

Application No: 18/00161/LBC Listed Building Consent

Site: Blenmans House, Furzley Common Road, Bramshaw, Lyndhurst,
SO43 7JH

Proposal: Internal alterations (Application for Listed Building Consent)

Applicant: Mr & Mrs Crosthwaite-Eyre

Case Officer: Daniel Pape

Parish: BRAMSHAW

1. REASON FOR COMMITTEE CONSIDERATION

Application from Member

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area
Listed Building

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP7 The Built Environment
DP6 Design Principles

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

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

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Bramshaw Parish Council: We are happy to accept the decision reached by the National Park Authority's Officers under their delegated powers. The proposed alterations do not appear to have any adverse effect on the interests of Bramshaw Parish.

8. CONSULTEEES

- 8.1 Building Design & Conservation Area Officer: No objections subject to conditions.

9. REPRESENTATIONS

- 9.1 None received

10. RELEVANT HISTORY

- 10.1 Addition of roof; internal alterations (application for LBC) (13/98987) Granted subject to conditions on 17 December 2013.
- 10.2 Extension to existing porch (10/95418) Granted subject to conditions on 22 September 2010.
- 10.3 External and internal alterations in association with conversion of bedroom into en-suite bathroom (application for LBC) (06/90094) Granted subject to conditions on August 2006.
- 10.4 Addition of porch, breakfast room and utility room with bathroom and shower room on first floor. Conversion of outbuilding to form four garages. Demolition of existing extension. (NFDC/LBC/86/31962) Granted on 20 July 1986.

11. ASSESSMENT

- 11.1 Blenmans House is a 16th century Grade II listed dwelling located within the Forest Central North Conservation Area. Within its curtilage lies an ancillary outbuilding that was constructed in the 19th century. The earliest fabric of the listed dwelling dates to the late 16th /early 17th century, with the roof structure representing the best surviving examples. Over time, historic fabric has been lost and a number of alterations and revisions have been made, the most significant undertaken in 1985, which considerably altered the form of the building.
- 11.2 The applicant seeks listed building consent for a number of internal alterations. The applicant proposes the opening up of the main entrance hallway and a re-configuration of the stairs; the re-instatement of an opening between the ground floor corridor and dining room; partitions and openings for a utility and WC; alterations to the kitchen/dining levels to provide one level and the raising of an internal beam; alterations to bathroom layouts and partitions; and the removal of a wall section with subsequent creation of new stairs at second floor to provide en suite bathroom access from a room in the roof.
- 11.3 The main issue to consider is the impact of the proposal upon the Grade II listed farm house.

- 11.4 It is considered that the majority of the works would not have an adverse impact upon the historic fabric of the listed building, as they would largely affect the more modern fabric. However, concern was raised by the National Park Authority's Building Design and Conservation Officer regarding works to the historic timber framing, the creation of new openings and removal of roof stud to facilitate the second floor staircase. Following concerns being raised, opening up works have been undertaken and photographs submitted for review.
- 11.5 Following negotiations, the Conservation Officer is now satisfied with the latest proposals. The opening up works demonstrated that historic fabric would likely be unaffected and the re-alignment of the staircase would retain the historic fabric of the roof timbers. No objections were raised providing that conditions were included regarding the submission of details of any structural works for beams, supports and pad stones; drawings of the new staircase within bathroom three and the hallway, new double doors to the hallway; and a watching brief during opening up of all areas to ensure no historic details are impacted upon beyond the agreed areas of removal.
- 11.6 With such conditions in place, the internal works proposed should not constitute harm to the listed building and no adverse loss of historic fabric would result. The character and significance of the heritage asset would be retained in accordance with Policy CP7 and Section 12 of the National Planning Policy Framework.
- 11.7 No external changes to the dwelling are proposed, and the setting of the listed building would therefore be unaffected by the proposals.
- 11.8 The proposals would not have an adverse impact upon the Grade II listed farmhouse. Listed building consent is recommended to be granted subject to condition.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

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

To comply with Section 18 of the Town & Country Planning (Listed Buildings & Conservation Areas 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: 176-PL-L202, 176-PL-201, 176-PL-202 Rev A, 176-PL-203 Rev A, 176-PL-204, 176-PL-205 Rev A, 176-PL-206 Rev A, 176-SU-201, 176-SU-202, 176-SU-203.

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

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

- 3 No alterations are to be made until the following details have been submitted to, and approved in writing by the New Forest National Park Authority.

- a) Large scale details of any structural works for beams, supports and pad stones.
- b) Large scale drawings of new staircase within bathroom 3 and hallway.
- c) Large scale drawings of new double doors to hallway.

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

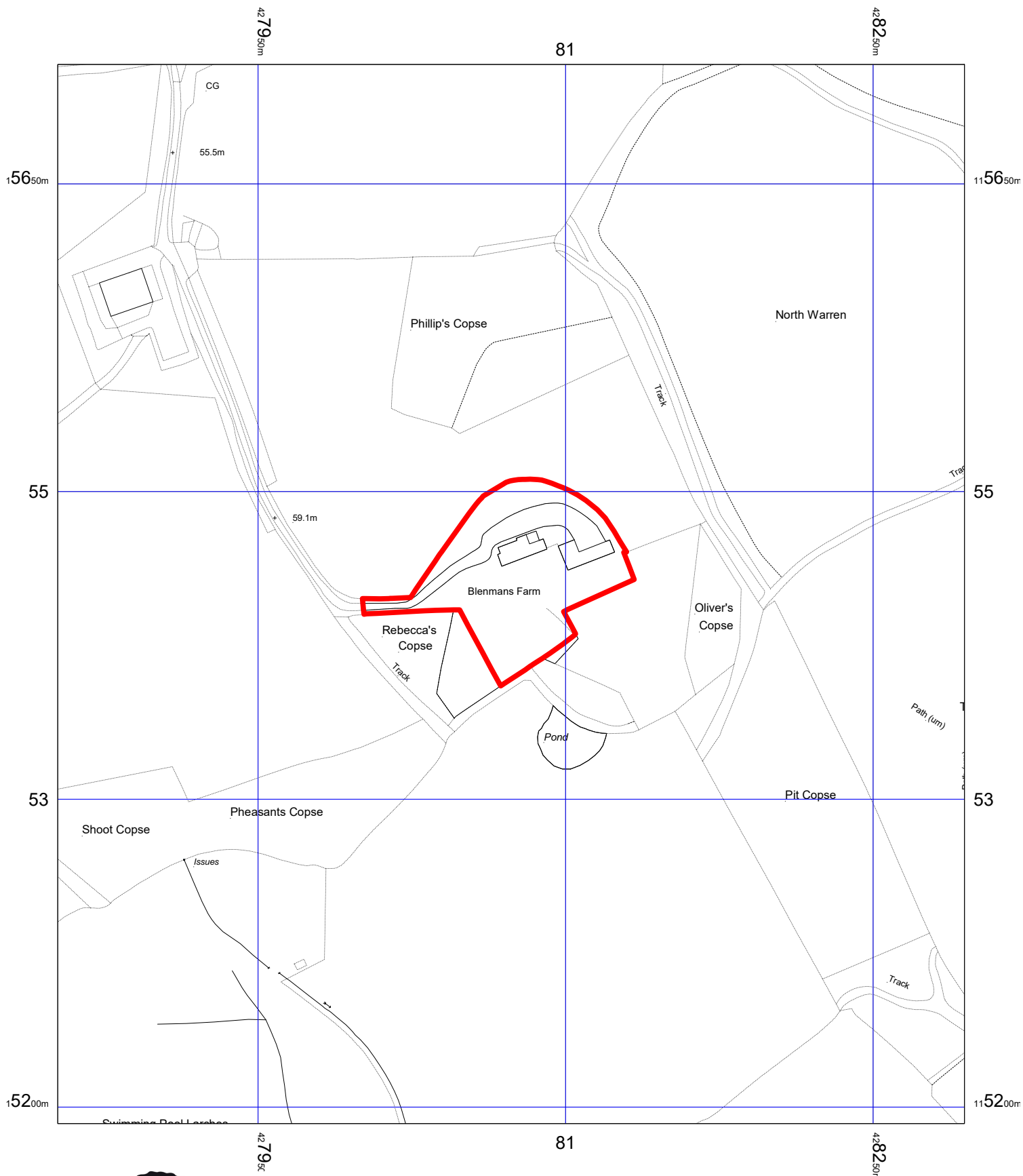
Reason: To protect the character and architectural interest of the building in accordance with Policies DP1, DP6 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 No development shall commence until a programme of building observation and recording work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing, to include:

- a) The programme and methodology of site investigation and recording
- b) The programme for post investigation assessment
- c) Provision to be made for analysis of the site investigation and recording
- d) Provision to be made for publication and dissemination of the analysis and records of the site investigation
- e) Provision to be made for archive deposition of the analysis and records of the site investigation
- f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Development shall take place only in accordance with the Written Scheme of Investigation approved under the criteria above.

Reason: The development is located in an area of heritage significance where the recording of archaeological remains should be carried out prior to the development taking place in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



NEW FOREST
NATIONAL PARK

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

Tel: 01590 646600 Fax: 01590 646666

Date: 25/04/2018

Ref: 18/00161/LBC

Scale: 1:2500

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Application No: 18/00163/FULL Full Application

Site: 73 Whartons Lane, Ashurst, Southampton, SO40 7EF

Proposal: Two storey rear extension

Applicant: Mrs C Williamson

Case Officer: Daniel Pape

Parish: ASHURST AND COLBURY

1. REASON FOR COMMITTEE CONSIDERATION

Applicant related to member of staff.

2. DEVELOPMENT PLAN DESIGNATION

Defined New Forest Village

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
DP6 Design Principles
DP11 Extensions to Dwellings
CP8 Local Distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
Ashurst and Colbury Village Design Statement

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 7 - Requiring good design

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Ashurst and Colbury Parish Council: Will accept the decision reached by the National Park Authority's Officers under their delegated powers.

Comments:

- Concerns over the design and the size and bulk of the proposals in relation to the existing dwelling.

- The extension did not appear subservient in accordance with Policy DP1 and DP11.
- The design was not in keeping with the current property and did not enhance it (Policies DP1 and 6).
- Similar dwellings in Whartons Lane had undergone similar extensions and cited the proposals / development at 55 Whartons Lane as an example.

8. CONSULTEEES

No consultations required

9. REPRESENTATIONS

9.1 None received.

10. RELEVANT HISTORY

10.1 Extension to lounge and addition of a bathroom and bedroom over (NFDC/85/28542) Refused on 27 March 1985.

11. ASSESSMENT

- 11.1 73 Whartons Lane is located towards the outskirts of the defined New Forest village of Ashurst. The property sits in close proximity to numerous neighbouring dwellings of similar 'chalet bungalow' design along Whartons Lane. The dwelling is of brick and tile construction with low eaves to the front and rear.
- 11.2 The applicant seeks permission for a two storey rear extension to facilitate a bedroom and en-suite bathroom at first floor, with increased living space at ground floor. The proposal has been designed to broadly reflect the style of an extension at the immediately adjacent property and also that of 55 Whartons Lane. The materials to be used would match the existing.
- 11.3 The existing dwelling is not a small dwelling and it is thus not subject to a specific floorspace limit under Policy DP11. The main issues under consideration would therefore be the appropriateness of the design to the dwelling, and the impact that the development would have upon the character and appearance of the dwelling along with any potential loss of amenity to neighbouring residents.
- 11.4 The proposed extension would be significant in terms of its scale and size when viewed from the side elevation, however, the roof form is considered to be appropriately proportioned when viewed from the rear and the extension would clearly read as such. It is of note that, due to the dwelling's location, the side elevations would remain in keeping with the adjacent neighbour and the street scene would not be considerably harmed, retaining the wider amenity.

- 11.5 The site is visible from Ashdene Road to the rear. As a result of negotiations, amended plans were received which proposed raising the eaves height resulting in a narrower span and smaller surface area of roofing. This was considered of benefit to the proposal, as it would reduce the overall bulk and visual impact to the streetscene from Ashdene Road. The modest width of the rear pitch was considered to help mitigate the overall impact of the extension, and would ensure it would not appear overly dominant and out of proportion with the original building.
- 11.6 The proposal would not impact upon the frontage of the building and the obscure glazed side windows would ensure the proposal would not have an unacceptably harmful impact upon the amenities of neighbouring residents. These factors would, combined with the use of matching materials, ensure the proposal would be sympathetic to the appearance of the dwelling and its surroundings. The development would therefore be in accordance with the requirements of Policies DP1, DP8 and DP11.
- 11.7 The Parish Council's comments are noted, but on balance it is considered that the proposed design would be acceptable, and 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.

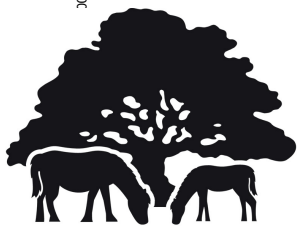
- 2 The external facing materials to be used in the development shall match those used on the existing building, unless otherwise agreed in writing by the New Forest National Park Authority.

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).

- 3 Development shall only be carried out in accordance with drawing nos: D2A, D4A, D5 and D7. 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.



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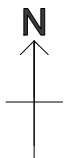
New Forest National Park Authority
Lymington Town Hall, Avenue Road,
Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666

Date: 25/04/2018

Ref: 18/00163/FULL

Scale: 1:1250



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Application No: 18/00168/LBC Listed Building Consent

Site: Blenmans House, Furzley Common Road, Bramshaw, Lyndhurst, SO43 7JH

Proposal: Installation of two sets of glazed double doors and one glazed single door behind existing solid timber doors to outbuilding (Application for Listed Building Consent)

Applicant: Mr & Mrs Crosthwaite-Eyre

Case Officer: Daniel Pape

Parish: BRAMSHAW

1. REASON FOR COMMITTEE CONSIDERATION

Application from Member

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area
Listed Building

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP7 The Built Environment
DP6 Design Principles
DP12 Outbuildings

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

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

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Bramshaw Parish Council: We are happy to accept the decision reached by the National Park Authority's Officers under their delegated powers. The

proposed screens will not affect the appearance or character of the building.

8. CONSULTEEES

8.1 Building Design & Conservation Area Officer: No objections.

9. REPRESENTATIONS

9.1 None received.

10. RELEVANT HISTORY

10.1 Replacement rooflight; alterations to gable window; internal alterations (Application for Listed Building Consent) (17/01041) Granted on 20 February 2017.

10.2 Replacement rooflight; alterations to gable window (17/01040) Granted on 20 February 2017.

10.3 Internal and external alterations to cottage annexe (NFDC/LBC/94/54911) Granted on 20 September 1994.

10.4 Addition of porch, breakfast room and utility room with bathroom and shower room on first floor. Change of use of outbuildings to form four garages (existing extension to be demolished) (NFDC/LBC/86/31047) Granted on 20 July 1986.

10.5 Addition of porch, breakfast room and utility room with bathroom and shower room on first floor. Change of use of outbuildings to form four garages (existing extension to be demolished) (NFDC/86/31047) Granted on 24 March 1986.

11. ASSESSMENT

11.1 Blenmans House is a 16th Century Grade II listed dwelling. Within its curtilage lies an ancillary outbuilding that was constructed in the 19th Century. The outbuilding is the only surviving building of a previous farmstead that was likely used as a series of stables and associated tack room, potentially with accommodation for farmhands. Due to the historical relationship between the outbuilding and the main dwelling, it is considered for the purposes of this application that the outbuilding falls under curtilage listing status. The outbuilding is currently utilised for storage and ancillary accommodation to the main dwelling.

11.2 The outbuilding's form is of a traditional agricultural building with brick elevations and slate roof. The main axis runs east-west with a swimming pool and terrace to the south. The first floor provides space for a games room and accommodation with the ground floor providing for storage and further accommodation. Alterations have been made to the outbuilding over time with a range of

modern openings, including four garage doors, circa 1986. It is noted that all windows and doors are of modern insertion circa 1986. The existing fenestration is either of stained or painted timber. Recently, permission was granted for a replacement rooflight, alterations to a gable window and internal alterations.

- 11.3 The applicant seeks listed building consent for further internal alterations to the outbuilding, namely the insertion of glazed doors behind the existing timber doors of 'storage bay two'.
- 11.4 The main issue to consider is the impact of the proposal upon the curtilage listed building and the Grade II listed farm house.
- 11.5 The outbuilding was substantially renovated following permission NFDC/86/31047. On implementation of this permission, the entire range of external and internal fenestration was replaced with modern units and significant modernisation, including modern flooring and plaster finishes, was incorporated during refurbishment.
- 11.6 The outbuilding itself has evolved over time with a number of styles. The insertion of glazing to the rear of the timber doors would not detract from the outbuilding's appearance and can be suitably screened by closing the existing timber doors. The internal alterations proposed would not cause undue harm to the outbuilding. The internal spaces have been substantially renovated with modern finishes and as such the proposed internal alterations would not have an adverse effect upon the fabric of this curtilage listed building.
- 11.7 Due to the minor nature of the changes, there would be no concern that the proposals would harm the setting of the listed farmhouse and the relationship between the two buildings would remain unaffected.
- 11.8 In conclusion, the proposals would not have an adverse impact upon the curtilage listed building or Grade II listed farmhouse. Listed building consent is therefore recommended to be approved subject to condition.

12. RECOMMENDATION

Grant Subject to Conditions

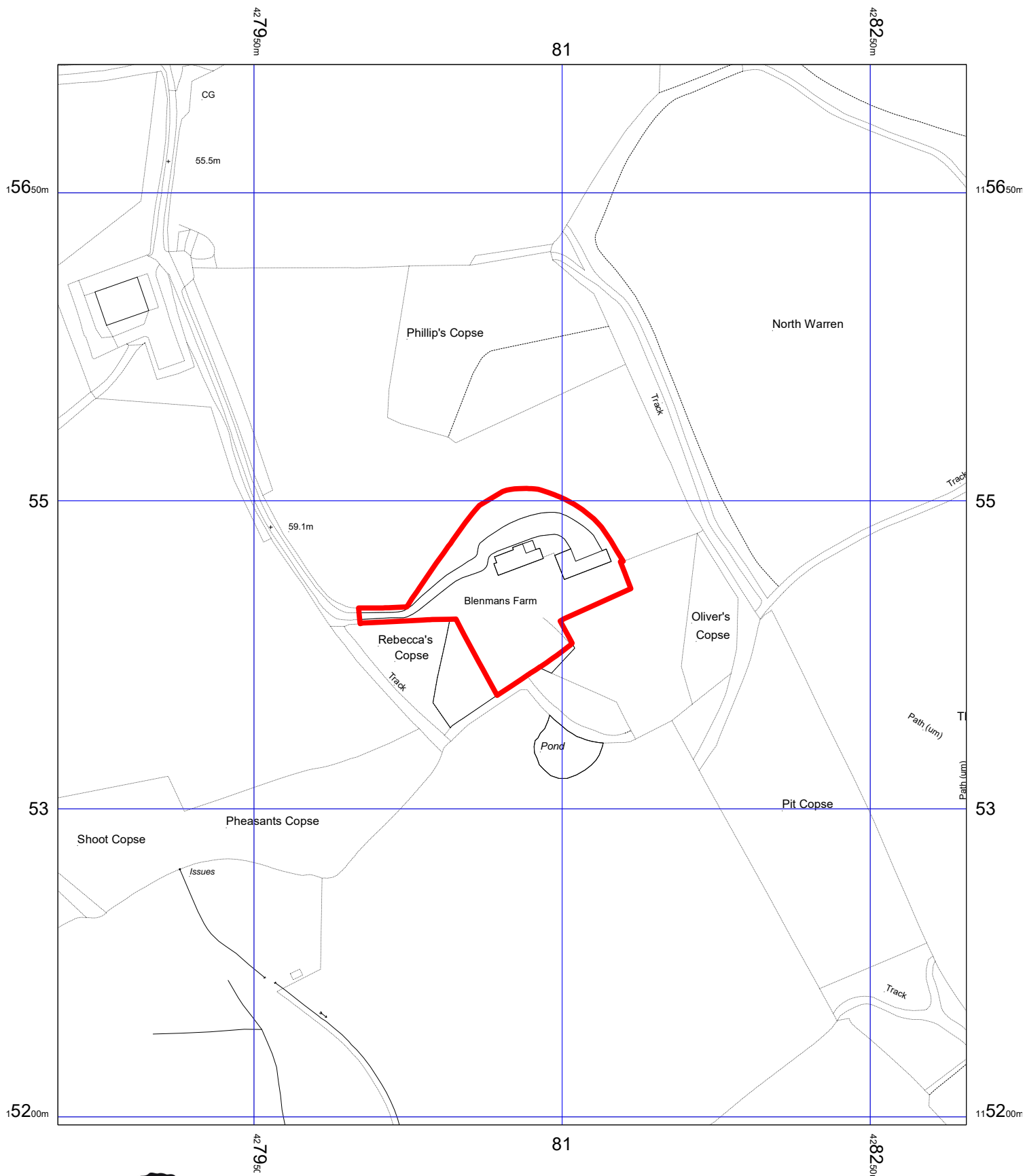
Condition(s)

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

To comply with Section 18 of the Town & Country Planning (Listed Buildings & Conservation Areas 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: 176-PL-301, 176-PL-302, 176-PL-303, 176-PL-304, 176-PL-305, 176-PL-306 and 176-PL-L302. 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.



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New Forest National Park Authority
Lymington Town Hall, Avenue Road,
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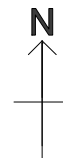
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Application No: 18/00221/VAR Variation / Removal of Condition

Site: Hall And Former Scout Hut, Brookley Road, Brockenhurst, SO42 7RB

Proposal: Application to vary condition 2 of appeal reference APP/B9506/W/15/3139150 to planning permission 15/00342 to allow minor material amendment

Applicant: Mr R Govier

Case Officer: Liz Young

Parish: BROCKENHURST

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Defined New Forest Village
Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
CP12 New Residential Development
CP7 The Built Environment
CP8 Local Distinctiveness
CP2 The Natural Environment
CP1 Nature Conservation Sites of International Importance
CP19 Access

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
Development Standards SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

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

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Brockenhurst Parish Council: Recommend refusal; Unable to confirm that the proposal is a minor material amendment in the absence of verification from the Enforcement Officer that (a) the site and buildings have been physically measured and (b) that discrepancies between as built and plan measurements have been calculated and assessed.

8. CONSULTEES

8.1 Environment Agency: Previously commented that the proposal accords with Standing Advice.

8.2 Tree Officer: No objections raised.

8.3 Ecologist: Previous comments in relation to application 18/00022:

The ecological report adequately considers the potential for protected species on site. No objection subject to securing SPA contributions as set out in the SPD (no further comments received in relation to current proposal).

8.4 Building Design & Conservation Area Officer: No objections raised in respect of application 18/00022 (no further comments received in relation to current application).

8.5 Landscape Officer: No objections raised in relation to previous application subject to the approved landscaping scheme being implemented (no further comments received).

8.6 Highway Authority (HCC): No objections raised.

9. REPRESENTATIONS

9.1 Five letters of objection received from neighbouring residents:

- Request that the National Park serve a stop notice.
- A minor material amendment should be one which is not substantially different from that which has been approved.
- The original consent was permitted on appeal and concerns were raised at this time relating to the cramped layout and a harmful impact upon neighbours.
- The conditions previously imposed have not been enforced and development has not been carried out in accordance with the approved plans.
- The increased size of the properties would increase their value.
- The new plans do not correspond with those permitted on appeal.

- The new application is lacking in information.
- The changes on plan are significantly different from the approved scheme and should therefore not be classed as a minor material amendment.
- Window sizes and dimensions have increased and will lead to a further loss of privacy to neighbouring properties.
- The re-positioning of the building will lead to a further overshadowing of the bowls club playing area.
- A benefit to the local community in the form of a CIL (Community Infrastructure Levy) payment should be paid due to the increased size of the buildings.
- All upper floor windows should also be subject to the restrictions imposed under Condition 10 of the original consent.
- Loss of privacy to dental surgery.

10. RELEVANT HISTORY

- 10.1 Application to Vary Condition 2 of Appeal Reference APP/B9506/W/15/3139150 to Planning Permission 13/00342 to allow minor material amendment (18/00022) Withdrawn 15 March 2018
- 10.2 Application to Vary Section 106 Agreement to waive financial contribution towards affordable housing, public open space and transport to Planning Permission 15/00342 (16/00556) Approval without conditions on 24 August 2016
- 10.3 3 dwellings, associated car park, bike storage, demolition of existing building (15/00342) Refused on 21 July 2015 (Appeal against refusal allowed with conditions on 26 April 2016)

11. ASSESSMENT

- 11.1 This application relates to the site of a former hall and scout hut which had fallen out of use. Permission was granted on appeal in 2016 to replace the hall with a terrace of three properties and associated parking. Works are now well underway on the 0.1 hectare site which is situated within the Defined Village of Brockenhurst, behind the public car park off Brookley Road and adjacent to the bowling green. A small lane adjacent to the site provides access to a dental surgery and there are residential properties nearby.
- 11.2 Consent is now sought to vary Condition 2 of the approved development. Condition 2 reads as follows:

The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan at scale 1:1250 and Drg Nos 703:25 A, 703:27 B, 703:28 D, 703:29 A and 703:30 B.

The reasoning for applying to vary the condition is to enable minor material amendments to the approved plans to regularise the fact that development has not been carried out fully in accordance with the approved details. The main changes are summarised as follows:

- A slight increase in depth and length of the building has resulted in an overall footprint increase from 114 square metres to 120 square metres (length increased from 20.2 metres to 22 metres and depth increased from 6.2 metres maximum to 6.5 metres maximum).
- The building has been re-positioned slightly closer to the north boundary with a separation of 1.3 metres now at the closest point compared with 2.4 metres in the case of the approved scheme.
- The building has been re-positioned slightly further from the west boundary (now with a separation of 4.4 metres as opposed to 4 metres in the case of the approved scheme).
- The overall depth of the application site has increased by approximately 1.5 metres (the applicant having previously indicated that the approved site plan was inaccurate).
- The number of rooflights on the north elevation have been increased from four to six (with four of these openings now slightly larger than those on the predecessor scheme).

The overall design, materials and parking layout remain unchanged from the approved scheme. The plans submitted with this current application are identical to those submitted under the withdrawn scheme (18/00022). This earlier scheme was withdrawn because the correct notice had not been served under Certificate B to the bowling club, the landowner of the eastern section of the site. The correct notice has now been served for this current application.

- 11.3 As noted by the Planning Inspector prior to allowing the appeal, the provision of three new homes within the boundary of Brockenhurst, as defined within Core Strategy Policy CP9, would conform to part a) of Core Strategy Policy CP12 which deals with the location and type of new residential development required within the New Forest National Park over the development plan period. Amended plans submitted during the course of the application confirm that the same number of parking spaces are now proposed compared with that of the approved scheme and Highways have confirmed that they raise no objections to the proposal. The main issues to assess would therefore be the impact that the amendments to the scheme would have upon the character of the area, any potential loss of amenity to neighbours and also the conditions of the bowling club green which lies immediately to the north (which was a key issue raised at the time of the previous appeal). The National Park Authority is not in a position to reconsider the issue of the principle of the residential

development on the site, given the outcome of the planning appeal.

- 11.4 With regards to the views from across the public car park to the south and also the dental surgery, it is considered that the slight re-positioning of the building would ensure there would be no detrimental impact upon the character of the area. The repositioning to the north and away from the southern boundary would result in a greater degree of separation from the boundary with the car park. This increased separation and the landscaping scheme approved under condition 4 (incorporating woven willow fencing and native hedgerow planting) would ensure the proposal would not appear overly cramped when viewed from the public car park.
- 11.5 Whilst the distance between the north elevation of the dwellings and the bowling green to the north would be reduced by 1 metre, it is considered that this would not lead to an unacceptably harmful additional impact in light of the Inspector's previous findings. It has been established previously that the proposal would lead to shadows being cast over the playing surface during winter months. It has also been established that the pre-existing fence, building, dental surgery and numerous trees led to a degree of loss of light over the playing surface. However, the Inspector allowed the application on appeal. Having regard to this, along with the fact that the height of the three dwellings remains unchanged from the approval and the fact that there would still be a separation of over a metre between the bowling club boundary and the development, it is considered that the proposal in its amended form would not lead to an unacceptably harmful impact upon the bowling green to the north.
- 11.6 With regards to the reference by the Parish Council to a visit by an Enforcement Officer and checking measurements on site, the Parish have been asked to comment specifically on the application submission and plans. Any enforcement issues on site and the manner in which the development progresses is a separate matter for consideration. Notwithstanding this, the development has been checked on site by an Enforcement Officer and it is the case that the plans now under consideration do accurately reflect the building works.
- 11.7 Whilst concerns raised in relation to the additional window openings are noted, none of these openings would encroach any closer towards neighbouring residential properties than those on the approved scheme. The proposed additional openings would overlook the bowling green to the north. The window configuration to the south would remain unchanged and there would be no additional overlooking towards the dental surgery in comparison with the approved scheme. It would therefore be appropriate to impose the same conditions on this current scheme as those on the earlier appeal decision in the event that consent is

forthcoming. With regard to the reference made to financial contributions for affordable housing, there is no requirement for affordable housing contributions for housing schemes of five units or less. This follows on from the outcome of the Court of Appeal on 11 May 2016 where the Court found in favour of the Government in their appeal against the previous High Court decision in the case of *West Berkshire District Council & Reading Borough Council v Secretary of State for Communities and Local Government*. The consequence of this was that Local Authorities are no longer able to collect "tariff style contributions" on proposals for five dwellings or less. In this case, it means that contributions towards affordable housing, open space and transport can no longer be collected.

- 11.8 With regard to the concerns previously raised by the Parish Council and also representations made in relation to the current application, the submission relates to a minor *material* amendment as it has already been determined that the amendments are material and would therefore not be approved through the non-material amendment procedure. The removal of permitted development rights from the original consent would prevent any further development from being carried out without planning consent. However, it does not remove the right to apply formally to regularise changes from the approved plans (or future alterations and extensions). Based upon this, along with the fact that there would be no additional harm to the character of the wider area (as set out above) it is recommended that planning consent should be granted.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

- 1 Development shall only be carried out in accordance with drawing nos: A266-411 Rev B, A266-410 Rev B, A266-111, A266-110. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

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

- 2 All Joinery details shall be in accordance with the details approved under Condition 3 of planning consent 15/00342.

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).

- 3 All landscaping on the site shall be implemented fully in accordance with the details approved under Condition 4 of Consent 15/00342 (drawing no: A266-402). The landscaping shall be implemented in full prior to the occupation of the development.

Any trees or plants which within a period of 5 years from the completion of development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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

- 4 The development shall be carried out in accordance with the Tree Survey Schedule, Tree Protection Plan and Arboricultural Method Statement, drawing no. TSS/TPP/AMS/18/06/01, and the recommendations of the Tree Report dated 18 June 2015, Ref TR/18/06/15.01 (as approved under Consent 15/00342).

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 dwelling unit shall be occupied until the parking and cycle parking facilities have been provided in accordance with drawing no. A266-411 Rev B (surfaced in gravel). These areas shall thereafter be kept available for their intended purposes at all times.

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

- 6 The means of disposal of surface water shall be carried out in accordance with the details approved on 09 August 2017 under Condition 8 of Consent 15/0042.

Reason: To ensure development would be carried out in an appropriate way and to comply with Policy DP1 of the New Forest

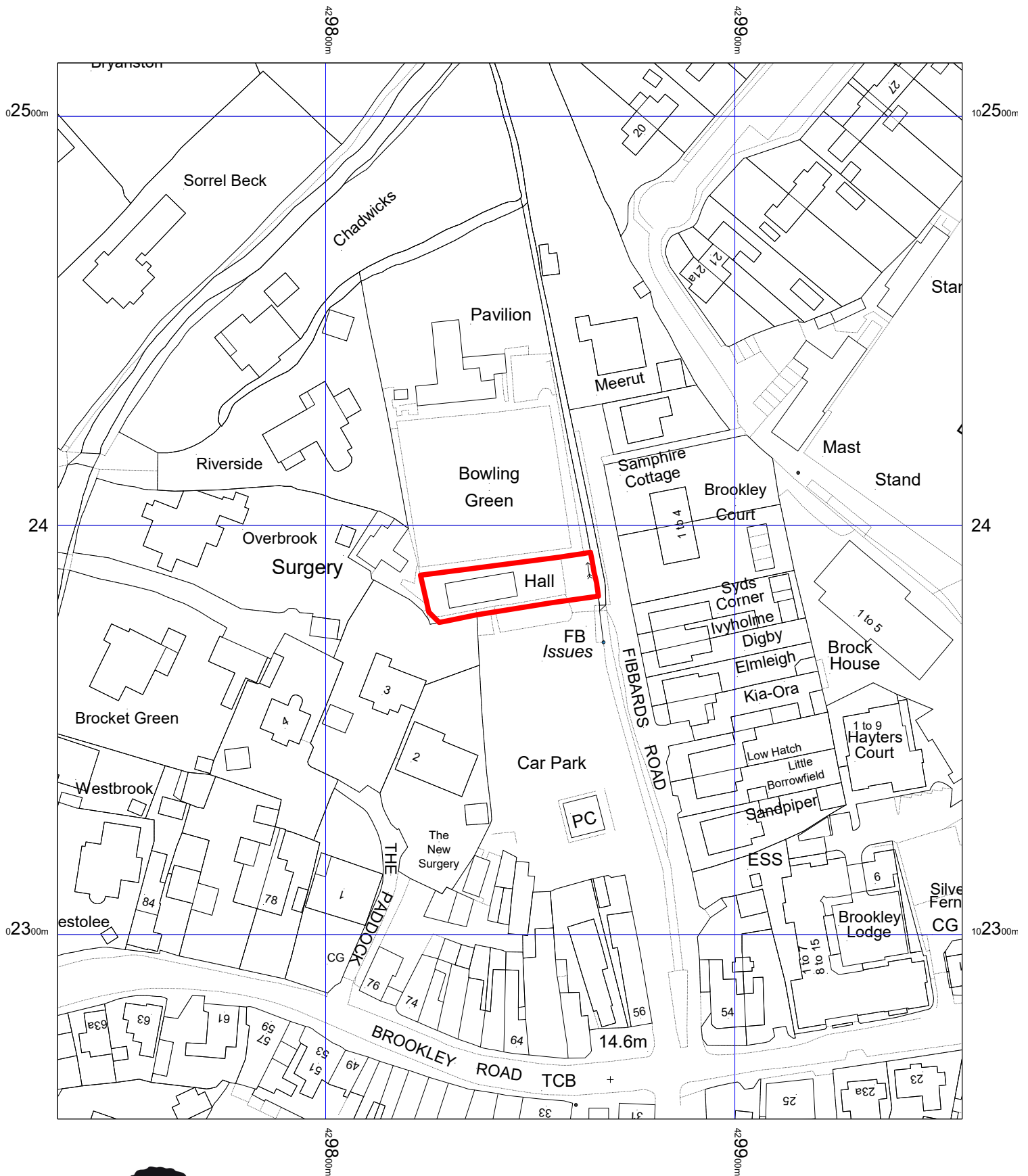
National Park Core Strategy and Development Management Policies.

- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions, alterations, outbuildings or enclosures as permitted under Schedule 2, Part 1, Classes A, B, C and E of the Order, or means of enclosure, other than those expressly authorised by this permission, as permitted under Schedule 2, Part 2, Class A of the Order, shall be undertaken or constructed in relation to the dwellings hereby permitted.

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

- 8 The three first floor windows indicated to be obscurely glazed on the west elevation, as shown on drawing no: A266-111, shall at all times be obscurely glazed and fixed shut. No further windows shall be added to the west or south elevations of Unit 3 at first floor level or above.

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



NEW FOREST
NATIONAL PARK

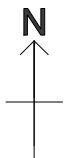
New Forest National Park Authority
Lymington Town Hall, Avenue Road,
Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666

Date: 25/04/2018

Ref: 18/00221/VAR

Scale: 1:1250



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Application No: 18/00239/VAR Variation / Removal of Condition

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

Proposal: Application to vary Condition 1 of planning permission 17/00131 to allow the siting of 6 storage containers for a further temporary period of 12 months

Applicant: Mr I Strubbe, Brook Enterprises Ltd

Case Officer: Carly Cochrane

Parish: BRAMSHAW

1. REASON FOR COMMITTEE CONSIDERATION

Application from immediate family of a Member

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
DP6 Design Principles
CP14 Business and Employment Development
CP15 Existing Employment Sites
DP17 Extensions to Non Residential Buildings and Uses

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

5. NATIONAL PLANNING POLICY FRAMEWORK

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

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Bramshaw Parish Council: None received

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

- 10.1 Application to vary condition 2 of planning permission 16/00367 to allow an amendment to the building position (17/01018) granted 23 January 2018
- 10.2 Office building; timber clad store (Application for a Non Material Amendment to planning permission 16/00367) (17/00576) Raise No Objection 27 July 2017
- 10.3 Stationing of 6 storage containers for office use (B1 class) for a temporary period of 12 months (17/00131) temporary consent granted 18 April 2017
- 10.4 Office building; timber clad store (Application for a Non Material Amendment to planning permission 16/00367) (16/00913) Raise No Objection 08 November 2016
- 10.5 Office building; timber clad store (16/00367) granted permission on 20 September 2016

11. ASSESSMENT

- 11.1 Members will recall this application from committee in April last year, when permission was granted for the temporary siting of 6 storage containers to be used for office accommodation within the area of car park immediately to the front of the golf clubhouse at Bramshaw Golf Club. This permission was implemented, and the containers are in-situ. The containers are double-stacked in 3 groups, with a temporary external staircase providing access to the top units. The individual units measure 13m², with a height of approximately 2 metres.
- 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 keeper's yard to the east of the clubhouse and public house. The site lies within the Forest Central (North) Conservation Area, and The Bell Inn, and neighbouring properties of Little Popes Cottage and Popes Cottage are Grade II Listed Buildings.
- 11.3 The temporary offices are required following the grant of planning permission in September 2016 for a new office building and store

within the area to the rear of the green keeper's yard, to the east of the site. The offices were previously based at Warren Farm, and, until such time when the approved office building is completed, there is no other scope for offices of the scale required at the site.

- 11.4 This application seeks to vary condition 1 of planning permission reference 17/00131, which stated that the containers had to be removed on or before 18 April 2018, to allow the siting of the containers for a further temporary period of 12 months, or until such time that the approved office building is first occupied, whichever is sooner. This additional period is required due to unforeseen constraints at the site, namely a large concrete plinth which was uncovered during excavation, which resulted in the need to alter the siting of the office building, thereby delaying construction.
- 11.5 The considerations are identical to those assessed previously. The temporary offices are visible within the conservation area by virtue of their location, however on the basis that they would be sited for a temporary period (albeit an extended one), and that the trees surrounding the site would provide screening for a proportion of the period, it is not considered that the proposal would result in any significant adverse impact upon the character or appearance of the conservation area, or upon the setting of the listed building of The Bell Inn in the long term.
- 11.6 Further, the proposal relates to a permission which has been granted in compliance with policies which support business and employment development within the National Park. The location of the units is such that it would not interfere with the construction of the permanent office building, which in itself was considered to be in a sustainable location, close to the main business. The area upon which the units are located provide 13 reserved car parking spaces, and it is clear that this has not resulted in the parking being displaced onto the highway or upon the SSSI. Overall, the proposal would facilitate the continued operation of the business during the construction of the new office building.
- 11.7 It is therefore recommended that temporary permission is granted subject to conditions, as the proposal accords with Policies DP1, DP6, DP17, CP14, CP15 and CP8 of the Core Strategy.

12. RECOMMENDATION

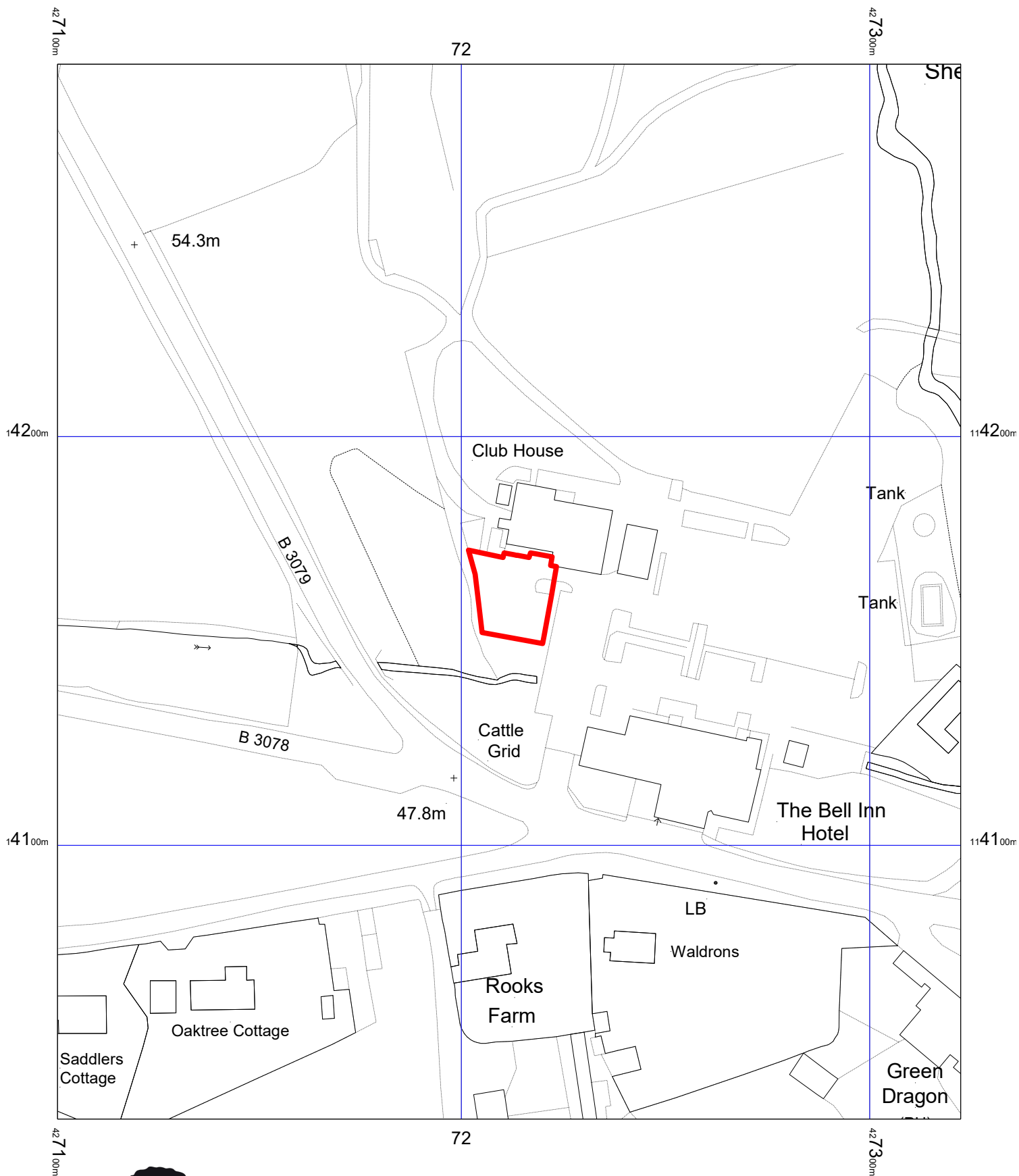
Grant Temporary Permission

Condition(s)

- 1 The structures hereby approved shall be removed from the site on 15 May 2019, or upon first occupation of the approved office

building, whichever is the sooner, and the land restored to its former condition.

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



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