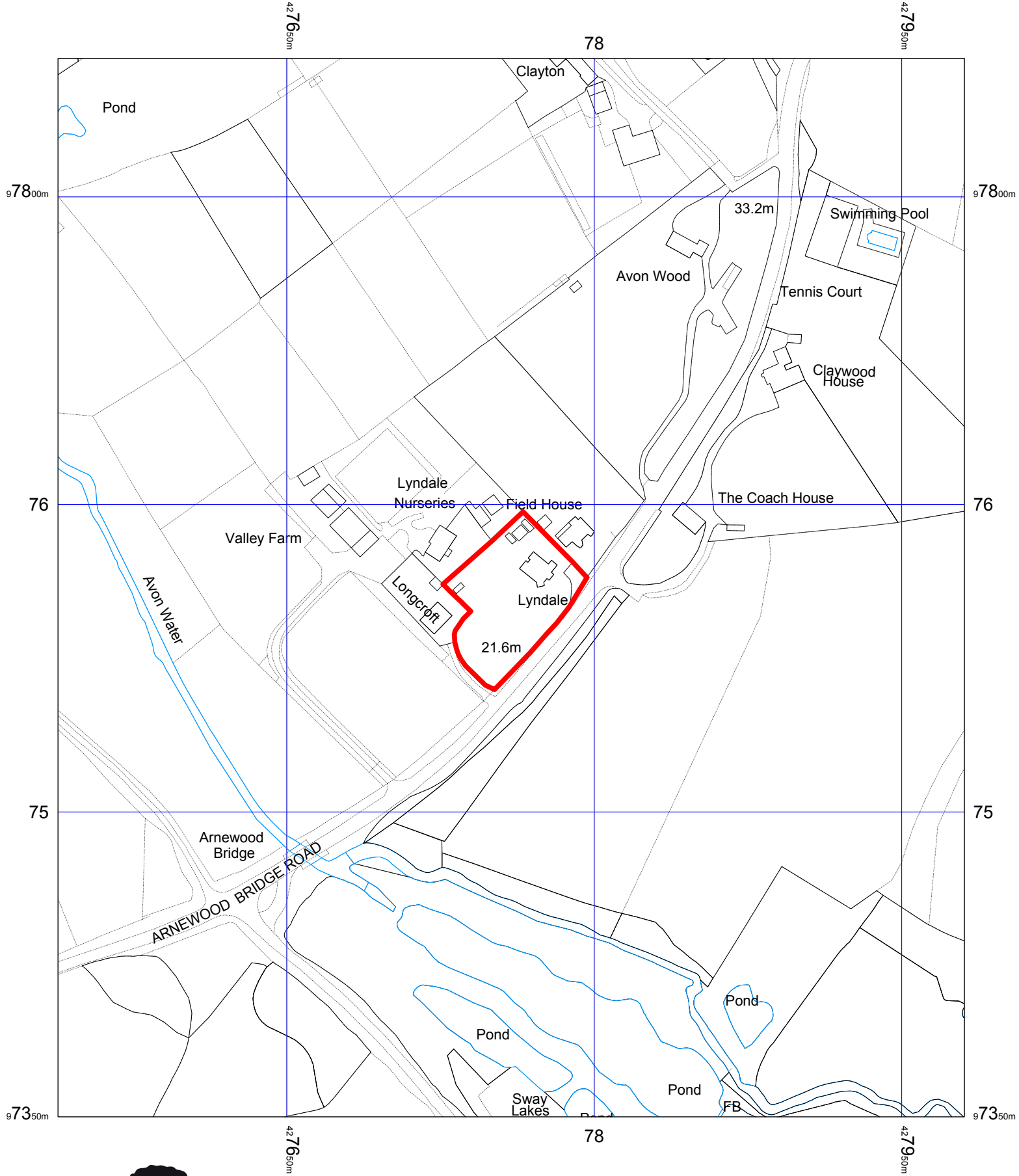
Reason: To protect the character and appearance of the countryside in accordance with Policies DP11 and DP12 of the adopted New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 Prior to the commencement of works (including site clearance and any other preparatory works) the scheme for the protection of trees in accordance with the submitted Barrell Tree Consultancy Arboricultural Impact Appraisal and Method Statement Ref: 12048-AIA-PB including Plan Ref: 12848-BT1 dated 31/5/12 shall be implemented and at least 3 working days' notice shall be given to the National Park Authority that it has been installed.

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).

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

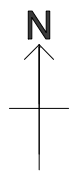
Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



New Forest National Park Authority  
 Lymington Town Hall, Avenue Road,  
 Lymington, SO41 9ZG  
 Tel: 01590 646600 Fax: 01590 646666  
 Date: 01/09/2016

**Ref: 16/00551/FULL**  
**Scale: 1:2500**

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**Application No: 16/00555/FULL Full Application**

**Site:** Brockenhurst Church Of England Primary School, Sway Road,  
Brockenhurst, SO42 7RX

**Proposal:** Canopy

**Applicant:** Ms K Wallis, Brockenhurst Primary school

**Case Officer:** Ann Braid

**Parish:** BROCKENHURST

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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**

CP8 Local Distinctiveness  
DP1 General Development Principles  
CP10 Local Community Facilities

**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**

Brockenhurst Parish Council: Recommend refusal. Feel it will not be in keeping with the original school building. The style of the canopy detracts from the appearance of the school. The poly carbonate roof will not provide shade. The blue colour of the powder coated supports will not fit in with the street scene.

## **8. CONSULTEES**

- 8.1 Building Design & Conservation Area Officer: No objection

## **9. REPRESENTATIONS**

- 9.1 One letter from a neighbour, objecting on the grounds of visual impact when viewed from their property.
- 9.2 One letter from the Friends of Brockenhurst, objecting on the grounds that the proposed canopy would be a retrograde step in the development of the school, and would be an unwelcome addition, cutting through one of the windows. It will not weather well and would be close to trees so debris would accumulate on the roof. The need for the canopy has not been demonstrated. There are other preferable locations on which the canopy could be sited.

## **10. RELEVANT HISTORY**

- 10.1 Canopy (15/00943) refused on 4 February 2016

## **11. ASSESSMENT**

- 11.1 Brockenhurst Primary School is a red brick and clay tile single storey school building located within the defined New Forest Village of Brockenhurst.
- 11.2 This application seeks permission for a free standing canopy to be located in the corner of the infant's playground area which is located between the school building and the gravel car park. At present the area has a tarmac surface and is used as an outdoor play area. It is proposed that the canopy would provide shelter for the Reception Class at play times, and would be used for outdoor learning. The shelter would measure 8 metres long by 4 metres wide and 2.8 metres high.
- 11.3 The main issue to be assessed in the consideration of this application would be the visual impact of the proposed canopy and whether it would be appropriate and sympathetic to the character of the existing school building. The existing building is typical of Victorian schools with a low eaves line and large scale windows. The building is not listed and is not within the Conservation Area, however given its historic and architectural interest locally, it is considered to be an undesignated Heritage asset as defined in the National Planning Policy Framework.
- 11.4 A previous application for an outdoor shelter measuring 7.9m long by 4.5 metres wide and 2.9 metres high was refused, because it would have been located alongside one of the main historic elevations of the building, facing along Sway Road. On this

elevation, the horizontal line of the roof of the canopy would have cut across two of the original high windows and it was considered that this would be detrimental to the historic character of the building. After negotiations with officers the school agreed to turn the canopy through 90 degrees and relocate it alongside the modern wall of a modern extension. It would extend across one of the windows, but the roof slope would be at an angle and the impact on the historic elevation would not be as great.

- 11.5 The proposed canopy would not have any negative impact on the character and appearance of the undesignated heritage asset and would therefore comply with Policies DP1, DP6 and CP7 of the New Forest National Park Core Strategy and Development Management Policies DPD (2010) which seek to ensure that all development would be appropriate and sympathetic, and of the highest standards of design having no adverse impact on locally important features of the built environment.
- 11.6 One letter of objection has been received from the neighbour diagonally opposite the site on the corner of Sway Road and Partridge Road. The objection is on the grounds of visual impact, however, as the proposed shelter would be some 60 metres from the front of that property refusal on the grounds of neighbouring amenity would be unlikely to be successful at appeal. Friends of Brockenhurst have objected to the proposal on design grounds and do not feel that the shelter is justified as a requirement of Ofsted. However, there have been similar applications for outdoor teaching space elsewhere and it is considered that this would not be an unreasonable proposal for a primary school. The Parish Council has objected on the grounds of the style of shelter and its inappropriate materials and finishes, which they feel would detract from the character of the school. However for the reasons given above it is considered that this is not a reason for refusal that could be sustained.
- 11.7 The proposed canopy would not have a harmful visual impact upon the character and appearance of the undesignated heritage asset, or upon neighbouring amenity and the character of the locality and would therefore be in accordance with Policies DP1, DP6, CP7 and CP8 of the New Forest National Park Core Strategy and Development Management Policies DPD.

## **12. RECOMMENDATION**

Grant Subject to Conditions

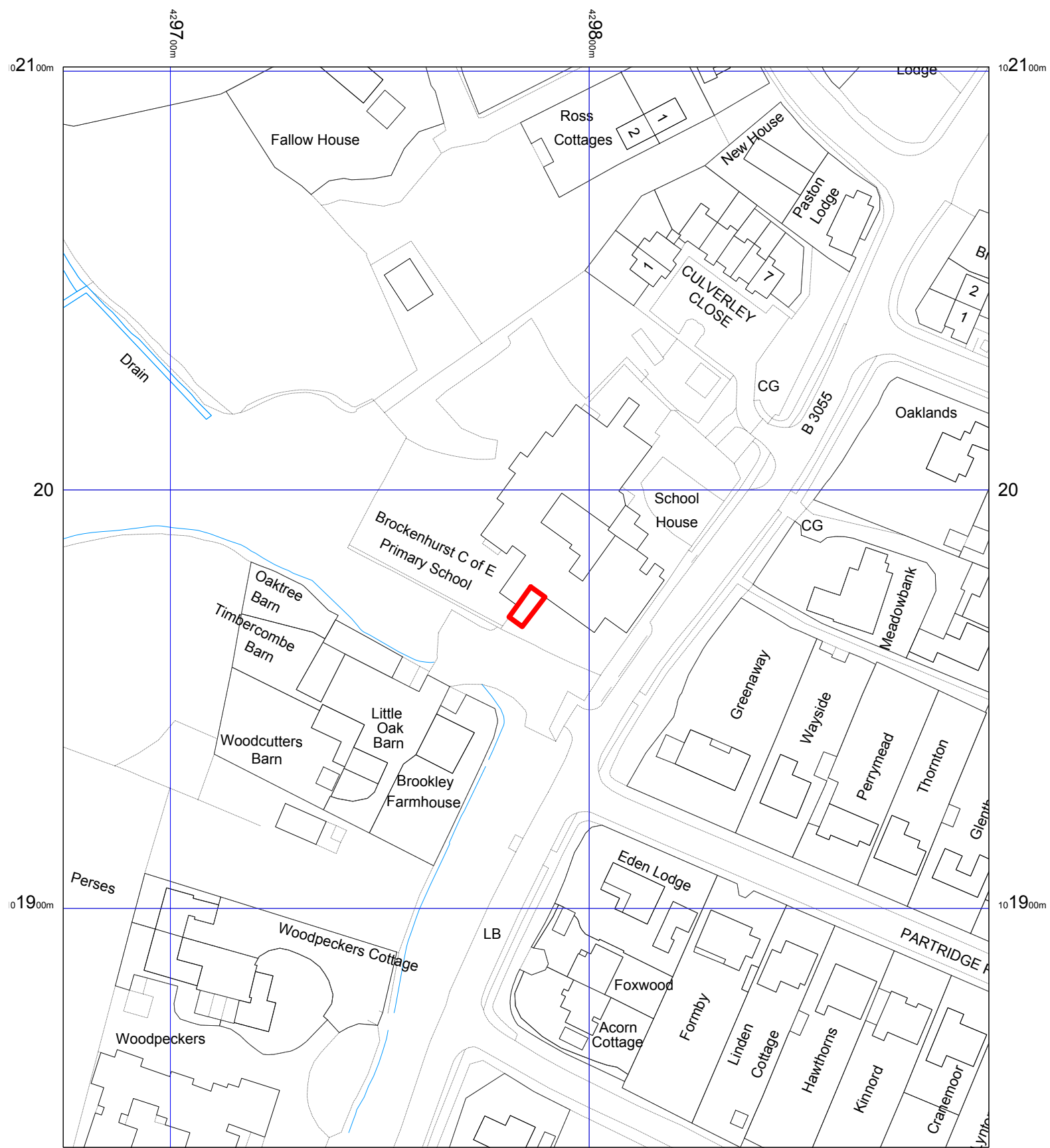
### **Condition(s)**

- 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 numbers: P11211-100, P11211-101. 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

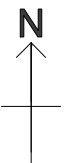
Tel: 01590 646600 Fax: 01590 646666

Date: 01/09/2016

Ref: 16/00555/FULL

Scale: 1:1250

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**Application No: 16/00587/FULL Full Application**

**Site:** The Annexe, Elkhaven, Sandy Down, Boldre, Lymington, SO41 8PL

**Proposal:** Replacement Annexe (Demolition of existing annexe)

**Applicant:** Mr C Watson

**Case Officer:** Deborah Slade

**Parish:** BOLDRE

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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  
DP12 Outbuildings  
CP2 The Natural Environment  
DP6 Design Principles  
CP8 Local Distinctiveness

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Design Guide SPD  
Boldre Parish Design Statement

**5. NATIONAL PLANNING POLICY FRAMEWORK**

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

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Boldre Parish Council. Recommend refusal. Consider the proposed development to be totally unsympathetic to this rural setting and it will impinge upon the atmosphere created by field and woodland as viewed

from the footpath and bridleway and adjacent Roydon Woods nature reserve. The present building is in sympathy with its surroundings and could be considered for repair. The garden wall is worthy of retention.

## **8. CONSULTTEES**

No consultations required

## **9. REPRESENTATIONS**

- 9.1 Two letters of support received from neighbouring properties:
- The existing annexe is in poor condition and does not complement the form of the main house - the proposal would be much more in-keeping with the main property
  - Materials and design would fit in with the woodland setting

## **10. RELEVANT HISTORY**

- 10.1 Detached garage (16/00588) approved on 7 September 2016
- 10.2 Replacement dwelling; demolition of existing (08/93180) refused on 26 August 2008 and allowed on appeal on 4 March 2009

## **11. ASSESSMENT**

- 11.1 'Elkhaven' is a modern, distinctive dwellinghouse located within a spacious garden, with woodland to the west and a field to the north with a public footpath across, leading to Royden Woods. To the south and east are other large, detached dwellinghouses of varying design, also within large plots. The house dates from consent for a replacement dwelling in 2009, whereas the existing annexe on the northern boundary pre-dates the modern dwellinghouse. It is white painted brick supported by a timber frame, with a tile hung gable and a clay roof. A white brick wall of around 2 metres in height adjoins the annexe along the northern boundary.
- 11.2 This permission seeks to replace the annexe with a new one of 'like for like' floorspace, but of a design more similar to that of the main house. It would be clearly subservient in scale to the main house, with modest fenestration and sweet-chestnut cladding to the walls and roof. The annexe would benefit from habitable accommodation, as does the existing annexe, and it is considered acceptable to replace the annexe on a 'like for like' basis with a condition that it should only be used ancillary to the main house. This is because there would be no demonstrable impacts upon wider area compared to the existing annexe.
- 11.3 The Parish Council raise concerns about the appearance of the annexe from the footpath to the north. The existing annexe is very prominent from this aspect, and it is considered that the

proposed annexe would have a more demure, barn-like appearance than that of the existing. The existing annexe is 5 metres to ridge and 2.3 metres to eaves, whereas the proposal would be 5.5 metres to ridge and 3 metres to eaves (including 0.3m plinth). A new 2 metre high brick wall would be built to enclose an area of timber deck. Five new fruit trees would be planted near to the boundary, to break views of the building. The deck and the walls could be built as 'permitted development'.

- 11.4 Boldre Parish Design Statement states that '*Buildings and outbuildings of local historic interest should be conserved wherever possible...*' It is not considered that this outbuilding is of any particular local or historical interest, appearing of early/ mid 20th Century character. There is not considered to be an in-principle objection to its replacement in conservation terms. It should be considered that when the replacement dwelling was allowed at appeal, the Inspector noted the '*high quality of the proposed architecture*' compared to the surrounding '*20th Century suburban character*' of Sandy Down, as well as the '*non-descript*' appearance of the existing annexe. Given that the proposed outbuilding would be of the same character as the main house, the design and appearance is considered to be acceptable.
- 11.5 The annexe would be sited where it would not affect any surrounding trees. Phase 1 and 2 ecological surveys have been carried out, and have established the presence of bats within the annexe. A licence from Natural England will be required before works can be carried out. As a Competent Authority, the three tests of the Licence should be considered prior to granting planning consent. The first of the three tests is whether there are imperative reasons of overriding public interest. Natural England guidance states that if a proposed development is in line with the Local Plan, it may meet this test. The second test is that there must be no satisfactory alternative, including the option of not undertaking the development. The application is accompanied by structural details which conclude that the existing annexe is suffering from damp, movement/ slump to the roof, and possible damage to the timber structure. The relevance of this survey is that the purlins have been cut and a whole new roof is likely to be needed in the near future, if the annexe is kept. This would impact upon bats just as much as replacing the annexe.
- 11.6 The third and final test is that the maintenance and favourable conservation status of the species should be ensured. The ecological consultant considers that this would be the case, provided that the mitigation and enhancement measures set out in the ecological report are implemented. Other than bats, no protected species are concluded as likely being affected by the ecological report. Consequently it is concluded that the proposal would comply with Policy CP2, and that measures can be implemented to ensure protected species populations are protected. A condition can be added to restrict external lighting,

for the benefit of protected species and the character of the area.

- 11.7 Overall it is recommended that consent is granted for the replacement annexe, subject to conditions regarding its use, final appearance and to protect bats at the site.

## 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 building the subject of this permission shall only be used for purposes incidental or ancillary to the dwelling on the site and shall not be used as a separate independent unit of accommodation.

Reason: To protect the character and appearance of the countryside in accordance with Policies CP12, DP11 and DP12 of the adopted New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 3 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).

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

Drawing nos:

1506\_PP00, 1506\_PP01, 1506\_PP02, 1506\_PP03,  
1506\_PP04

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

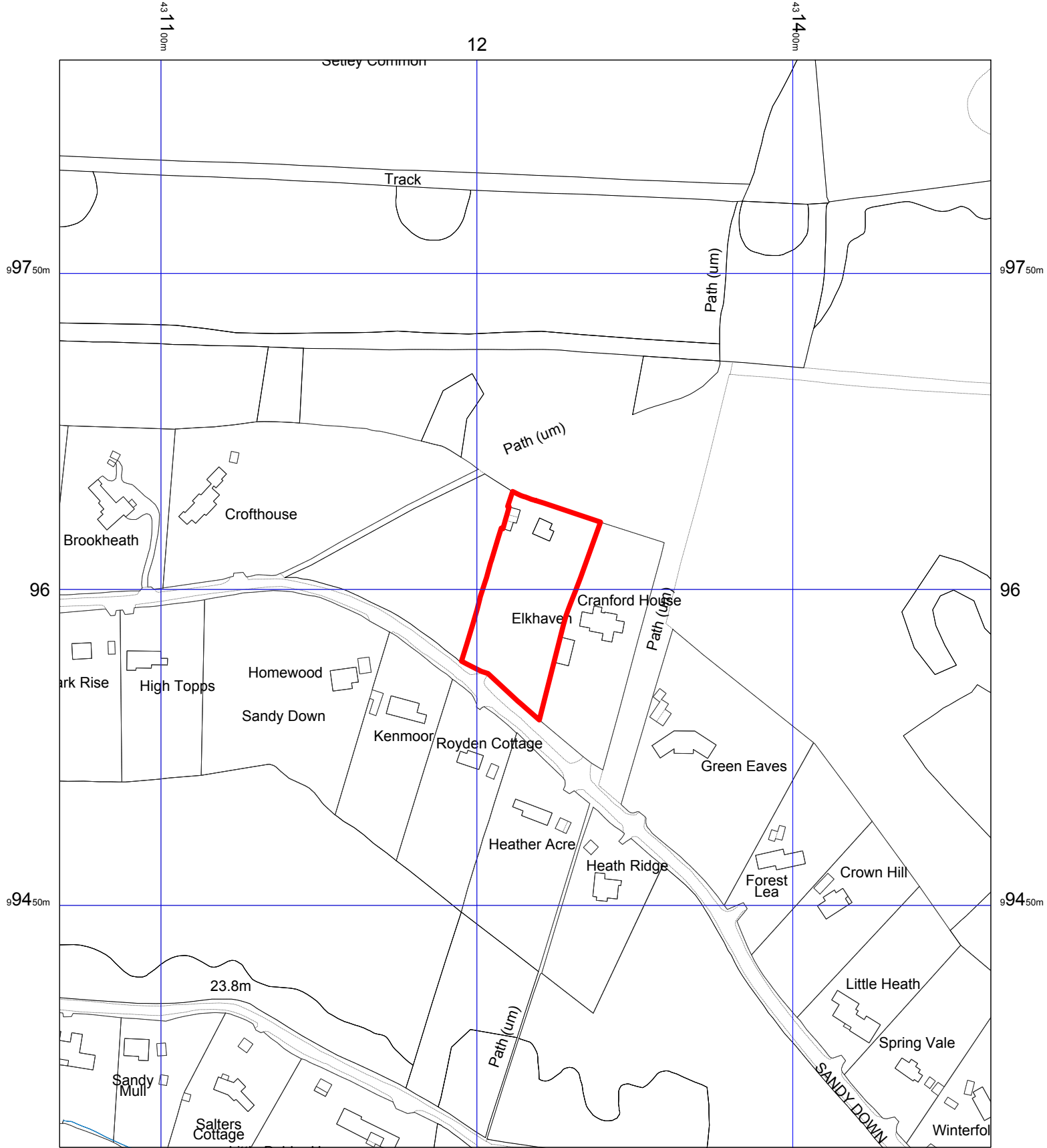
Reason: To protect the amenities of the area in accordance with Policies DP1 and CP6 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 6 The trees 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 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).

- 7 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 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.

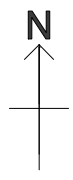
Reason: To ensure the annexe remains of a size and appearance which is appropriate to its location within the countryside and to comply with Policies DP10, DP11, DP12, DP6 and CP8 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



New Forest National Park Authority  
 Lymington Town Hall, Avenue Road,  
 Lymington, SO41 9ZG  
 Tel: 01590 646600 Fax: 01590 646666  
 Date: 01/09/2016

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**Application No: 16/00593/FULL Full Application**

**Site:** The Meadows, High Street, Woodgreen, Hampshire, SP6 2AR

**Proposal:** Outbuilding with attic room

**Applicant:** Mr Elton

**Case Officer:** Carly Cochrane

**Parish:** WOODGREEN

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**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

Conservation Area

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

DP1 General Development Principles  
DP6 Design Principles  
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**

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

- effect on the street scene
  - the proposed work is positioned in front of the building line
  - height of roof is felt to be too high
- The Parish Council would not want any habitable use on the first floor

## **8. CONSULTEEES**

8.1 Tree Officer: No Objection raised

## **9. REPRESENTATIONS**

9.1 None received

## **10. RELEVANT HISTORY**

10.1 None relevant

## **11. ASSESSMENT**

11.1 The application site comprises a two storey detached dwellinghouse, located to the southern side of High Street adjacent to a T-junction. The property comprises an existing single storey garage with an attached car port, located adjacent to the front boundary; the roof and front elevation are visible from the street scene. The property is located within the Western Escarpment Conservation Area.

11.2 This application seeks planning permission for the erection of a double garage with a first floor, built upon the footprint of the existing garage and carport. The proposed outbuilding would measure approximately 6.7 metres in width, including a small lean-to upon the side (south west) elevation, 5.7 metres in depth, 2.2 metres in height to the eaves and 5.1 metres in height to the ridge. The outbuilding would be timber clad with a timber frame, and a natural slate roof to match that upon the main dwellinghouse. There would be a window within the south west gable end, and 2 rooflights within the front roof slope.

11.3 This scheme was previously submitted as a pre application enquiry. This proposal included an external staircase, dormer window to the front elevation, eaves height of 2.2 metres and ridgeline height of 5.3 metres. It was recommended that the staircase was made internal, dormer window removed and eaves and ridgeline height reduced. All recommended changes, with the exception of the reduced eaves height, have been made.

11.4 The land to the west and north west of the application site is within the applicants' ownership, and comprises agricultural land. The window within the gable end would face into the site, and the rooflights to the front would face the front garden area of the application property. It is not considered that the proposal would have any adverse impact upon neighbouring amenity.

11.5 Woodgreen Parish Council have recommended refusal of the application. The reasons for refusal relate to the siting and height



of the outbuilding and its subsequent effect upon the street scene, and concerns regarding the use of the first floor of the outbuilding as a habitable space.

- 11.6 The proposed outbuilding would be constructed of timber (oak) with a natural slate roof; the use of these materials is supported within the Design Guide. The design would be of a similar appearance to a number of outbuildings approved across the National Park. The proposed outbuilding would essentially extend the existing outbuilding, which whilst of a lower profile, can also be viewed within the street scene. Whilst the application site is located within a Conservation Area, and would be visible within the street scene as a result of its location adjacent to the boundary, it is not considered that it would result in any significant harmful impact.
- 11.7 The first floor would be used as a home office, which is supported through the Core Strategy subject to there being no change of use of the main dwelling, adverse impact upon neighbouring amenity or upon the special qualities of the National Park. A condition can be attached (as stated within the Core Strategy) to ensure that the use of the outbuilding as a whole is incidental to the main dwellinghouse, and shall not include any living space.
- 11.8 There are a number of Ash trees at the site and along its boundary which are protected by virtue of the Conservation Area. The Tree Officer considered that the trees were not worthy of a Tree Preservation Order, and were unlikely to be adversely affected by the proposal.
- 11.9 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: PL 001, PL 002 REV D, PL 003, PL 004,

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 Unless otherwise first agreed in writing by the New Forest National Park Authority the external facing and roofing materials shall be as stated on the application form hereby 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 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 All new roof lights shall be of a 'Conservation' type and shall be fitted so that, when closed, their outer surfaces are flush with the plane of the surrounding roof covering.

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).

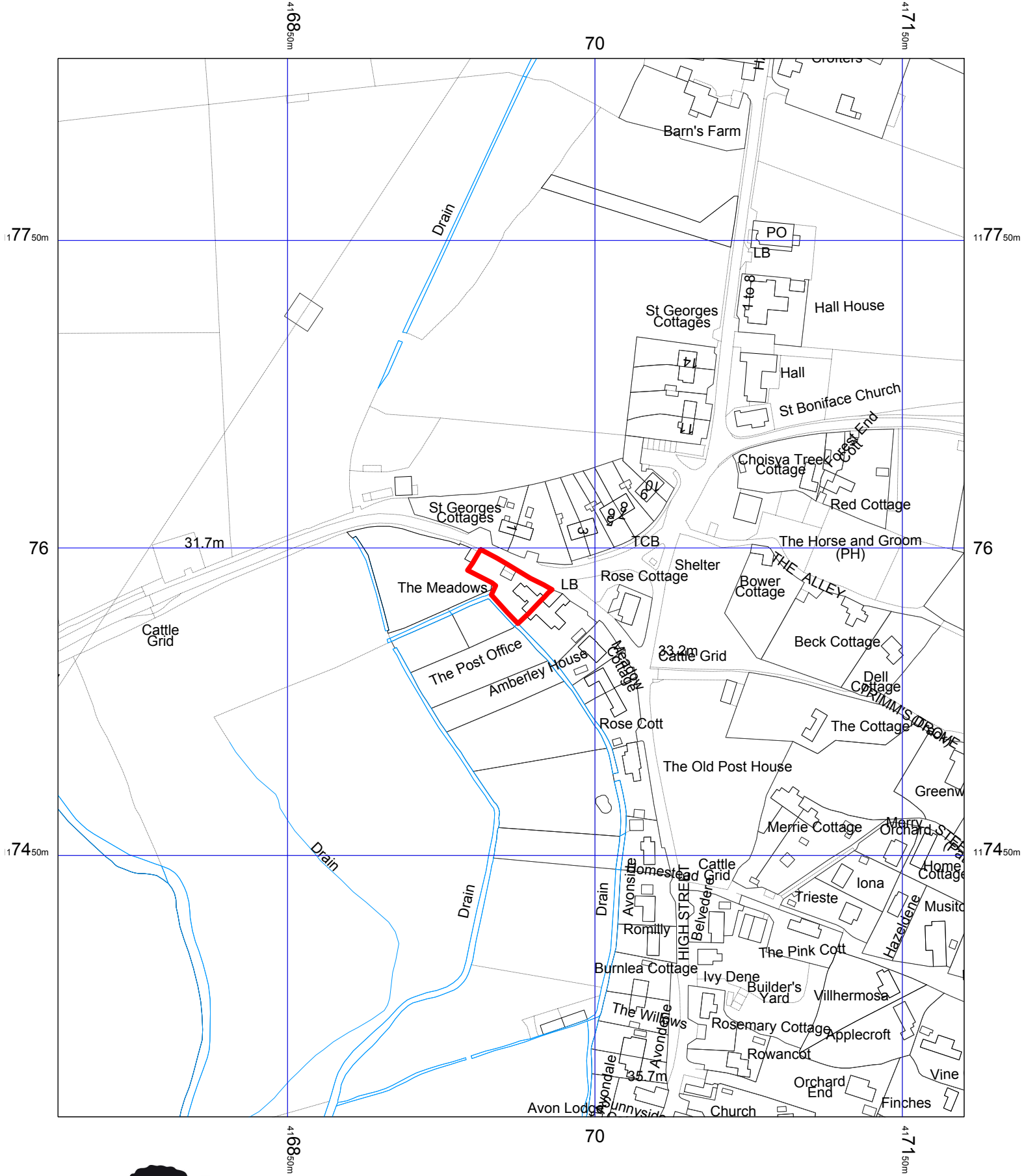
- 6 All materials, machinery and any resultant waste materials or spoil shall be stored within the red line application site unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of protecting the locally distinctive character of the Western Escarpment Conservation Area in accordance with Policy CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010) as well as the Western Escarpment Conservation Area Management Plan.

- 7 No development shall take place 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.

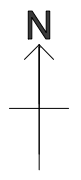
Reason: To ensure an acceptable appearance of the building in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



New Forest National Park Authority  
 Lymington Town Hall, Avenue Road,  
 Lymington, SO41 9ZG  
 Tel: 01590 646600 Fax: 01590 646666  
 Date: 01/09/2016

**Ref: 16/00593/FULL**  
**Scale: 1:2500**

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**Application No: 16/00650/FULL Full Application**

**Site:** Rookery House, Bowers Hill, Redlynch, Salisbury, SP5 2HD

**Proposal:** First floor extension over existing garage; single storey rear extension

**Applicant:** Mr & Mrs Newman

**Case Officer:** Carly Cochrane

**Parish:** REDLYNCH

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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  
DP6 Design Principles  
DP11 Extensions to Dwellings

**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**

Redlynch Parish Council: Recommend refusal. Feel that the double garage should be included in the floorspace calculations as defined in Policy DP11 and that a condition restricting its use is not acceptable. Deem the proposal to be over 30% and therefore contrary to Policy DP11.

**8. CONSULTEES**

8.1 Ecologist: No objection raised

## **9. REPRESENTATIONS**

9.1 One letter of representation was received, which raised no objection to the principal of the development, however requested to see an 'artists impression' of the proposals. The proposed elevation plans were sent, and no further correspondence has been received.

## **10. RELEVANT HISTORY**

10.1 None relevant

## **11. ASSESSMENT**

11.1 The application site comprises a two storey detached property, with an attached double garage, located to the south side of Bowers Hill and at a lower ground level than that of the highway. The property is also located at a significantly lower ground level than that of the neighbouring property to the west of 'Windhover', and the rear garden slopes up towards the rear boundary. The rear of the property backs onto properties at Kiln Lane. The dwellinghouse comprises a staggered front elevation, with the garage roof spanning across at ground floor level to create a covered entrance porch. The application site is not located within one of the Defined New Forest Villages, and is therefore subject to the 30% floorspace restriction under Policy DP11 of the Core Strategy.

11.2 This application seeks planning permission for the erection of a first floor extension above the existing double garage, and a single storey rear extension, detailed as follows:

- First floor extension above the garage would be set back from the foremost front elevation of the main dwellinghouse by 1.3 metres, and set down from the ridgeline by 880mm. The proposal would therefore measure approximately 5.4 metres in width, 7.6 metres in depth, 3.9 metres in height to the eaves and 6.4 metres in height to the ridge of the pitched roof. There would be a dormer window to the front and rear elevations.
- Single storey rear extension, measuring approximately 6.3 metres in width, 1.9 metres in depth, 2.1 metres in height to the eaves and 3.4 metres in height to the ridge of the hipped roof. There would be a set of bi-folding doors and window to the rear elevation, patio doors to the side (east) elevation and a rooflight within the rear roof slope.

The extensions would be of materials to match those used in the construction of the main dwellinghouse.

- 11.3 The Parish Council have recommend refusal of the application, on the basis that the floorspace within the attached double garage should be included within the 'proposed' calculations, which would thereby result in an additional floorspace exceeding the 30% limitation.
- 11.4 As part of the 'original' floorspace calculations, the attached integral garage was not included as per the policy, however was also not included as part of the 'proposed' calculations on the basis that it was considered appropriate that a condition be attached to ensure the incidental use of the garage remain, and that it shall not be used as habitable accommodation. It is considered that the use of this condition is appropriate due to a number of factors. Firstly, the attached outbuilding is currently used as a garage, and whilst there is an internal door linking it with the utility room within the main dwellinghouse, no part of the garage has been converted. The front garden area is such that, as a result of the sloping ground levels and an already limited manoeuvring space, a garage in a different location most likely would not be viable or acceptable. The rear garden shares all boundaries with surrounding properties, and there would be no potential for vehicular access to the rear, and therefore no requirement to build a new garage within the rear garden. Further to restricting the use of the garage, it is considered reasonable that an additional condition could be attached restricting works to the property under Class A of Part 1 of The Town and Country Planning (General Permitted Development) (England) Order 2015, so that the existing garage doors could not be removed and subsequently replaced with windows.
- 11.5 Should the floorspace within the garage be included in the calculations, the proposal would exceed the 30% limit; the proposed extensions in themselves represent a 29.6% increase. Using the condition to ensure the use of the outbuilding remains incidental therefore results in the proposal being policy compliant.
- 11.6 The proposed rear extension would be attached to part of the original rear wall, and a significant span of original rear wall would remain. It is therefore considered necessary to attach the amended 3 year time limit condition, the use of which was approved by Members at the July Planning Committee. Whilst permitted development rights would also be removed, this condition would only 'bite' once the development subject of this proposal has commenced, and the property would still benefit from permitted development rights until this time. This use of this condition is therefore considered necessary, as the proposed development amounts to a 29.6% increase in floorspace, and permitted development extensions would result in an increase in floorspace exceeding 30%.

- 11.7 The proposal would not have any impact upon the amenity of occupiers of properties to the rear or side (east). The neighbouring property of Windhover (to the west) is situated at a higher ground level, and there is a conservatory located adjacent to the boundary. This would be located in line with the proposed first floor extension, and whilst it is considered reasonable to suggest that the proposed first floor extension may result in a small, additional level of overshadowing experienced within this conservatory, it is not considered that the change would be significantly detrimental, particularly as the extension would be to the north-east of the conservatory. There are no other windows within the side elevation of Windhover that would be affected. It is therefore not considered that the proposal would result in any adverse impact upon neighbouring amenity.
- 11.8 The proposals have been designed to harmonise with the main dwellinghouse, through the use of matching materials, window styles, including a dormer window with gable roof to match the projecting cross gable of the main dwellinghouse, and subservient roof heights. It is not considered that the proposals would appear overly dominant, nor would they serve to erode the special qualities of the National Park.
- 11.9 As the proposal involved works to the roof of an outbuilding, the Ecologist was consulted. It was considered unlikely that the proposal would affect protected species or species of nature conservation concern. The garage is of a relatively modern design, and does not internally have the propensity for nesting birds or roosting bats. It is therefore not considered appropriate to require biodiversity enhancements to be provided.
- 11.10 It is therefore recommended that permission is granted subject to conditions, as the proposal accords with Policies DP1, DP6, DP11 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; or
  - the carrying out of any further extension or enlargement to the dwelling otherwise permitted under Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Act subsequently revoking or re-enacting that Order;



Whichever is the sooner.

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

- 2 Development shall only be carried out in accordance with

Drwgs: 093-02-001, 093-02-002A, 093-02-004A, 093-02-005A, 093-02-006A, 093-02-007A, 093-02-008A.

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

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

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 and the Town and Country Planning Act 1990 or any subsequent re-enactment thereof, the existing attached garage shall be retained available for parking at all times and not converted into habitable living accommodation. No additional internal access shall be provided from the garage into the main dwelling unless express planning permission has been granted.

Reason: To ensure sufficient parking is retained on site, and to ensure the habitable floorspace of the dwelling remains of a size which is appropriate to its location within the countryside, to comply with Policies DP1, CP19 and DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

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

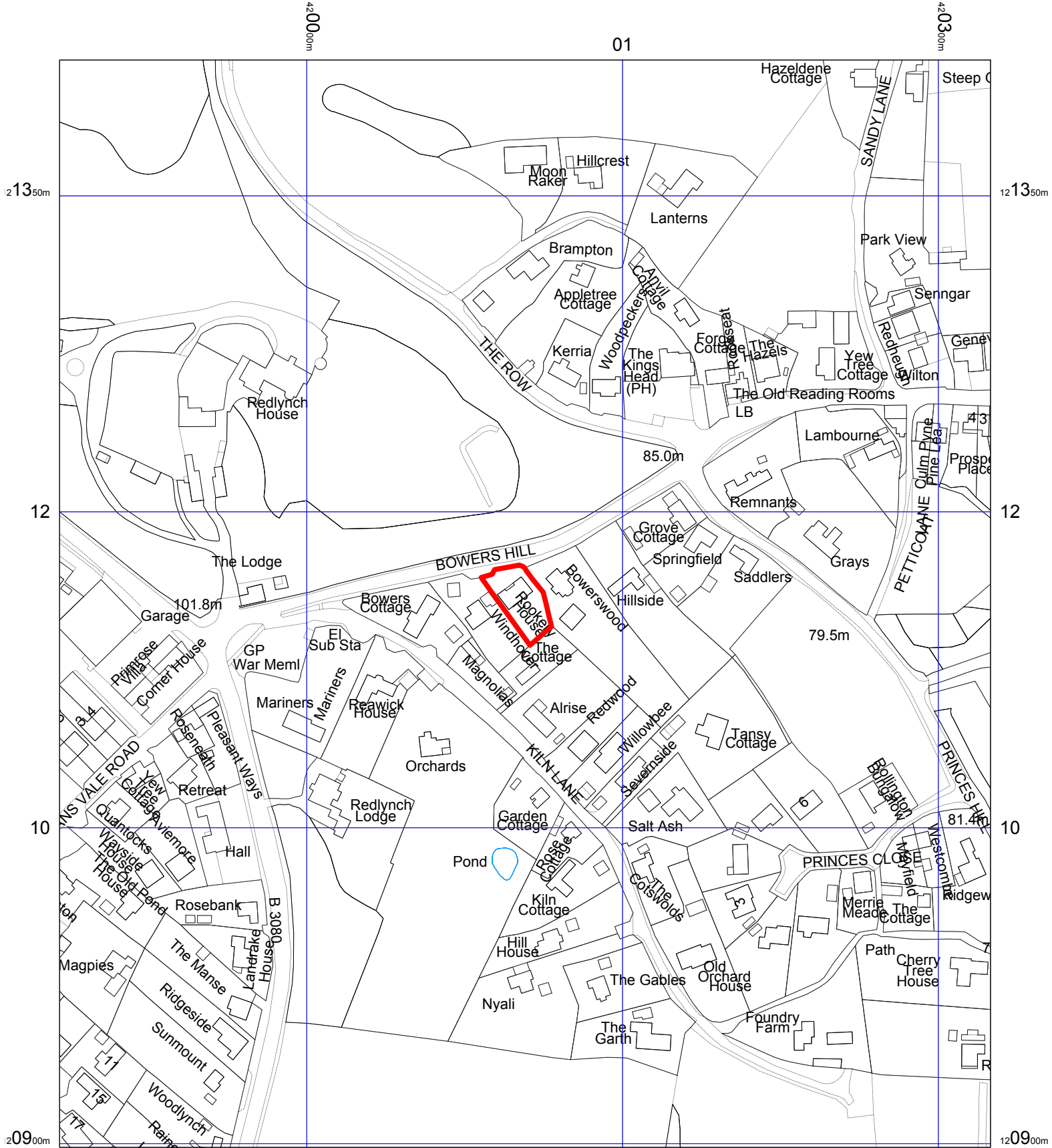
Reason: To ensure the dwelling remains of a size which is appropriate to its location within the countryside and to comply with Policy DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

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

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

- 6 No first floor windows 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).



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 Lymington Town Hall, Avenue Road,  
 Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666  
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