

Application No: 18/00473/FULL Full Application

Site: The Conifers, South Lane, Nomansland, Salisbury, SP5 2BZ

Proposal: Two storey side extension

Applicant: Mr P Gibson

Case Officer: Katie McIntyre

Parish: LANDFORD

1. REASON FOR COMMITTEE CONSIDERATION

Referred by Authority Member.

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

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
Landford Village Design Statement

5. NATIONAL PLANNING POLICY FRAMEWORK

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

6. MEMBER COMMENTS

Leo Randall: Not considered to fully comply with Policy DP11

7. PARISH COUNCIL COMMENTS

Landford Parish Council: Happy to accept the decision reached by the NFNPA's Officers under their delegated powers. The incompatibility of the proposed extension with the original building conflicts with Core Strategy Policy DP11 (extensions should be appropriate to the existing dwelling and its curtilage) and the NFNPA Design Guide (extensions should be compatible with the main building, avoiding significant impact on the scale of the core or original element).

8. CONSULTEEES

No consultations required

9. REPRESENTATIONS

9.1 Two representations of objection:

- Proposal would not maintain a mix of property sizes;
- Other properties have been refused on not maintaining a mix of property sizes;
- Extension would be overbearing and disproportionate;
- Overlooking to Nuthatch;
- Loss of light and overshadowing to Nuthatch; and
- Concerns in relation to subsidence during building work.

10. RELEVANT HISTORY

10.1 Erection of new bungalow (SDC/46/00798) approved on 16 May 1953

11. ASSESSMENT

11.1 The application site comprises a detached bungalow which is classified as a small dwelling, and is sited outside of the defined New Forest villages. It is accessed via a single width tarmac road and the immediate area is varied in character with both bungalows and two-storey properties of different periods. The site is sited at a significantly higher level than South Lane and there is mature screening to the frontage of the site. This application seeks consent for a two-storey side extension; the existing single-storey additions would be demolished.

11.2 The relevant issues to consider are:

- The impact upon the character and appearance of the area;
- Whether the proposal would be appropriate to the existing dwelling and its curtilage; and
- Potential impact upon the neighbouring properties' amenities.

11.3 The property is sited within a modest sized plot elevated from South Lane. It is considered to be a fairly restrictive plot due to the change in levels (the land to the side of the dwelling slopes downwards to Nuthatch) and the limited space to the rear of the dwelling as the garden of 'The Oaks' wraps tightly around it. Due to the specific constraints of the site a two-storey side extension has been proposed in order to limit the amount of ground area taken up by the addition to ensure retention of adequate amenity space to the rear of the property as well as sufficient space for parking at the front of the property, given the narrow width of South Lane. The width of the proposed addition would be less than that of the existing single-storey additions which are to be

removed. The proposal would adhere to the floorspace limitation of Policy DP11 resulting in a total floorspace of approximately 99m² which would comply with the small dwelling policy. The Parish Council have raised no objections to the proposal but have commented on the potential for the addition to conflict with Policy DP11 and the adopted Design Guide. An objection has also been received from the occupants of the neighbouring dwelling 'Nuthatch'.

- 11.4 Policy DP11 states that extensions should be appropriate to the existing dwelling and the adopted Design Guide encourages additions to be subservient so as to not significantly impact upon the scale of the original element. By virtue of the two-storey nature of the addition, the extension would not be subservient in terms of height. Notwithstanding this, it would appear distinctively separate to the original core of the property, being clad in timber, and it is considered the existing bungalow would still read as the main part of the dwelling. The proposed two-storey element would have a higher eaves and ridge height, however it is considered this would be viewed in context with the adjacent two-storey properties and the raised height of the adjacent bungalow 'The Oaks'. A street section has been submitted by the agent which illustrates that the proposed ridge height of the addition would be similar in height to 'The Oaks' and would be lower than the ridge line of 'Nuthatch'; the addition would not thus be out of keeping with the street scape or the scale of surrounding development. The sloping nature of South Lane in relation to the site is also such that the site is well screened with mature vegetation along the frontage and side (western) boundary which would soften the visual impact of the addition as seen from the lane. A condition could be attached to ensure the planting remains. On balance therefore, having due regard to the specifics of the site and the elevation changes, together with the varying nature of development in the locality, it is considered the proposal would preserve the character and appearance of the dwelling.
- 11.5 In the assessment of the above, careful consideration has been given to other possible means of extending the dwelling which would sit more comfortably in relation to the advice set out in the adopted Design Guide. The constraints of the site are such, however, that alterations to raise the existing roof and the insertion of dormers would result in undue overlooking to 'The Oaks'. A single-storey rear extension would result in overdevelopment significantly reducing the amenity space available and any front addition would cause displacement of parking onto South Lane which would not be appropriate. As such, it is considered that, on balance, the proposal put forward by the applicant would allow the dwelling to be extended, whilst still complying with the limitations of a small dwelling and also allowing the core single-storey element of the building to be read whilst respecting the ridge lines of the adjacent dwellings. It is recommended that conditions removing permitted development

rights are attached to any consent granted to ensure no further development at the site. This would ensure the property does not exceed the maximum floorspace allowance for a small dwelling.

- 11.6 With regards to neighbour amenity, a letter of objection has been received from the occupants of 'Nuthatch'. The proposal would still result in a reasonable gap between the host dwelling and the neighbouring property 'Nuthatch' being no closer to the boundary than the existing development at the site. The addition would also be positioned in line with this property's front driveway and garage and would not be adjacent to the house or the main amenity space to the rear. It is also not proposed for any windows within the flank wall facing this property. It is therefore considered there would not be an adverse impact upon the occupants of this property's light, outlook or privacy. The rear garden of 'The Oaks' wraps around the rear of the application site. It is not, however, proposed for any windows within the rear gable to protect the privacy of 'The Oaks'. The proposed rooflights would be high level and as such views would be skywards only. Restrictive conditions could be attached to ensure no future windows are inserted to protect the neighbouring properties' amenities.
- 11.7 To conclude, having regard to the specific constraints of the site and the relationship with the neighbouring properties, together with the varying character of South Lane, on balance, it is recommended that permission is granted subject to appropriate 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; 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 Order subsequently revoking or re-enacting that Order; whichever is the sooner.
- 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 and to ensure the dwelling remains of an appropriate size in accordance with Policies DP10 and DP11 of the adopted New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 2 Development shall only be carried out in accordance with drawing numbers: 1/PGKR/16/A and 2/PGKR/18. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

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

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

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

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

- 4 No development shall take place above slab level 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 are to be retained along the frontage and side (western boundary);
- b) a specification for new planting (species, size, spacing and location);
- c) areas for hard surfacing and the materials to be used;
- d) other means of enclosure;
- e) a method and programme for its implementation and the means to provide for its future maintenance.

No development shall take place unless these details have been approved and then only in accordance with those details.

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

- 5 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).

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

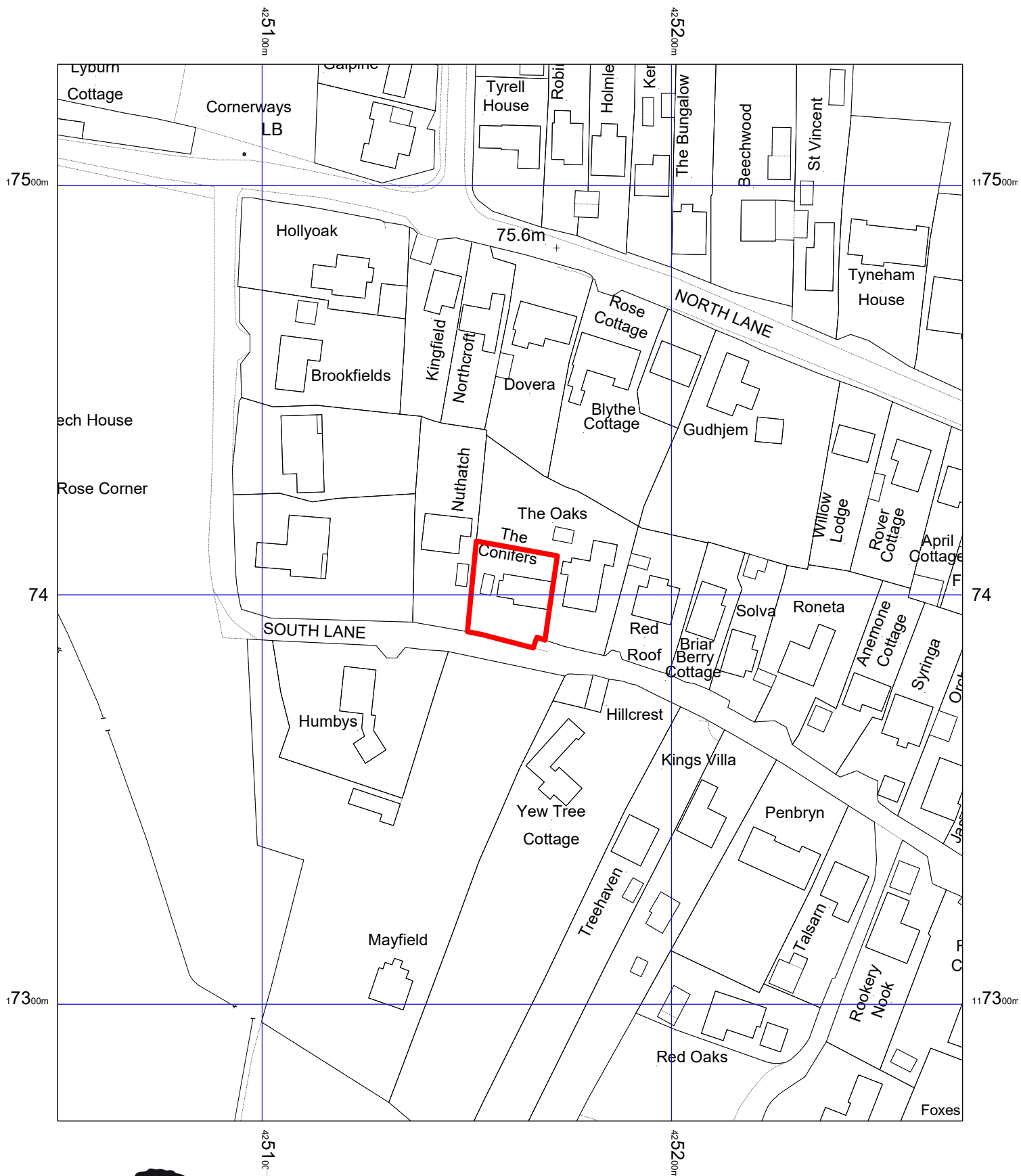
Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 7 The proposed rooflights on the side (west and east) elevation shall at all times have a cill height of no lower than 1.7m above the floor of the room in which the window is installed.

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 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 Policies DP10 and DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



NEW FOREST
NATIONAL PARK

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Date: 24/10/2018

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Scale: 1:1250

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Application No: 18/00497/FULL Full Application

Site: Former Redmayne Engineering Site, Station Approach, Brockenhurst, SO42 7TW

Proposal: Construction of mixed use development including 7no. two storey dwellings; 2no. three storey dwellings, 4no office/retail units (use Class A1 and B1(A)) on ground floor and 5no office units (Class use B1(A) at first floor level, carports, parking and associated landscaping; Existing access retained; Demolition of redundant industrial buildings

Applicant: First Eastern Properties Ltd

Case Officer: David Williams

Parish: BROCKENHURST

1. REASON FOR COMMITTEE CONSIDERATION

Previous proposals for the site have been reported to the Planning Committee.

To consider the proposal in light of emerging new policy for existing employment sites (Policy SP43 of the draft Local Plan).

2. DEVELOPMENT PLAN DESIGNATION

Defined New Forest Village
Tree Preservation Order

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
CP1 Nature Conservation Sites of International Importance
CP2 The Natural Environment
CP12 New Residential Development
CP9 Defined Villages
DP6 Design Principles
CP8 Local Distinctiveness
CP15 Existing Employment Sites
CP19 Access
DP16 Redevelopment of Existing Employment Sites
CP14 Business and Employment Development
CP11 Affordable Housing
CP7 The Built Environment

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
Development Standards SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 5 - Delivering a sufficient supply of homes
Sec 7 - Ensuring the vitality of town centres
Sec 9 - Promoting sustainable transport
Sec 11 - Making effective use of land
Sec 12 - Achieving well-designed places
Sec 15 - Conserving and enhancing the natural environment
Sec 16 - Conserving and enhancing the historic environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Brockenhurst Parish Council: Support this application (as subsequently amended) and would be happy to accept the Planning Officer's decision on condition that suitable arrangements are made in respect of affordable housing / CIL contributions and access is redesigned to accommodate larger service vehicles.

8. CONSULTEES

- 8.1 Tree Officer: No objection subject to condition.
- 8.2 Building Design & Conservation Area Officer: Initial comments raised objections to the scale and mass of the buildings and the resulting elevational treatment.
- 8.3 Ecologist: Support subject to conditions. The additional survey work is suitable and identified that there is a low presence of protected species. The bat survey has confirmed that bat roosts are unlikely to be a constraint, although precautionary measures are proposed in relation to any tree removal. Mitigation measures to minimise handful impacts of lighting are proposed and it is recommended that lighting is subject to appropriate controls via consenting processes. Measures for biodiversity compensation and enhancement may be conditioned.
- 8.4 Highway Authority (HCC): No objection subject to conditions.
- The parking provision on site would be increased to 28 spaces in total. If all parking spaces are shared-use between residential and commercial units as unallocated spaces, they would be sufficient to accommodate parking demands generated by both developments on the site. The location of the site, being very

close to Brockenhurst station, would encourage both residents and employees of the commercial units to travel by train rather than car. It is noted that there are parking restrictions in all residential streets within 5 minutes' walking distance of the site, thus it will prevent future employees of the commercial units from parking on these streets. It has been demonstrated that the largest-size refuse vehicle can turn around and exit the site in forward gear. Pedestrian visibility splays have been annotated on the plan.

- 8.5 Environmental Protection (NFDC): No objection in principle subject to imposition of standard conditions requiring a detailed risk assessment, site investigations and mitigation measures where appropriate. The site has previously been an engineering works which is considered as a potentially contaminative use. An asbestos survey and preliminary risk assessment should be submitted in the first instance to identify whether any pollutant linkages are present for the proposed use.
- 8.6 Network Rail: No comments received.
- 8.7 Archaeologist: No objection. The desk based assessment is sufficiently good from the 2015 application. Recommend that a targeted watching brief is undertaken on the site to establish the sites past history from any residual agricultural soils that can be subject to detailed analysis.

9. REPRESENTATIONS

- 9.1 13 letters of objection which raise the following concerns:
- Inadequate car parking on site.
 - Extra pressure on road side parking in Auckland Avenue and Auckland Place.
 - No disabled bays.
 - Visually intrusive development, harmful to outlook of neighbours caused by scale and mass of buildings.
 - Overshadowing of neighbouring gardens such as 16 and 17 Auckland Avenue and Maiko House caused by the increase in scale height and mass of replacement buildings close to boundaries.
 - Rear rooflight windows will overlook gardens.
 - Loss of privacy and increased overlooking.
 - Poor delivery and manoeuvrability on the site.
 - Third storey windows overlook gardens.
 - Full asbestos and demolition survey is lacking to inform environmental risks.
 - No sewer connection details provided.
 - Surface water run off needs to be controlled to reduce run off to neighbouring gardens.

- Unsafe access from Station Approach by railway crossing.
- Site should be retained for 100% employment related activities.
- At least 50% provision of residential should be affordable housing.
- Use of swift bricks rather than swift boxes should form part of the ecological mitigation package.
- Loss of amenities to residents whose windows and outlook abut the access road.
- More pressure on local medical and healthcare centre and schools.
- Undue levels of noise and disturbance during construction from such an overdeveloped site.

9.2 Eight further objections commenting upon amended plans have been received. The following comments have been raised:

- Some of the revisions are applauded but still fundamental problems with parking.
- Highway Authority comments are flawed. Auckland Avenue does have some unrestricted car parking. Also if the site is so sustainable residents will leave their cars parked on the site to go to work by train thus leaving none for commercial properties. Commuters will also soon park on the site.
- The removal of the upper floor accommodation is welcomed but scale and mass of buildings remains largely unaltered
- No daylight and sunlight analysis has been undertaken. Overshadowing and loss of light will occur
- Issues identified previously e.g. parking, scale, overlooking etc. have not been adequately addressed.
- Objections raised by Conservation and Design officer have not been fully addressed.
- Improvements on the revised elevations.
- Principle of loss of employment land should be resisted.
- Extensive disruption during construction will result. Deliveries, dust, traffic blockages.
- Development will not be affordable for most people.

9.3 Friends of Brockenhurst: Object to both the original and amended plans for the following reasons:

- In principle objection to the loss of employment land which is reinforced in the emerging Local Plan.
- If relaxed in terms of employment, 50% affordable housing on site should be provided.
- The NPPF and emerging local plan support viability evidence that reinforces that at least 50% affordable should be provided on the site.
- The application should have long since been refused without entertaining amendments.

10. RELEVANT HISTORY

- 10.1 Retention of two modular office buildings for 5 years (09/94760) Temporary permission approved on 12 February 2004.
- 10.2 Change of use to mixed Class B1 (office) and A1 (retail); cladding of existing buildings; addition of entrance lobby, rotunda, canopy, bike wash / bin stores and cycle hire building; associated landscaping (14/00229) approved on 2 June 2014.
- 10.3 24 retirement apartments; car parking; air source heat pumps and sub-station; landscaping (demolition of existing buildings) (15/00138) refused on 19 May 2015.

11. ASSESSMENT

- 11.1 The application site comprises the former Redmayne engineering works close to Brockenhurst Station within the defined village settlement boundary. The circa 0.4 hectare site comprises one main single storey industrial / work shop type building covering much of the site and a subservient one at the southern end. The property is on a 'brownfield site' previously in General Industrial (Class B2) use. It is understood that the previous owners relocated to their larger property at Gordleton Industrial Estate in Lymington in 2012. All buildings have been vandalised and are in a very poor state of repair causing harm to the visual amenities of the locality.
- 11.2 There are residential properties to the north, west and east as well as a restaurant and the railway car park to the south east. Latchmore Court, a three storey sheltered housing development (top floor largely contained within the roof slope), lies adjacent to the development and overlooks the main access road to the site. Auckland Avenue properties to the rear comprise two storey terraced and semi-detached properties and Auckland Place Court at the south western end which includes single storey accommodation.
- 11.3 To the north lies the detached residence of Maiko House and the currently undeveloped plot to the side, which looks out on to the northern boundary of the site closest to the proposed commercial building.
- 11.4 The two main buildings on the site have a combined floorspace of 1166 sq. m, made up of a mix of brick and blockwork and asbestos sheets. The main building is made up of a series of linked structures of varying eaves and roof height which have been added to over time. There is also a mix of concrete, gravel and tarmacadam surfaced yards. Access is achieved adjacent to the station car park and Latchmoor Court.

Proposal

- 11.5 The application seeks to develop a mixed use scheme comprising commercial (Class B1) office units, retail (Class A1) and residential accommodation in the form of terraced houses. (2no 3-bedroom units and 7no 2-bedroom units).

Residential houses nos 2-6 inclusive would be 82 sq. m each, nos 7-9 inclusive 103 sq. m and unit no.1 106 sq. m.

- 11.6 The commercial element is contained within a separate building at the more northerly end of the site with four retail and/or class B1 business (B1 units) units shown on the ground floor and office (Class B1) accommodation above. Unit 8 of the commercial block also includes additional accommodation at second floor level within the roof. A further B1 class office unit is proposed at first floor level above some covered spaces / garaging. A total of 324 sq. m of retail/business (A1 or B1) and 413 sq. m of business (Class B1) use is proposed, although the business space at ground floor level is designed to be flexible in terms of its future use office/ retail. The design of the commercial building and internal spaces created are such that it could be readily adaptable for multiple occupiers or two or three key main employers. The space would suit a mix of business enterprises looking for a village centre location close to transport links although none have been specifically identified at this stage.
- 11.7 The scheme would make use of the existing access from Station Approach adjacent to Latchmore Court and provide an overall total of 28 car parking bays within the curtilage of the site which would be unallocated facilitating shared use between the residential and commercial uses. Turning heads are provided adjacent to the commercial area and the far end of the residential access road.
- 11.8 No affordable housing is proposed on-site. However, an off-site contribution towards affordable housing has been agreed, in accordance with Policy DP15 and the Authority's Development Standards Supplementary Planning Document.
- 11.9 The key considerations in this case are:
- The principle of development;
 - The proposed design;
 - The impact on residential/ visual amenity;
 - Highway and parking implications;
 - Ecological considerations; and
 - Developer contributions.

Principle of Development

- 11.10 Policy CP15 in the adopted Core Strategy states that existing employment sites will be retained throughout the National Park to contribute to the sustainability of local communities and supporting text in paragraph 8.13 recognises that existing employment sites are under pressure from higher value land uses such as housing.
- 11.11 No separate marketing or employment assessment report accompanies the application, however, it is understood that the site has been marketed but has remained vacant for six years or more. The site has not provided employment for some time and existing buildings are barely usable as they stand.
- 11.12 Whilst there remains a continuing need for employment floorspace within the National Park, the emerging Local Plan (Policy SP43), which has been subject of public consultation, sets out the Authority's intentions moving forward to allow a more flexible mixed use approach subject to a number of criteria. Emerging Policy SP43 seeks to retain existing employment sites in the defined villages such as this site but will support additional uses where:
- a) There is sufficient space on the existing site to not only retain the same amount of existing floorspace but to also accommodate a further activity on the site;
 - b) The intensified use of the employment space means that at least the same level of employment will be retained on the site as during the previous full operational use, and additional space is created for an alternative space is created for another type of use; and
 - c) The additional use on the site is compatible with the proposed employment use and the site's neighbours in terms of design, amenity impacts, and in relation to any traffic and parking implications.
- Some weight can be attached to the emerging policy which more closely reflects the National Planning Policy Framework to which significant weight can be attached.
- 11.13 The proposal would replace circa 1200 sq. m of former industrial/workshop floorspace (classed largely as a B2 industrial use with ancillary office accommodation) with a commercial floorspace (office / retail mix of 738 sq. m). There would be a net reduction in floorspace (462 sq. m) in numerical terms but the potential number of employees is likely to be similar to that which could be operating from the current premises. The site employed around 27 staff in the workshop and administration areas although it is understood that shift work historically increased that number to 60 in total between the hours of 06:30 and 19:00. By its very nature, an industrial type use will invariably have a greater

floorspace due to the need for machinery and processing compared to that associated with a Class B1 use. Arguably the site is poorly located in terms of suitability for an alternative industrial use (Class B2) being an irregular shaped site abutting many residential properties with historically up to 25 deliveries and movements by commercial vehicles per working day.

11.14 In respect of the proposed residential development, this would comprise residential (Class C3) houses between 82 sq. m and 108 sq. m. Policy CP12 supports new residential development within defined villages. These relatively small residential dwellings help to address the need for smaller units of accommodation within the National Park, adding to the mix of housing stock. The mix of uses are considered compatible and the layout of the site such that, subject to conditions, there should be no material harm to future occupiers. The principle of some residential development on the site is acceptable. The impact upon the site's neighbours in terms of design, amenity impacts and parking and traffic implications is considered further in the report.

11.15 In summary, in relation to the land uses proposed for the site:

- The site has remained vacant and unused for more than six years. Despite limited interest, no viable alternative employment use has come forward or has made itself known for a comparable employment use.
- The NPPF and emerging local policy seek a more flexible land use approach.
- The site is poor in neighbour amenity terms for its long term use for general industrial uses or more intensive employment uses.
- The proposed development would provide 738 sq. m of office/retail floor space and 825 sq. m of residential floor space.
- The provision of small business units could promote future employment at the site.
- The proposals provide nine smaller residential units meeting an acknowledged local need.
- Off-site contributions towards affordable housing and other infrastructure would be provided.

11.16 On balance, the mix of land uses is considered appropriate and the principle of the proposed development is acceptable.

Design

11.17 The site lies outside of the Conservation Area but occupies a prominent visible position close to and visible from the station and passing trains. The existing buildings and site condition do not provide a welcoming outlook for visitors or local residents and the opportunity exists to enhance the character of the area.

- 11.18 The design and elevational treatment has been the subject of extensive discussion and amendment during the pre-application and application process. The design has been refined and a layout and elevational treatment arrived at which is considered, on balance, appropriate for its situation and surroundings. The final design solution proposed by the applicant is considered, on balance, appropriate in its context.

Impact on Residential and Visual Amenities

- 11.19 Since its original submission, the plans have been amended to remove parts of the second floor level accommodation, in particular that within the main residential elements. Overall the proposed buildings have a predominantly two storey appearance and have been sited on the plot to ensure that distances to boundaries and neighbouring houses is maximised so that overlooking and loss of privacy is minimised. Within a tight central village location it is inevitable that there will be some distant overlooking and loss of amenity but the final design use of rooflights, obscure glazing and room configurations help to minimise that impact and the scale and layout proposed is considered acceptable.
- 11.20 The proposed building that is closest to Maiko House in Brookley Road and Latchmore Court properties, has been designed such that the first floor element is contained within a sloping catslide roof and high level rooflights all of which helps to minimise overlooking and at the same time reduce the visual mass of the building. There is a 12m separation between Latchmore Court and the flank wall of the commercial building at its closest point. It is recommended that first floor windows here are conditioned to be obscure glazed. Taking into account the siting and design of buildings close to boundaries, the potential for overshadowing is minimised. Whilst there would be a noticeable change in the outlook from these properties it would not be such that an unacceptable visual impact would result, taking into account the siting of the proposed and existing buildings and the design of the new buildings.

Highway and Parking Implications

- 11.21 The proposal seeks to adapt the existing access to serve the proposed mix of uses. The application has been submitted with a transport assessment which considers in detail the likely traffic flows, parking requirements and site characteristics. These have been considered in some detail by the Highway Authority resulting in a series of changes to the layout, parking numbers and manoeuvring areas.
- 11.22 Although the site lies adjacent to Brockenhurst Station and bus links and is in one of the more accessible locations within the National Park, there is an existing high level of car ownership in

the Authority area. This needs to be seen against the backdrop of the need to maximise the potential of sustainable locations and the likely need arising from the type of development proposed.

- 11.23 A total of 28 car parking spaces have been provided on the site. Applying the Development Standards SPD (2012) the guidance seeks 18 spaces for the 9 houses and 25 spaces for circa 737 sq. m of commercial floorspace if the B1 use class is applied. Whilst there is a net shortfall of 15 spaces, the site is located in a sustainable location adjacent to Brockenhurst Station and bus links and is well placed to make use of sustainable transport modes.
- 11.24 The Highway Authority supports the proposal on the basis that the car parking is not allocated to specific properties. Parking demand for the residential and commercial uses within the proposed development peak at different times. A traffic management company and management plan is proposed to control unauthorized on site car parking.
- 11.25 The proposal is likely to generate a net reduction in HGV vehicle movements and a spread of vehicle movements during the whole day. Adequate visibility and surface demarcation will be provided to enable efficient use of shared surfacing. Adequate cycle storage is also provided on site subject to details through condition.
- 11.26 Overall, the proposed access arrangements will provide a safe and secure access for all highway users and the local road network is more than adequate to accommodate the additional development. Consideration has been given to the access and movements relative to the frequently operated level crossing and no material harm is considered to result.

Ecology

- 11.27 In accordance with the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') an Appropriate Assessment has been carried out as to whether granting planning permission would adversely affect the integrity of the New Forest and Solent Coast European sites, in view of those sites' conservation objectives. The Assessment concludes that the proposed development would, in combination with other developments, have an adverse effect due to the recreational impacts on the European sites, but that the adverse impacts would be avoided if the planning permission were to be conditional upon the approval of proposals for the mitigation of that impact in accordance with the Authority's Mitigation Strategy or mitigation to at least an equivalent effect. An appropriate condition is proposed to be attached in order to satisfy this requirement.

Developer Contributions

- 11.28 The following developer contributions, index linked where appropriate will be secured by a Section 106 agreement in line with the Development Standards SPD (2012). They have been assessed as being reasonable necessary and proportionate to the development. The proposed contributions are:

- Affordable housing £299,800
- Open Space £23,369
- Sustainable Transport £33705
- New Forest SPA mitigation £11250
- Solent Coast SPA mitigation £4683.

Other Considerations

- 11.29 In accordance with the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the applicant's written agreement has been received in relation to the proposed pre-commencement conditions recommended.
- 11.30 Pre-commencement conditions are proposed in relation to archaeology and ecological mitigation. Further ground investigation and mitigation would also be conditioned to address the potential for contamination on the site from former railway related uses and any hazardous materials in the existing building.

Conclusion

- 11.31 The application proposes the redevelopment of a vacant employment site for mixed use development comprising 738 sq. m office/ retail floor space and nine residential units. Whilst Policy CP15 in the adopted Core Strategy seeks to retain existing employment sites, emerging Policy SP43 and the NPPF seek a more flexible approach to employment sites. On balance, the proposed mix of uses is acceptable in this sustainable location within a defined village.
- 11.32 The proposed design has been amended following pre-application discussions and through the application process. The resulting scheme is considered to respect its situation and surroundings and is deemed acceptable in its context.
- 11.33 Taking into account the wider balance, the history of the site and the need to make optimum, and sustainable use of a brownfield accessible location, the amended scheme is considered acceptable subject to condition and the completion of a Section 106 agreement requiring the delivery of developer contributions.

12. RECOMMENDATION

Subject to the prior completion of a section 106 agreement to secure developer contributions (as set out above) 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 Development shall only be carried out in accordance with Drawing nos: 4.01 Rev G, 4.02 Rev B, 4.03 Rev B, 4.04 Rev D, 4.05 Rev C, 4.06 Rev B, 4.07 Rev C, Existing Plans 4.08, Location Plan 4.08.Rev A, 4.09 Rev D, 881BH01, 18084-BT1 No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

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

- 3 No development hereby permitted shall commence until a Parking Management Plan, including details of measures to be made on site has been submitted to and approved in writing by the Local Planning Authority.

The approved details shall be implemented before the development hereby permitted is occupied.

Reason: In the interests of highway safety and to comply with policy DP1 of the New Forest National Park Core Strategy and Development Management Policies DPD (2012) and Section 9 of the National Planning Policy Framework.

- 4 Before the occupation of any part of the development hereby approved, areas for access, turning, parking as shown on the approved plan shall be constructed and hard surfaced and thereafter retained, maintained and kept available for the occupants of the development at all times.

Reason: In the interests of highway safety and to comply with policy DP1 of the New Forest National Park Core Strategy and Development Management Policies DPD (2012) and Section 9 of the National Planning Policy Framework.

- 5 Before first occupation of the development, detail design of cycle parking facility including the specification for both residential and commercial units shall be submitted to and approved in writing by the Local Planning Authority. Before the occupation of any part of the development hereby approved, the cycle store shall be erected as shown on the approved plans and thereafter retained, maintained and kept available for the occupants of the development at all times.

Reason: To promote a sustainable mode of travel; in the interests of highway safety and to comply with policy DP1 of the New Forest National Park Core Strategy and Development Management Policies DPD (2012) and Section 9 of the National Planning Policy Framework. .

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

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

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

- 7 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).

- 8 No development shall take place until a scheme of landscaping of the site, to include treatment of the boundaries of the site, shall be submitted to and approved in writing by the New Forest National Park Authority. This scheme shall include :

- a) the existing trees and shrubs which have been agreed to be retained;
- b) a specification for new planting (species, size, spacing and location);
- c) areas for hard surfacing and the materials to be used;

- d) other means of enclosure;
- e) a method and programme for its implementation and the means to provide for its future maintenance.

No development shall take place unless these details have been approved and then only in accordance with those details.

Reason: To safeguard trees and natural features and to ensure that the development takes place in an appropriate way and to comply with Policies DP1 and CP8 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 9 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).

- 10 Prior to the commencement of development ecological mitigation for the Solent and/or New Forest Special Protection Areas, Special Areas of Conservation and/or Ramsar sites shall be submitted to and approved in writing by the New Forest National Park Authority. The ecological mitigation may take the form of a planning obligation which secures financial contributions in accordance with the Authority's adopted Development Standards (SPD) and the Solent (SRMP) Explanatory Note.

Reason: To safeguard sites of international ecological importance in accordance with Policies CP1 and CP2 of the adopted New Forest National Park Core Strategy and Development Management Policies DPD, Development Standards SPD and the SRMP.

- 11 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).

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

- The trees to be identified by agreement with the Local Planning Authority
- Service routes, including the position of soakaways and drains
- The location of site compound and mixing areas

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).

- 13 Before development is first commenced, a scheme to deal with any contamination of the site shall be submitted to and approved in writing by the New Forest National Park Authority. This scheme shall include:

(i) an investigation of the site carried out in accordance with BS10175: 2001.

(ii) a risk assessment using the Contaminated Land Exposure Assessment (CLEA) model whenever this is appropriate, and

(iii) a detailed scheme for the remedial works to be carried out.

If any other previously undiscovered contamination is found during the development of the site, this shall be notified to the New Forest National Park Authority immediately, along with a suitable risk assessment and where necessary, a remediation scheme. The remediation scheme shall be approved in writing by the New Forest National Park Authority.

Before any of the units on the site are first occupied, the remedial measures shall have been completed and a statement to that effect shall be sent in writing to the New Forest National Park

Authority which will include any future requirements for the monitoring of the site.

Development shall only take place in accordance with the scheme which has been approved.

Reason: To ensure that any contaminated land on the site is identified and properly treated in the interests of the well-being of nearby residents and the environment in general in accordance with Policies DP1 and CP6 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 14 The first floor windows on the side elevation of the commercial building unit 8 facing Latchmoor Court hereby approved shall at all times be obscurely glazed and permanently fixed.

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).

- 15 No development shall take place until details of the means of disposal of surface water from the site have been submitted to and approved in writing by the New Forest National Park Authority.

Development shall only take place in accordance with the approved details.

Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 16 No demolition or development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a watching brief programme of archaeological work in accordance with a written scheme investigation which has been submitted by the applicant and first approved in writing by the New Forest National Park Authority.

Reason: The development is located in an area of archaeological 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).

- 17 The roof space of the residential and commercial buildings hereby approved shall not be converted to form habitable or commercial floorspace space and no windows or roof lights shall be inserted

into the roof space (including the gable ends of the properties).

Reason: In order to safeguard the residential and visual amenities of the occupiers of neighbouring occupiers in line with Policies DP1 and Policy DP10 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010) to safeguard the character of the National Park.

- 18 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 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 village and National Park to comply with Policy DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 19 Prior to commencement of development and site clearance a Construction Method Statement shall be submitted to and agreed in writing with the New Forest National Park Planning Authority. This statement shall include details of the site compound for the storage of materials, machinery, waste materials and spoil; means of enclosure; hours of working; and measures to minimise the impact upon the amenities of the occupiers of neighbouring properties.

Development shall only be undertaken in accordance with the approved details.

Reason: To minimise the impact upon the adjoining highway, residential and visual amenities of the occupiers of neighbouring properties in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (2010)

Application No: 18/00608/FULL Full Application

Site: Builders Yard, Station Road, Sway, SO41 6BA

Proposal: 3no new dwellings; demolition of existing buildings

Applicant: Mr & Mr Etheridge

Case Officer: Carly Cochrane

Parish: SWAY

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Defined New Forest Village
Tree Preservation Order

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP8 Local Distinctiveness
CP12 New Residential Development
CP15 Existing Employment Sites
DP1 General Development Principles
DP6 Design Principles
DP9 Residential Density in the Defined Villages
DP15 Infrastructure Provision and Developer Contributions

4. SUPPLEMENTARY PLANNING GUIDANCE

Sway Village Design Statement

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 5 - Delivering a sufficient supply of homes
Sec 12 - Achieving well-designed places
Sec 15 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Sway Parish Council: Recommend refusal. Sway notes that most of the reasons for the previous application's refusal remain relevant.

- The shared access still relies on the availability of a passing place (not part of the curtilage) and is far too tight.
- The drawn sweep circles for turning vehicles are not realistic.
- Overdevelopment; the site might be feasible for one 100m² (less unaffordable) dwelling, but certainly not three dwellings and certainly not as affordable dwellings.
- Surface water disposal from this awkward backland site is not detailed.
- This application appears to contravene DP1 a) b) d) and e); CP7; CP8; DP6 a) and e); CP9; CP12; DP9; DP10; DP15 and DP16.
- The scheme does not align with the NFNPA Design Guide SPD.
- It is in contravention of the Sway Village Design Statement SPD guidelines on p.18 (points 1, 3, 5); and p.22 (points 1 and 2).
- There appears to be no detailed landscaping, particularly to the front of the site.

8. CONSULTEES

- 8.1 Tree Officer: No objection, subject to conditions
- 8.2 Environmental Protection (NFDC): No objection subject to condition
- 8.3 Highway Authority (HCC): No objection, subject to condition
- 8.5 Ecologist: No objection, subject to condition

9. REPRESENTATIONS

- 9.1 Six letters of representation have been received, raising objection to the proposal. The comments made are summarised as follows:
- Site access is too narrow for construction vehicles, and no suitable turning circle. Concern with regard to damage to private property and blocking in vehicles at adjacent properties and businesses.
 - Concern with regard to additional congestion of Station Road as a result of the development.
 - Concern with regard to future maintenance of road.
 - Concern with regard to overlooking and loss of privacy upon properties along Westbeams Road, and upon flats above the chemists.
 - Concern with regard to loss of light and overbearing impact.
 - Proposal considered to be an overdevelopment of the plot, and the density is greater than the surrounding area. Consider that as this is the third submission, the site is clearly not

suitable for such development. Concern that properties have been shoe-horned in, with little consideration to amenity space, adequate parking and vehicle movements.

- Concern with regard impact on and harm to local wildlife (hedgehogs) that use the site.
- Unclear as to right of way between the site and doctors surgery.
- Impact upon potential future development at the adjacent Hatch Motors site is unknown.

10. RELEVANT HISTORY

- 10.1 3.no new dwellings; associated parking; demolition of existing storage building (18/00056) Withdrawn 12 June 2018
- 10.2 3.no new dwellings; associated parking; demolition of existing storage building (17/01019) Withdrawn 12 January 2018

11. ASSESSMENT

- 11.1 The application site is located to the eastern side of Station Road, within the Defined Village boundaries, and comprises a large garage-style building, which was most recently occupied by ArtSway. ArtSway have now moved premises (to the rear of Forest Heath House, adjacent to the application site), and as such, the site is not currently being used. The site is accessed via a single width tarmac entrance, which runs parallel to and serves the staff and overflow parking at the doctor's surgery. The site backs onto properties at Westbeams Road, and the Hatch Motors site is to the south. There are a number of Tree Preservation Orders upon trees along the boundary with properties at Westbeams Road, and a wooded area to the north east of the site.
- 11.2 By way of background, pre-application advice was sought in September 2017, and two previous applications of the same development description have been withdrawn to allow amendments and to overcome procedural issues, respectively.
- 11.3 This application seeks planning permission for three new dwellings in the form of one four-bedroom, two storey detached dwellinghouse, and a pair of three-bedroom, two storey semi-detached dwellings, detailed as follows:
- Detached dwelling: Laid out in an 'L' shape, and measuring a maximum of approximately 10.6 metres in width, 10.8 metres in depth, 4.8 metres in height to the eaves and 7.8 metres in height to the ridge. The roof would comprise a half hip, and the projecting front section (facing towards Station Road) would be pitched with a timber clad gable end. The floorspace of this

unit would measure approximately 170m², to include an integral single garage.

- Semi-detached dwellings: Would measure approximately 5 metres in width, 10 metres in depth, 4.8 in height to the eaves and 7.8 metres in height to the ridge (to match the detached unit). Roofs would be pitched, with the gable ends upon the respective side elevations, and small dormer windows upon the front elevations.

The proposed dwellings would be constructed using brick, with slate tiled roof and uPVC fenestration. Each dwelling would include two parking spaces (with an additional space in the garage for the detached unit), and turning space would also be provided.

- 11.4 With regard to national policy, the revised National Planning Policy Framework (2018) includes a new section on 'Making effective use of land'. Paragraph 118 of the NPPF states that planning decisions should *"...give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs...[and]...promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained"*. The NPPF requires planning decisions to avoid homes being built at low densities and to ensure that development makes optimal uses of the potential of each site. This is particularly pertinent in areas, such as the National Park, where there is a shortage of land for meeting identified housing needs.
- 11.5 Policy CP12 of the Core Strategy seeks to focus the majority of new development within the National Park to the defined villages, on the basis that it is in these locations that residents have access to local services and transport links. Policy CP9 seeks to support small-scale development proposals within the defined villages to meet local needs, and Policy DP9 seeks to ensure that development densities within the villages are informed by consideration of its character of the local area, without compromising its character. As such, the principle of small-scale housing development, on a brownfield site within a defined village location is supported by both national and local policy. Concern has been raised by both the Parish Council and local residents that the proposal represents overdevelopment of the site, particularly in relation to the density of the proposed development.
- 11.6 It is calculated that the proposed development density would be equivalent to approximately 34 dwellings per hectare, which is not considered to be high, given the defined village location and the proposed layout is considered to be appropriate, given the constraints of the site. As such, the proposal is considered to be compliant with policies CP12, CP9 and DP9 of the Core Strategy.

- 11.7 To clarify, this scheme does not propose the provision of affordable units. The scheme is for three open market dwellings, and due to this number, the Authority cannot require the provision of on-site affordable housing, or any financial contributions towards off site provision. However, in accordance with the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') an Appropriate Assessment has been carried out as to whether granting planning permission would adversely affect the integrity of the New Forest and Solent Coast European sites, in view of that sites conservation objectives. The Assessment concludes that the proposed development would, in combination with other developments, have an adverse effect due to the recreational impacts on the European sites, but that the adverse impacts would be avoided if the planning permission were to be conditional upon the approval of proposals for the mitigation of that impact in accordance with the Authority's Mitigation Strategy or mitigation to at least an equivalent effect. Contributions are therefore sought on this basis.
- 11.8 There is a single TPO within the site, which includes a single and group of oak trees, and there is also a separate TPO which grows into the site from an adjoining property. The submitted Tree Protection Plan illustrates that the proposed development would not encroach into the root protection areas of these trees. The Tree Officer considered that the relationship between the existing trees and proposed development would be sustainable, and whilst it is anticipated that future containment pruning may be required, this should not be so excessive as to harm the integrity of the TPO specimens.
- 11.9 Concern has been raised with regard to the access into the site, scope for vehicle manoeuvrability once in the site, parking provision and additional pressure on parking along Station Road as a result of the proposed development. In terms of parking provision, the Authority's Development Standards SPD requires the provision of two spaces for each two to three bedroom dwelling, and three spaces for each four or more bedroom dwellings. As such, there should be seven parking spaces provided. The integral garage within the detached dwelling meets the minimum size for a garage, and therefore the proposal is compliant with the Development Standards SPD. With regard to the access and turning areas, Hampshire Highways have been consulted, and consider that the existing access would be acceptable to serve the proposed development as there would only be a low number of vehicle movements. Overall, Hampshire Highways did not consider that the development would result in any adverse impact upon the highway network or upon highway safety.
- 11.10 Whilst (at the time of writing) the Local Plan (2016-2036) review is at examination stage, Policy SP21 introduces a size restriction on all new dwellings within the National Park. This sets out that, in

order to ensure the dwelling stock is, as a whole, balanced, new dwellings shall be limited to a total internal habitable floor area of 100m², and that when granting permission for such dwellings, permitted development rights shall be removed. The semi-detached pair of dwellings then, at 90m² each, will comply with emerging local policy. The detached unit is significantly larger, at 170m². It has been requested by the Authority that this unit be reduced in scale, however Policy SP21 is not yet adopted, and the applicant contends that a smaller unit would render the site unviable, although no such viability study has been submitted to demonstrate this.

- 11.11 The proposed units are not dissimilar in scale and design to other new residential development across the National Park. There is an attempt at keeping the ridgeline and eaves heights to a minimum through the use of dormer windows, and the half hip upon the detached unit reduces the impression of bulk. Detailing such as timber clad gable ends and dormers, and decorative brick courses, aid in 'breaking up' the massing of the detached unit. The semi-detached pair are simple in their design, with a porch overhang spanning the two properties to break up the front elevation. There is no set character or appearance of the area, with variety in property styles, scales and materials. As such, the design is considered appropriate and it is not considered that the proposal would result in any significant adverse impact upon the character or appearance of the area.
- 11.12 Concern has been raised with regard to the impact upon neighbouring amenity, particularly with regard to loss of privacy and overlooking. The plans submitted illustrate that there would be back to back distances of between 32 metres and 38 metres. This is considered a significant distance, however it is considered that the proposed dwellings would introduce opportunities for overlooking into the gardens of properties to the rear at Westbeams Road, particularly those of 'Kyrie', 'Tramar' and 'Gayton'. However, these properties are already overlooked to a degree by their respective neighbours to the sides. All trees and vegetation along the boundaries would be retained, and as such it is considered reasonable to suggest that the occupiers of these properties at Westbeams Road are more likely to experience an increased perception of being overlooked, rather than any material loss of privacy. The proposed dwellings are located to the south west of properties at Westbeams Road, however by virtue of the back to back distances, it is not considered that the proposed dwellings would result in any significantly harmful loss of light or overshadowing impact. Finally, and again by virtue of the distances between properties, it is not considered that the proposed new dwellings would result in any harmful overbearing impact.
- 11.13 With regard to the amenity of any future occupiers of the units, other than the limited overlooking between units, which should be

expected and accepted, it is not considered that any existing properties would result in adverse amenity impacts. It is noted that the adjoining Hatch Motors site has submitted proposals for a mixed use development, however at this time there is no permission in place.

11.14 In accordance with the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the applicant's written agreement has been received in relation to the proposed pre-commencement conditions.

11.15 It is therefore recommended that the application be approved.

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: 5505 PL 01 Rev C, 5505 PL 02 Rev D, 5505 PL 04 Rev E, 5505 PL 05 Rev E, 5505 PL 06 Rev B, 5505 PL 07 Rev A, 5505 PL 08 Rev A, 5505 PL 09 Rev A.

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

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

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

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

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

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) England Order 2015 (or any re-enactment of that Order) no extension (or alterations) otherwise approved by Classes A, C or D of Part 1 of Schedule 2 to the Order, garage or other outbuilding otherwise approved by Class E of Part 1 of Schedule 2 to the Order, 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 Policies DP10 and DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any re-enactment of that Order) no 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).

- 6 No first floor windows other than those hereby approved shall be inserted into the buildings 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).

- 7 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).

- 8 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 measures

set out in the submitted Arboricultural Report dated 20/03/2018 and 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).

- 9 Prior to the commencement of works (including site clearance and demolition and building works) 3 working days' notice shall be given to the Local Planning Authority Tree Officer to attend a pre-commencement site meeting to inspect all tree protection measures and confirm that they have been installed as illustrated and specified within the Arboricultural Report dated 20/03/2018 while 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).

- 10 No development shall take place until a scheme of landscaping of the site has been submitted to and approved in writing by the New Forest National Park Authority. This scheme shall include :

- a) the existing trees and shrubs which have been agreed to be retained;
- b) a specification for new planting (species, size, spacing and location);
- c) areas for hard surfacing and the materials to be used;
- d) other means of enclosure;
- e) a method and programme for its implementation and the means to provide for its future maintenance.

No development shall take place unless these details have been approved and then only in accordance with those details.

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

- 11 A scheme for the parking of cycles shall be submitted to and approved in writing by the National Park Authority and completed prior to the development being first occupied.

The spaces shall be retained and kept available for their intended

purpose at all times.

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

- 12 The development hereby permitted shall not be occupied until the arrangements for parking and turning within its curtilage have been implemented.

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

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

- 13 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).

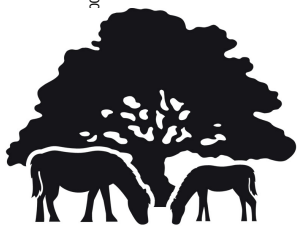
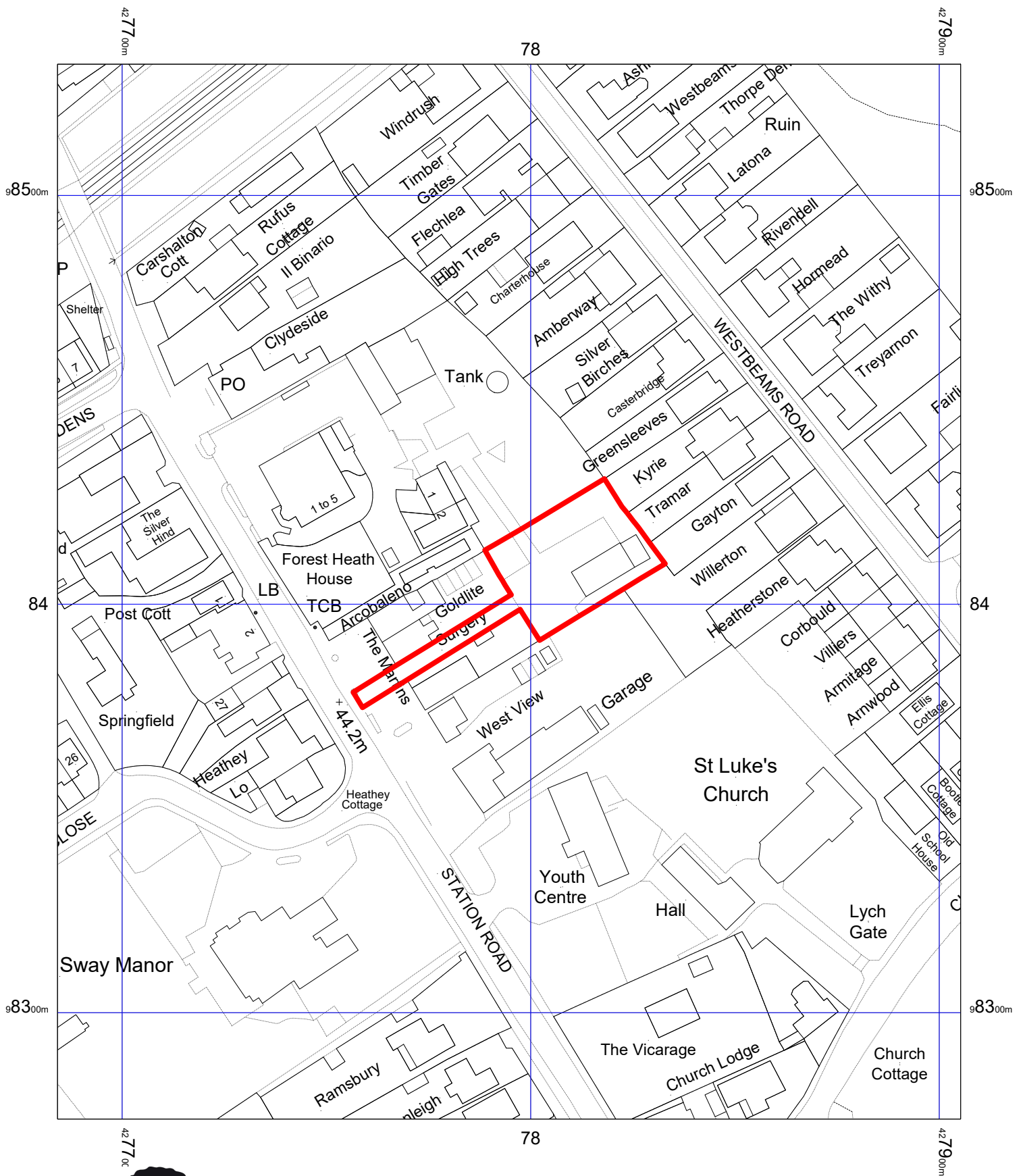
- 14 Prior to the commencement of development ecological mitigation for the Solent and New Forest Special Protection Areas shall be submitted to and approved in writing by the New Forest National Park Authority. The ecological mitigation may take the form of a planning obligation which secures financial contributions in accordance with the Authority's adopted Development Standards (SPD) and the Solent (SRMP) Explanatory Note.

Reason: To safeguard sites of international ecological importance in accordance with Policies CP1 and CP2 of the adopted New Forest National Park Core Strategy and Development Management Policies DPD, Development Standards SPD and the SRMP.

- 15 During any site clearance and foundation excavations, a suitably qualified contaminated land consultant shall carry out a watching

brief with regards to asbestos, hydrocarbons and any other ground contamination. In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary, a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled water, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.



NEW FOREST
NATIONAL PARK

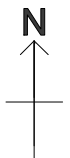
New Forest National Park Authority
Lymington Town Hall, Avenue Road,
Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666

Date: 31/10/2018

Ref: 18/00608/FULL

Scale: 1:1250



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Application No: 18/00639/FULL Full Application

Site: Fir Tree Cottage, Main Road, East Boldre, Brockenhurst, SO42 7WT

Proposal: New outbuilding with basement; demolition of 2No. existing outbuildings

Applicant: Mr S Austin

Case Officer: Liz Young

Parish: EAST BOLDRE

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
DP12 Outbuildings
CP8 Local Distinctiveness
CP2 The Natural Environment

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 15 - Conserving and enhancing the natural environment
Sec 16 - Conserving and enhancing the historic environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

East Boldre Parish Council: Recommend permission. Consider that it would be appropriate to impose a condition to ensure the building would not be used for habitable accommodation.

8. CONSULTTEES

- 8.1 Tree Officer: No objections subject to conditions.
- 8.2 Ecologist: No objection subject to conditions.

9. REPRESENTATIONS

- 9.1 Two letters of support received from the occupants of neighbouring residential properties:
- The applicant has a need to create a safe, secure and dry environment to preserve classic cars.
 - Existing buildings to be demolished are dreary, dilapidated and unsightly.
 - The proposed replacement building would be low and sympathetic to its surroundings.
 - Proposal would be in the interests of the local community and East Boldre as a whole.
 - There is a nucleus of car enthusiasts in the area.

10. RELEVANT HISTORY

- 10.1 Application to vary Condition 3 of planning permission reference 07/91039 to allow use of plain clay tiles for conservatory roof (12/97754) refused on 9 October 2012
- 10.2 House; demolition of existing dwelling (06/91039) approved on 22 February 2007
- 10.3 Side conservatory and detached garage (06/90100) approved on 13 June 2006
- 10.4 Two storey rear extension. 3 bay timber framed garage; new access; chimney (03/77826) approved on 13 April 2004

11. ASSESSMENT

- 11.1 This application relates to a cluster of outbuildings (including a single garage) which lie to the rear of Fir Tree Cottage, a recently constructed replacement dwelling. A large three bay garage lies alongside the north boundary and this building was granted consent in 2003 prior to the replacement dwelling scheme. The existing single garage to the rear of the site was then granted consent in 2006. The other outbuildings (which have a more agricultural character) are in a more dilapidated state and have clearly been on site for some time. In terms of context the site lies within the Forest South East Conservation Area in an area comprising 18th and 19th century forest encroachment. Rear plot boundaries are formed by the medieval boundary of the manor of Beaulieu known, as the "Beaulieu Rails", now marked mainly by

mature oak trees and hedgerow species (such as those enclosing the east boundary of the site). This medieval boundary effectively forms the eastern boundary of the conservation area (and the application site).

- 11.2 Consent is now sought to replace the outbuildings along the eastern boundary. The replacement building would have an external footprint of 130 square metres and a ridge height of 5.3 metres. External facing materials would comprise timber cladding on the walls with plain tiles on the roof. A basement is also proposed beneath the outbuilding and this would accommodate a wine cellar. It is stated that the ground floor area of the outbuilding would accommodate a garage, workshop and garden room.
- 11.3 The main issues under consideration would be:
- The extent to which the proposal would be incidental and appropriate to the main house along with the character and appearance of the Conservation Area.
 - Any potential loss of amenity to neighbouring residents.
- 11.4 Pages 35 to 36 of the Design Guide Supplementary Planning Document recognises the importance of outbuildings in establishing rural character and also the harmful impact that two storey outbuildings can have on boundaries. The document seeks to ensure that outbuildings would be subservient in scale and appearance to the host dwelling and advises against buildings which compete in size with the main building. The guidance also suggests that outbuildings should diminish in scale to respond to their different use while minimising bulk. In addition to this the Conservation Area Character Appraisal recognises that the requirement for new domestic outbuildings such as garages can have a significant cumulative impact on an historic area. The appraisal recognises the importance of ensuring conversions respect the intrinsic agricultural character buildings in the area as these complexes of buildings are often prominent within the landscape and have a great historic relevance to the development of the conservation area.
- 11.5 Having regard to the design guidance referred to above, the proposed replacement outbuilding would fail to be appropriate or incidental to the main house. The ridge height and external footprint of the outbuilding would only be slightly less than the height and footprint of the main house. These factors, along with the shallow roof pitch of the replacement building, the extensive fenestration along with its monolithic form, depth and scale would not enable the building to appear as a subservient or incidental building. The building would have a significantly greater bulk than the existing structures, which have a modest scale with varied roof heights broken down into separate elements. The impact of the building would be particularly apparent when viewed from the road due to its scale and siting to the side of the main house.

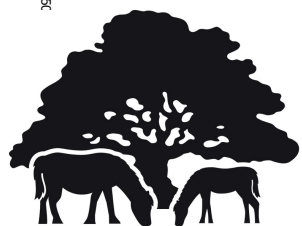
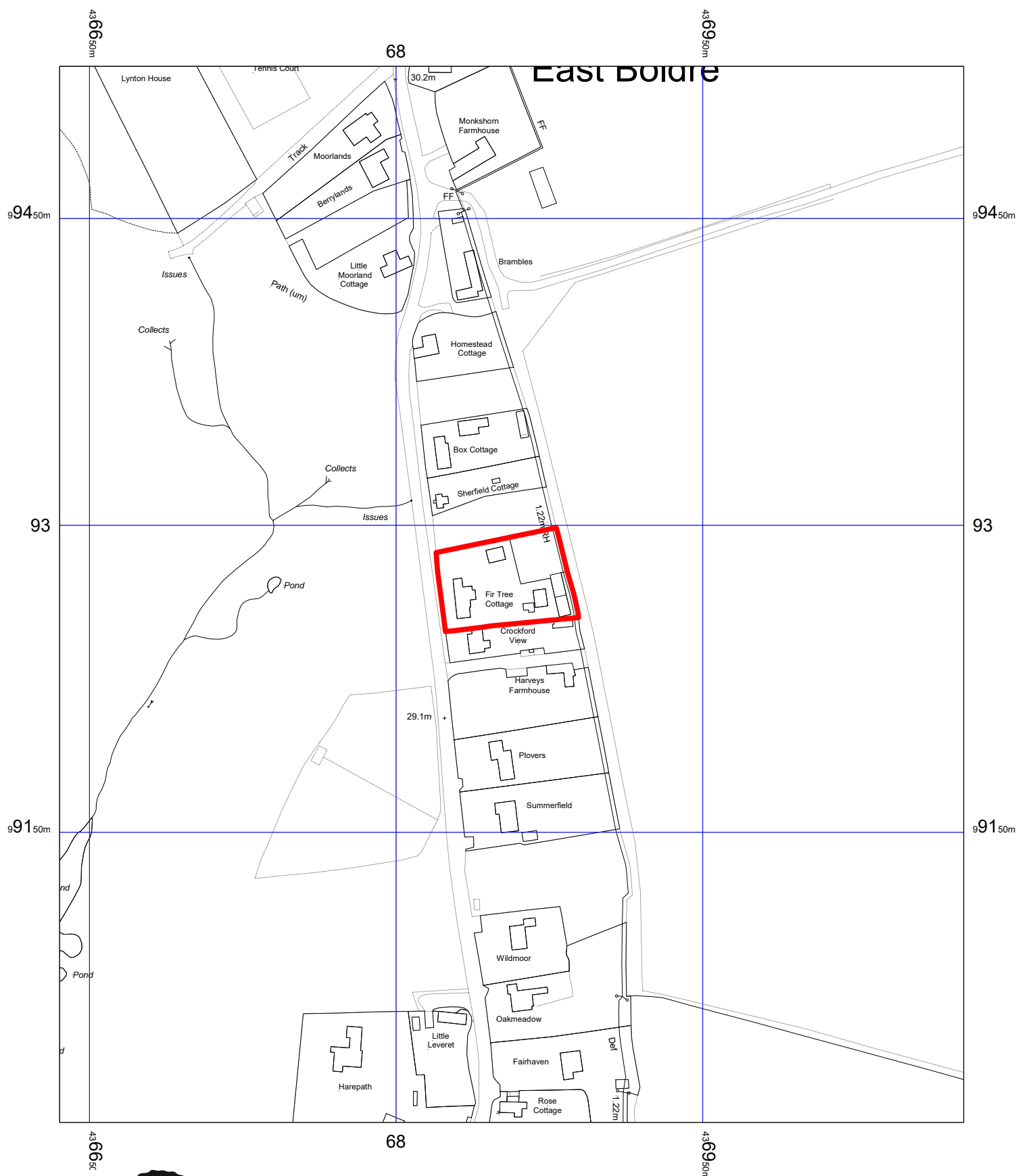
- 11.6 Policy DP12 seeks to ensure outbuildings do not incorporate habitable uses and whilst the intended uses of the building are noted, there is already extensive garaging on site. Furthermore the size of the building, the extensive fenestration and shallow roof pitch along with the inclusion of a chimney and a substantial cellar would result in an overly domestic and suburban form which would fail to be incidental or subservient to the main house. The building is one which could readily be adapted to habitable use without the need to carry out any significant works to the exterior and any restrictive conditions would therefore be difficult to resist. Such restrictions would also not mitigate against the harmful character of the building as set out above. There is a significant identified demand for the conversion of outbuildings to holiday lets in the locality and the size and location of the building is one which could be subject to this demand having regard to its scale and location if circumstances or ownership were to change in future.
- 11.7 The draft Local Plan is now at an advanced stage, and the relevant policy, DP37 and its supporting text, maintains the Authority's approach towards outbuildings.
- 11.8 It was established at the time of the site visit that there would not be any direct implications for the amenities of neighbouring residents. The proposed building would, however, be very apparent when viewed from the immediate neighbour, and this would largely be attributed to its very bulky roofline (significantly more imposing than the outbuilding associated with Crockford View). As set out above the outbuilding would fail to be incidental or appropriate to the main house by virtue of its scale, size and design. The development would therefore be contrary to Policies DP12 and CP8 of the New Forest National Park Core Strategy along with the requirements of the Design Guide Supplementary Planning Document and it is recommended that the application should be refused.

12. RECOMMENDATION

Refuse

Reason(s)

- 1 The proposed outbuilding would, by virtue of its size, scale, fenestration and design, fail to be appropriate or subservient to the main house or the character and appearance of the wider Conservation Area. The proposal would therefore be contrary to Policies DP12 and CP8 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010) along with the requirements of the Design Guide Supplementary Planning Document.



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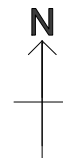
Tel: 01590 646600 Fax: 01590 646666

Date: 24/10/2018

Ref: 18/00639/FULL

Scale: 1:2500

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Application No: 18/00654/FULL Full Application

Site: Skymers, Stoney Cross Plain Road, Newtown, Minstead, Lyndhurst, SO43 7GF

Proposal: Stables; hardstanding

Applicant: Mrs C Bruce

Case Officer: Ann Braid

Parish: MINSTEAD

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Town Council View.

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
DP6 Design Principles
CP8 Local Distinctiveness
DP22 Field Shelters and Stables

4. SUPPLEMENTARY PLANNING GUIDANCE

Guidelines for Horse Related Development SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 16 - Conserving and enhancing the historic environment
Sec 12 - Achieving well-designed places
Sec 15 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Minstead Parish Council: Recommend refusal. Comments:

- no mention of provision of muck heap;

- absence of report from Tree Officer;
- its close proximity to neighbouring property.

8. CONSULTEEES

8.1 Tree Officer: No objection.

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 Single storey side, front and rear extension; two storey side extension; outbuilding; porch; entrance gates (16/00662) granted on 18 October 2016

11. ASSESSMENT

11.1 Skymers is a locally listed house sited within the Forest Central (South) Conservation Area and surrounded by open forest. The property is accessed via a gravel track which serves several residential properties. Neighbouring properties are situated to the immediate north of the house at Skymers and there is another neighbour to the east, situated on lower land. Land associated with the property lies to the east of the domestic garden, and slopes down from the house. The land comprises grazing, and there is a tennis court located to the south. Along the northern boundary are mature trees, and there is a field gate onto the gravel track which, together with the verges, is designated as SSSI.

11.2 The application seeks planning permission for a block of stables, comprising three stables and a store, built as two buildings each measuring 6.5 metres by 3 metres. These two buildings would face each other, four metres apart, and would be linked by a roof which would provide 16 additional square metres of covered space. The ridge height would be 3 metres. Access to the building would be via the existing field gate and the building would be located 15 metres south of the boundary.

11.3 The issues to assess are the impact of the proposed building on the character and appearance of the Conservation Area locality, its impact on trees which are growing in close proximity, as well as any adverse impacts on neighbouring amenity.

11.4 The key policy against which this application is to be assessed is Policy DP22 of the Core Strategy and Development Management Policies DPD (2010). This policy supports proposals for stables where they would be sensitively sited and unobtrusive in the landscape, simple in appearance and modest in scale and

constructed in appropriate materials. Stables should be located close to existing buildings. The adopted Guidelines for Horse-Related Development SPD amplifies this policy, advising that generally new buildings should be related to existing features and respect the lie of the land. Elevated or skyline sites should be avoided. The use of earth mounding and cutting into the ground should also be avoided unless it merges with the landscape. Furthermore, wherever possible existing field gates should be utilised to gain access to stables and paddocks to avoid hedgerow removal, making use of existing access arrangements.

- 11.5 The proposed building would be timber with a black onduline roof. Although the site slopes, the specific location chosen for the stable is an area which is gently sloping and, as shown on the section plan, there would be no need for an excessive amount of cut-and-fill. The building would be located on a concrete slab and the existing access to the field gate would remain unchanged. The stable building would not be excessively large, providing 39m² of enclosed space, and a total covered area of 58m². The policy states that stables should be sited close to existing buildings and, although there are no other buildings nearby which are in the ownership of Skymers, the location has been chosen to avoid excessive visual impact on the landscape, being close to the existing boundary with a backdrop of mature trees. The chosen location would be 33.5 metres away from Little Skymers and there is an existing outbuilding on the Little Skymers site which would be between the house and the proposed new building. Overall it is considered that the proposal would comply with Policies DP22 and DP1.
- 11.6 Also, with regard to neighbouring amenity, the Parish Council has objected to the proposal on the grounds that there is no provision made for a muck heap. In response to this, the agent has confirmed that it is not intended to increase the number of horses on the land, and the existing muck heap next to the field gate will be retained. On the basis that there would be no intensification of numbers of animals on the land, an objection on these grounds alone could not be sustained. Overall, Policy DP1 is complied with as there would be no adverse impact on neighbouring amenity.
- 11.7 The Parish is also concerned about the lack of a submitted Tree Report. There are mature trees on the site and in the locality. The stable block is shown to be in relatively close proximity to several mature trees. Although the location is not desirable in terms of the relationship with the trees (which are protected by virtue of their location within the Conservation Area), provided the development is outside the root protection areas of the trees construction of the building would not have an adverse impact on their health or amenity. There is therefore no conflict with Policy CP2 which seeks to protect features of the natural environment.
- 11.8 The site for the stable is adjacent to the New Forest SSSI. A condition for the storage of machinery and materials within the

site is necessary, and the submitted construction management statement indicates the agreement of the applicant to comply with this. Although the access is currently overgrown there is an existing access to the property and no changes are proposed.

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 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).

- 3 The building the subject of this permission shall only be used for the stabling of horses belonging to the owner of the site (or their successors in title) and shall not be used for any commercial riding, breeding, training or livery purposes.

Reason: The introduction of a commercial equestrian use in this location would cause harm by reason of increased activity and pressure on the National Park and this would be contrary to Policy DP22 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 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).

- 5 The trees on the site which are shown to be retained on the approved plans shall be protected during all site clearance and building works in accordance with the recommendations as set out in BS5837:2012.

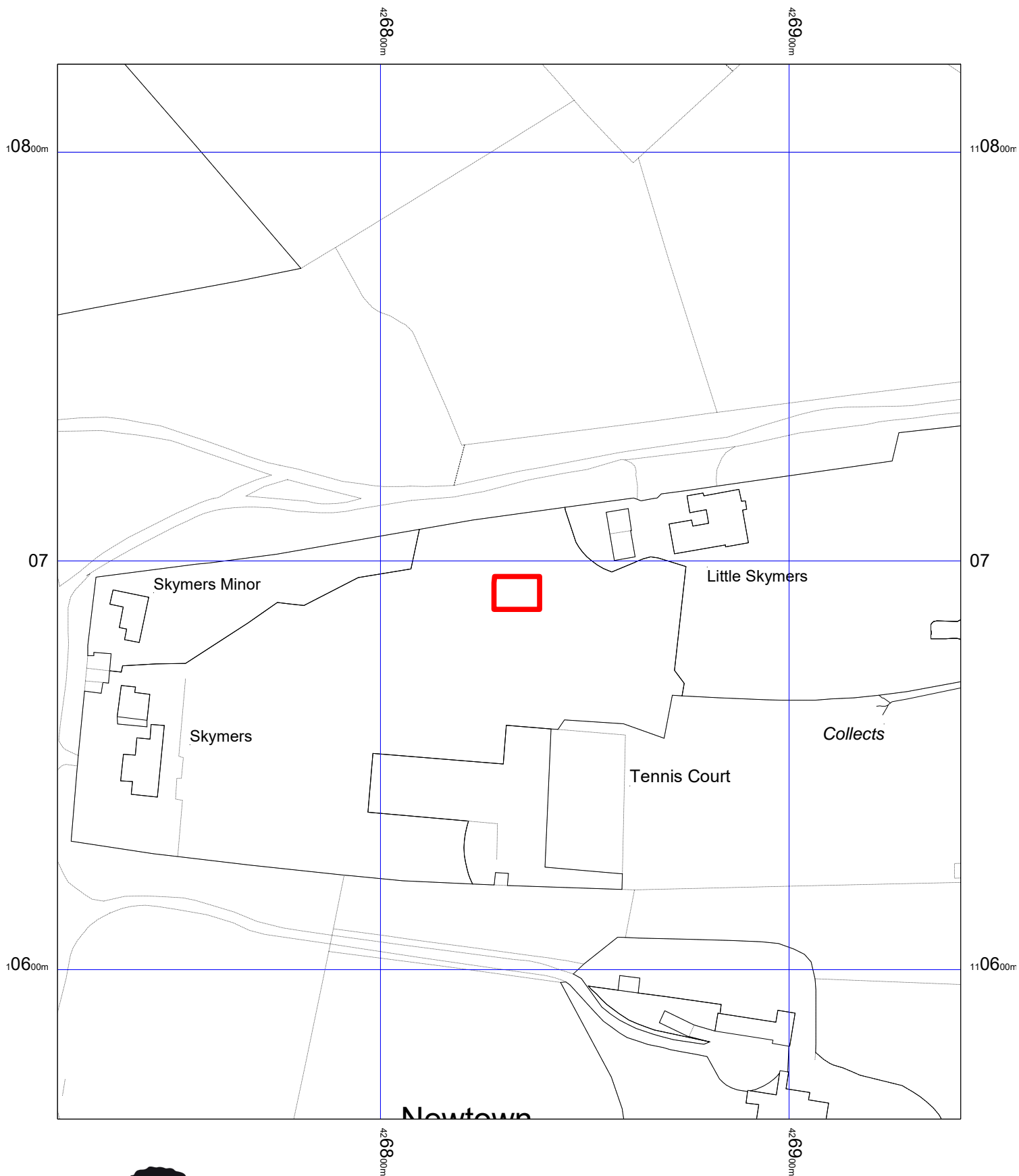
Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 6 All materials, machinery and any resultant waste materials or spoil shall be stored within the red line application site, in accordance with the submitted construction management statement, 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 Development shall only be carried out in accordance with drawing numbers: 6/LDCB/18/A and BRUCE, C JUL-18. 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 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.



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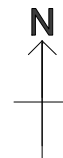
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Date: 24/10/2018

Ref: 18/00654/FULL

Scale: 1:1250

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Application No: 18/00704/FULL Full Application

Site: Land At Former Arnewood Turkey Farm, Barrows Lane, Sway, Lymington, SO41 6DD

Proposal: Replacement building (Plot E) for B8 use; insertion of rooflights and first floor window to Unit A

Applicant: Mr J Wallrock, DMG Retirement Trust

Case Officer: Clare Ings

Parish: SWAY

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area
Listed Building

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP7 The Built Environment
CP14 Business and Employment Development
CP15 Existing Employment Sites
DP1 General Development Principles
DP6 Design Principles
DP16 Redevelopment of Existing Employment Sites

4. SUPPLEMENTARY PLANNING GUIDANCE

Sway Village Design Statement

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 6 - Building a strong, competitive economy
Sec 15 - Conserving and enhancing the natural environment
Sec 16 - Conserving and enhancing the historic environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Sway Parish Council: Recommend refusal. A summary of the Parish Council's comments are provided below (the full statement can be viewed on the Authority's web site):

- This is the fifth recent application for the site leading to concerns that the site is being extended beyond what might be locally sustainable.
- Concerned that a first floor is being added at this time - no previous reference to this.
- The site is adjacent to a Conservation Area, close to a Grade II* listed building, on a narrow lane with existing traffic issues; and appears, in many ways, to increase intensification.
- The change from fish-rearing to office use will be an intensification which is inappropriate.
- The applicants state that there will be no additional employment which is a disappointment.
- Contrary to various policies of the Core Strategy - outside the defined village so in contravention of CP9 and CP14; the proposed development would contravene DP1 as inappropriate in terms of scale and form and adverse impact on traffic, and the potential for light pollution; fails to protect the built environment according to CP7; contravenes CP8 by eroding the Park's character; is of poor design so fails to meet DP6; risk to wildlife against CP2.
- Sway needs small dwellings and affordable housing and retail inside the defined village, and local employment; and this application provides precisely none of these, so is not supported by policy DP16.

8. CONSULTEES

8.1 Highway Authority (HCC): No objection, subject to condition

9. REPRESENTATIONS

9.1 One representation received objecting on the following grounds:

- The site is being overdeveloped for the area which is a narrow country road.
- Change to B8 use could lead to extensions of up to 200m without further planning permission.
- Change to B8 use could lead to a change to 500m of B1 use with further planning permission.
- Both B1 and B8 uses will lead to an increase in road traffic along an unsuitable route.
- If B8 the units could become a distribution centre leading to huge increases in traffic.
- Already adequate storage facilities on site opposite.
- Appearance of units is out of keeping in the area.

10. RELEVANT HISTORY

- 10.1 Retention of three replacement buildings, polytunnel, access track, installation of waste treatment plant; change of use of building (Plot A) to storage use (B8) (18/00357) granted on 27 July 2018
- 10.2 Retention of external materials and alterations to 4no. existing buildings (18/00250) approved without conditions on 29 May 2018
- 10.3 Application for a Certificate of Lawful Development for continued use of buildings (Units A-CC1) as B8 storage (17/00519) certificate issued (lawful) on 13 November 2017
- 10.4 Application for a Certificate of Lawful Development for continued use of buildings (Plots A-F) for pet fish breeding, hatching and rearing (sui generis) (17/00520) certificate issued (lawful) on 13 November 2017

11. ASSESSMENT

- 11.1 The former Arnewood Court Turkey Farm (the wider site) lies to the west of Barrows Lane. It comprises a collection of barns, sheds and polytunnels in a mix of materials and states of repair lying either side of a central spine road. There are also other areas of hardstanding, and a parking area with a below ground waste treatment plant adjacent to Barrows Lane. To the west, the buildings are mainly residential. The site lies opposite the Sway Tower Conservation Area, in which and lying close to the application site, are several listed buildings.
- 11.2 This current application relates to two of the buildings on the site: Unit A - this is used for Class B8 storage and has recently been clad with light grey coloured panels under a steel profile roof; and Plot E - this is a timber clad low rise building under a corrugated sheet roof and was used for fishing breeding and rearing (sui generis); it now has a very dilapidated appearance
- 11.3 The proposal is to rebuild the building on Plot E, maintaining its footprint and profile. It would be clad with cedar to the front and rear elevations, and colour steel profiled cladding on the side elevations with a steel corrugated sheet roof. It is also proposed to change the use of this building to B8 storage. The proposal also includes inserting a window and rooflights to Unit A.
- 11.4 The key considerations are:
 - Whether the proposal is considered to comply with the policies of the Core Strategy;
 - Whether the design would be appropriate, and would preserve the character and appearance of the adjoining conservation

- area;
 - The impact of the proposal on the adjoining highway in terms of additional traffic; and
 - The impact on the proposal on the amenities of adjoining dwellings.
- 11.5 As can be seen from Section 10 above, the wider site has been the subject of four recent applications which have formalised the various uses of the buildings at the site through Certificates of Lawful Existing Use which are either a Class B8 (storage) use or sui generis (in a class of its own, but which related to pet fish breeding, hatching and rearing), and also formalised the visual improvements made to the buildings. The two buildings the subject of this application formed part of these applications and therefore have an employment/ business use. In respect of the policies of the Core Strategy, it is considered that these would be complied with. The redevelopment of Plot E would retain existing employment on the site and would be akin to re-using the existing building, albeit in an improved state (Policies CP14 and CP15); there would be environmental benefits from redeveloping a dilapidated building, and there would be no increase in floorspace (Policy DP16). In addition, the replacement building would be appropriate to its surroundings in terms of scale, design and materials (Policy DP1).
- 11.6 The Parish Council has objected to the increase in floorspace as a result of the proposal for a window and rooflights for Unit A; however, the agent has advised that this building, the tallest on the site, has always had a first floor and in any event the insertion of a mezzanine for ancillary office use would not require planning permission. (It should be noted that none of the other buildings on the site have the capacity for a mezzanine floor.)
- 11.7 The design of the building for Plot E would be appropriate and would match a number of other buildings at the site. The use of cedar for the front and rear elevations would also echo the previous appearance which was of timber cladding. As the overall footprint, height and profile would remain unchanged, it is considered that the proposed design would be acceptable. The insertion of the window and rooflights to Unit A would also not affect the overall appearance of the building, especially as the rooflights are proposed in the elevation facing away from the road. It is therefore considered that the proposal would have a limited impact on the wider site and street scene, and therefore the impact on the character and appearance of the adjoining conservation area (a designated heritage asset), is likely to be neutral and therefore acceptable. The development is therefore considered to comply with Policies DP1 and CP7, and also Section 16 of the National Planning Policy Framework (NPPF).
- 11.8 Given the current employment use of the site, and the two buildings in question, this application is unlikely to significantly

increase the level of traffic travelling to and from the site, and there are no objections in terms of traffic and highway safety from the Highway Authority. However, that Authority does require details of the contractor's parking, construction traffic and deliveries during construction to avoid large vehicles blocking the road and entrance to the site. A Construction Management Plan is therefore requested, which can be secured by condition.

- 11.9 The buildings lie well within the wider site, and as no significant changes in respect of scale of the development would result, there is unlikely to be any significant impact on the amenities of nearby dwellings.
- 11.10 A neighbour has raised concerns over the future use of the site, especially the fact that changes and further development could take place without planning permission. It is therefore proposed to condition the application to ensure that the current uses are those which would remain at the site, unless express permission is sought from the National Park Authority.
- 11.11 In accordance with the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the applicant's written agreement has been received in relation to the proposed pre-commencement conditions. Permission is therefore recommended.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Development shall only be carried out in accordance with drawing nos: 001, 21 and 22. 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 The external facing materials to be used in the development shall be as stated on the application form and Drwg No 21, 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any re-enactment of that Order) no change of use otherwise approved by Class I of Part 3 or development otherwise approved by Class H of Part 7 of Schedule 2 to the Order shall be carried out without express planning permission first having been granted.

Reason: To ensure the buildings remain in uses appropriate to their location within the countryside and to allow the Authority future control of the site to comply with Policy 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 unless details of such proposals have been submitted to and approved in writing by the New Forest National Park Authority.

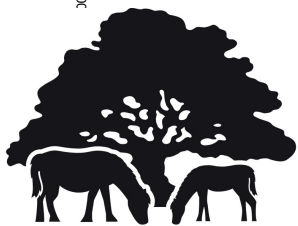
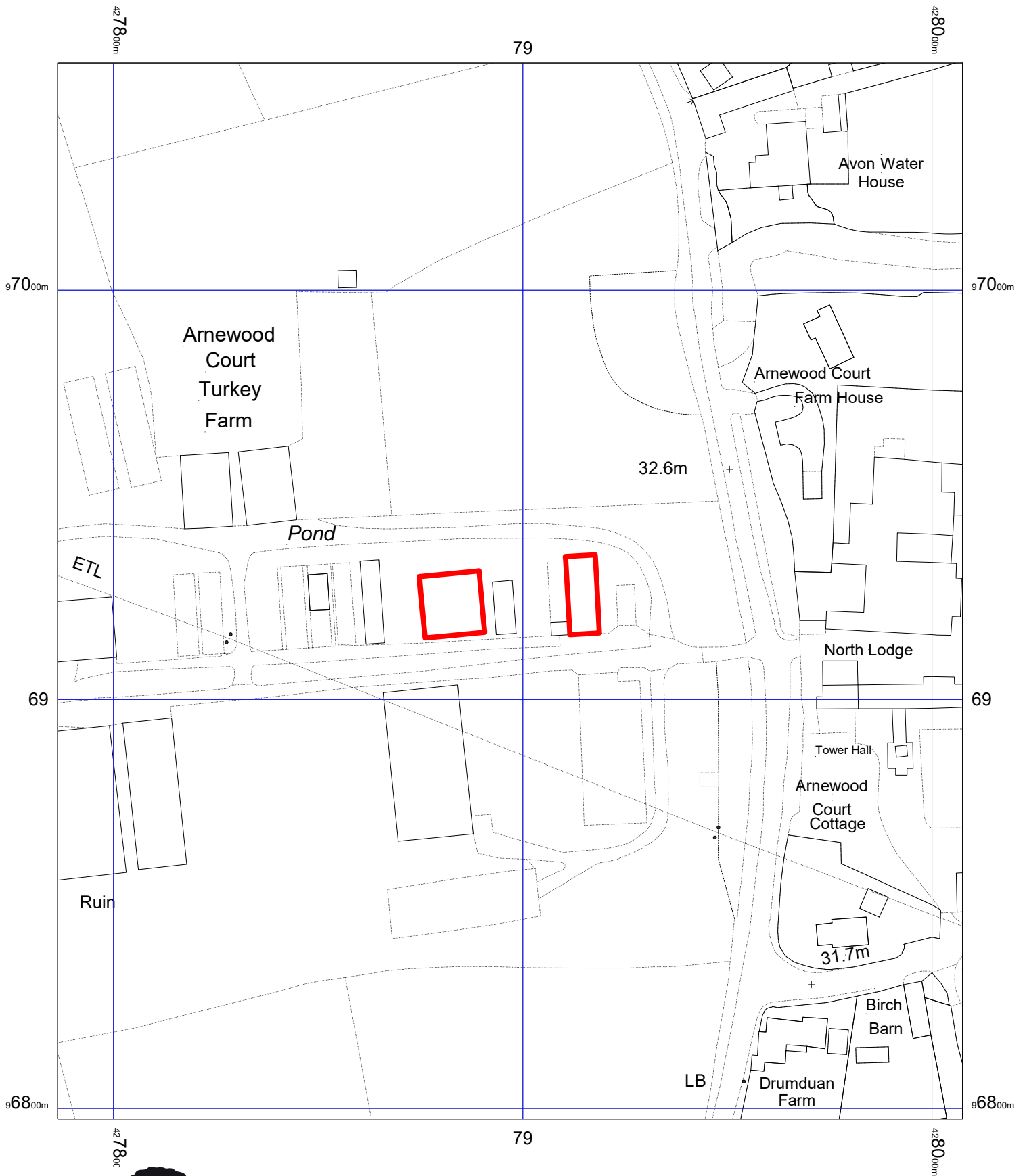
Reason: To protect the amenities of the area in accordance with Policies DP1 and CP6 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 6 No development in relation to Plot E shall commence until a Construction Management Plan, to include details of provision to be made on site for contractor's parking, construction traffic access, the turning of delivery vehicles and lorry routeing as well as provisions for removing mud from vehicles and a programme of works has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development hereby permitted is commenced and retained throughout the duration of construction.

Reason: 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.

- 7 The buildings, the subject of this permission, shall only be used for Be (storage) uses unless otherwise approved in writing by the National Park Authority.

Reason: To ensure the buildings remain in uses appropriate to their location within the countryside and to allow the Authority future control of the site to comply with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



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