

Application No: 18/00919/FULL Full Application

Site: Brockenhurst Village Hall, Highwood Road, Brockenhurst, SO42 7RY

Proposal: Installation of 5.5m high mesh fencing

Applicant: Mr J Wingham, Brockenhurst Village Trust

Case Officer: Clare Ings

Parish: BROCKENHURST

1. REASON FOR COMMITTEE CONSIDERATION

The Authority has an interest in the proposal in so far that a release of public open space funds has been sought to fund the proposed development.

2. DEVELOPMENT PLAN DESIGNATION

Defined New Forest Village

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP8 Local Distinctiveness
CP9 Defined Villages
CP10 Local Community Facilities
DP1 General Development Principles
DP6 Design Principles

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

5. NATIONAL PLANNING POLICY FRAMEWORK

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

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Brockenhurst Parish Council: Support.

8. CONSULTEEES

8.1 Tree Officer: No objection (verbally).

9. REPRESENTATIONS

9.1 Three representations objecting for the following reasons:

- Detrimental visual impact to the view from home (1 Victoria Cottages).
- Will result in damage to trees required to be located in front of the fence.
- Disproportionate in size to needs - industrial in scale.
- Inappropriate materials being used.
- Need to consider alternative solutions.
- Noise nuisance from balls hitting fencing resulting in wire rattling against stanchions.
- Confusion over location of fence.
- The MUGA should have a free-standing 4m high fence surrounding it.

9.2 Four representations in support.

10. RELEVANT HISTORY

- 10.1 Creation of multi-use games area; 1 to 3 metre high perimeter fencing; 3 metre high free-standing ball protection fence; hang out shelter; outdoor table tennis and cycle rack (17/00640) granted on 25 September 2017.
- 10.2 Creation of multi-use games area; 3 metre high mesh fence (Application for Non-Material amendment to planning permission 16/00868) (17/00398) objection raised on 26 June 2017.
- 10.3 Single storey building; cycle storage (16/00883) granted on 13 December 2016.
- 10.4 Creation of multi-use games area; 3 metre high mesh fence (16/00868) granted on 5 December 2016.

11. ASSESSMENT

11.1 The application site comprises a sliver of land to the rear of the recently constructed multi-use games area (MUGA) on land between the village hall car park and the surgery on Highwood Road. Currently the parcel of land has a 3m high mesh fence on it with an existing belt of trees to the rear and recently planted saplings to the front, these latter required to satisfy a condition of the MUGA application (17/00640). The site is within the defined village of Brockenhurst. There are residential properties along Highwood Road to the north and Tattenham Road to the south.

- 11.2 The proposal is to extend off the existing 3m high fence with a further 2.5m in height of mesh fencing which would be angled towards the MUGA. The existing fence is not on the actual boundary of the land controlled by the Brockenhurst Village Trust (BVT) but stands some 1.5m in front of a ditch running between it and the properties in Tattenham Road. The existing trees are also on BVT land.
- 11.3 The application comes before this Committee for determination due to the fact that the additional fencing is likely to be funded through open space contributions generated from S106 agreements on other developments in Brockenhurst. The Parish Council has already sought this funding, but has been advised that it would not be appropriate to fund the works ahead of permission being granted.
- 11.4 The key considerations are the need for the proposal, whether it would be appropriate in the area, and whether it would have a detrimental impact on neighbouring properties.
- 11.5 Policy CP10 has some relevance in that it supports the development of community facilities. The MUGA is already in place (permitted in September 2017) and in use. The further increase in height of the boundary fence has been stated as necessary to prevent balls from entering into the rear gardens of the adjacent properties along Tattenham Road - the existing fencing and trees not being sufficient. Therefore, there appears to a need for some further protection of these properties, and the proposal would be supported by Policy CP10 in that it would allow continued use of the community facility.
- 11.6 Policy DP1 relates to all development and requires that it is sympathetic in terms of scale, appearance, form, siting and layout. Objections have been received in respect of its appearance but, notwithstanding its height, it would be installed with a wide mesh, similar to the existing fencing, and would be seen either against a backdrop of taller trees (from the Highwood Road side) or behind these existing trees (from the rear gardens along Tattenham Road), either way allowing views of the vegetation to dominate. The proposed length of the fence would also be limited to 23m, covering the end of the MUGA. It is therefore considered that, in this location, it would be appropriate. It should be noted that similar fencing has already been installed elsewhere in the National Park (Jubilee Fields, Sway) where it is more visible in public views.
- 11.7 A condition of the application for the MUGA required additional planting in front of the fence, which has been carried out with varying degrees of success. Discussions have taken place with the applicants over alternative locations for the whole fence, i.e. closer to the MUGA in front of this planting (to allow it to become more established) but, owing to potential safety issues of young

children being hidden by vegetation and the path around the MUGA allowing all-round spectator use, this has been ruled out. It should also be noted that permission was granted for the MUGA to be enclosed by a 3m high fence but, for various reasons of safety, the BVT chose not to erect this. On balance, the existing location therefore appears most suitable and, because of the resulting limited views of the fence as referred to above, would be acceptable. The planting required by condition with the previous consent would be redone and protected more appropriately to enable it to become established - this will be conditioned.

11.8 The Tree Officer has also been consulted over the impact of the fence on the trees along the southern boundary and has stated that there would not be any issues due to the angle of the fence.

11.9 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: 0222/1/1B, 0222/1/2C and 0222/1/4C. 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 development in accordance with policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.

- 3 The mesh used for the fencing shall be 2.3mm x 40mm mesh knotless polypropylene netting, unless otherwise agreed in writing by the National Park Authority.

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

- 4 The landscaping of the site shall be retained (and protected) in accordance with the details (drawing no. 0215/1/3 Rev A) approved by condition 4 of 17/00640.

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).



NEW FOREST
NATIONAL PARK

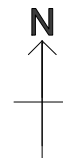
New Forest National Park Authority
Lymington Town Hall, Avenue Road,
Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666

Date: 07/02/2019

Ref: 18/00919/FULL

Scale: 1:1250



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Application No: 18/00985/FULL Full Application

Site: Lloyds TSB, Sway Road, Brockenhurst, SO42 7ZH

Proposal: Change of use to 5no. 2 bedroom flats; 4no roof lights; alterations to existing access; 10no. parking spaces; cycle storage; associated landscaping and works

Applicant: Mr Guterman, Stanthorne Ltd

Case Officer: Natalie Walter

Parish: BROCKENHURST

1. REASON FOR COMMITTEE CONSIDERATION

Previous Committee consideration.

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area
Defined New Forest Village
Tree Preservation Order

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP1 Nature Conservation Sites of International Importance
CP7 The Built Environment
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

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 5 - Delivering a sufficient supply of homes
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 the application.

8. CONSULTEES

- 8.1 Tree Officer: No objection subject to conditions.
- 8.2 Building Design & Conservation Area Officer: No objection subject to conditions.
- 8.3 Highway Authority (HCC): No objection subject to conditions.
- 8.4 Ecologist: Support subject to conditions.
- 8.5 Landscape Officer: No objection subject to conditions.

9. REPRESENTATIONS

- 9.1 Four representations received in support of the application. One letter of comment received suggesting the provision of Swift bricks.
- 9.2 The Friends of Brockenhurst comment:
 - The application marginally reduced grazing in Sway Road by widening the vehicular access.
 - Request that the grass area facing Sway Road be left unfenced or use of railings is conditioned.

10. RELEVANT HISTORY

- 10.1 Change of use to 5 no. 2 bedroom flats; 4 no. rooflights; 1 no. new dwelling; 2 metre high brick wall; alterations to existing access; 9 no. parking spaces; associated landscaping and works (17/00840) refused on 17 January 2018; appeal against refusal dismissed on 17 October 2018.
- 10.2 Change of use to dental practice (Use Class D1); 2 no. flats (C3); internal alterations (17/00036) granted on 21 March 2017.

11. ASSESSMENT

- 11.1 The application site is a vacant, commercial premises situated within the defined village of Brockenhurst. The application site lies partially within the conservation area: the area of car parking and garage at the rear of the property are located outside of the conservation area. The building is not listed but it has been identified within the Brockenhurst Conservation Area Character Appraisal as a building of vernacular/ local historic interest.

- 11.2 Consent was granted in March 2017 for the use of the ground floor as a dental practice (Use Class D1) and the conversion of the former office space on the first and second floors into two residential units. To date, this permission has not been implemented.
- 11.3 The application follows the refusal of planning application reference 17/00840, which was dismissed on appeal. Key changes from the refused scheme include the omission of the three-bed dwelling within the car park and an increase in the number of car parking spaces by one space.
- 11.4 The application proposes the conversion of the bank into five two-bed flats. 10 car parking spaces and 10 cycle parking spaces would be provided in the existing car park and the existing access would be widened.
- 11.5 The key issues to be considered are:
- The principle of the proposed development;
 - Whether the use would be appropriate to the existing building (which has been recognised as significant locally);
 - The impact of the proposal on neighbouring amenity;
 - The impact of the proposal on trees and ecology; and
 - Provision of car parking and highway implications.

Principle of Development

- 11.6 The site is located within the defined village boundary of Brockenhurst. Policy CP9 supports small-scale development proposals to meet local needs, including housing and employment, within defined villages. There is an identified housing need in the National Park and the proposal would contribute to meeting some of this need on a previously developed site in a sustainable location. The provision of smaller units within the centre of the village is supported.
- 11.7 The adopted Core Strategy also supports the retention of existing facilities and seeks to prevent their loss or redevelopment: Policy CP10 seeks the retention of existing community facilities and Policy CP15 supports the retention of existing employment uses. Emerging Policy SP43 supports the retention of existing employment uses but also considers mixed use development could be appropriate on these sites in particular circumstances. Whilst it is noted that there is an extant permission for a mixed-use scheme on the site, this has not been implemented. The premises are currently vacant and the applicant has submitted evidence of marketing of the property over a period of 18 months following the closure of the bank. The principle of the proposed change of use is accepted in this case.

Suitability of the Proposed Use

11.8

The existing building is a prominent and valuable feature within the Brockenhurst Conservation Area. The proposed conversion would include new windows at first floor on the Brookley Road frontage, new rooflights, a rear tile hung dormer enclosing the top end of a lift shaft and window/ door openings onto the flat roofed area. There would also be new flues and vents associated with the proposal. The Inspector for the recent appeal (ref: APP/B9506/W/3200450) considered that the impact of such alterations would be balanced by improvements to the immediate site and building and, in relation to the proposed conversion and adaptation of the building, concluded that it would result in a neutral effect preserving the character and appearance of the conservation area. Given this, and the overall improvements to the site through the proposed landscaping scheme, the proposed conversion of the non-designated heritage asset is considered to be acceptable, in accordance with Policy CP7 which seeks to preserve the character of the conservation area.

Impact on Neighbouring Amenity

11.9

The proposed conversion of the former bank building includes a terrace at first floor level to be used by the occupants of flat four. A 1.5m high trellis is proposed in order to protect the amenity of residents to the rear of the site on Auckland Avenue. In relation to the boundary with 1 Sway Road, the applicant has agreed to repair the existing fence. Overall, it is not considered that the proposals will result in any significant adverse impact on neighbouring amenity.

Impact on Trees and Ecology

11.10

The application site is subject to a tree preservation order (TPO/0017/17) which includes a single Horse Chestnut tree. The Authority's tree officer has raised no objection to the proposals subject to the provision of an updated arboricultural method statement and tree protection plan, which can be conditioned.

11.11

In relation to ecology, the site lies within 400m of the New Forest Special Protection Area and 5.6km of the Solent Special Protection Area. 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 site's 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. A draft unilateral undertaking has been submitted and the applicant has agreed to contributions towards mitigation, which can be secured by condition. It is further considered reasonable and necessary to secure biodiversity enhancement by condition.

Provision of Car Parking and Highway Implications

- 11.12 The application includes 10 car parking spaces and 10 cycle parking spaces which meet the adopted standards. The proposed access is to be widened and the Highway Authority has no objection to the proposed development.

Other Considerations

- 11.13 The Friends of Brockenhurst have commented in respect of boundary treatment on Sway Road. A landscape specification and method statement accompanies the application and details of railings can be secured by condition. 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.

Conclusion

- 11.14 The application proposes the conversion of a non-designated heritage asset into five flats in a sustainable location within the defined New Forest village of Brockenhurst. A landscaping scheme is proposed which will improve the immediate site to the benefit of the conservation area. For the reasons set out above, it is recommended that permission is granted subject to condition.

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: 1829.02, 1829.03, 1829.04, 1829.05, 1829.06 (dated December 2018), 17238-BT1 and HU4.01/P. 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 until details of external materials, including the following, have been submitted to and approved in writing by the New Forest National Park Authority:

- All roof materials;
- Rainwater goods;
- All facing materials; and
- Details of all external flues, duct vents and pipes.

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

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

- 4 No windows/ doors or external joinery shall be installed until the following details have been submitted to and approved in writing by the New Forest National Park Authority.

- Typical large scale joinery elevations and sections including window/doors (including roof lights), eaves, verge, bargeboards.

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

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

- 5 No windows or rooflights other than those hereby approved shall be inserted into the roofspace of 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).

- 6 No development shall take place until further details of landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall include: details of block paving and the materials to be used; details of railings and fencing.

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

Reason: To ensure that the appearance and setting of the development is satisfactory, in accordance with Policies DP1 and CP2 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 Prior to the commencement of development, ecological mitigation for the Solent and New Forest Special Protection Areas, Special Areas of Conservation and 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.

- 9 Prior to the commencement of development, measures for ecological enhancement (including appropriate provision for breeding swifts and 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.

Reason: To safeguard protected species in accordance with Policies DP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).

- 10 The 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.

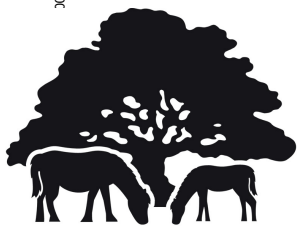
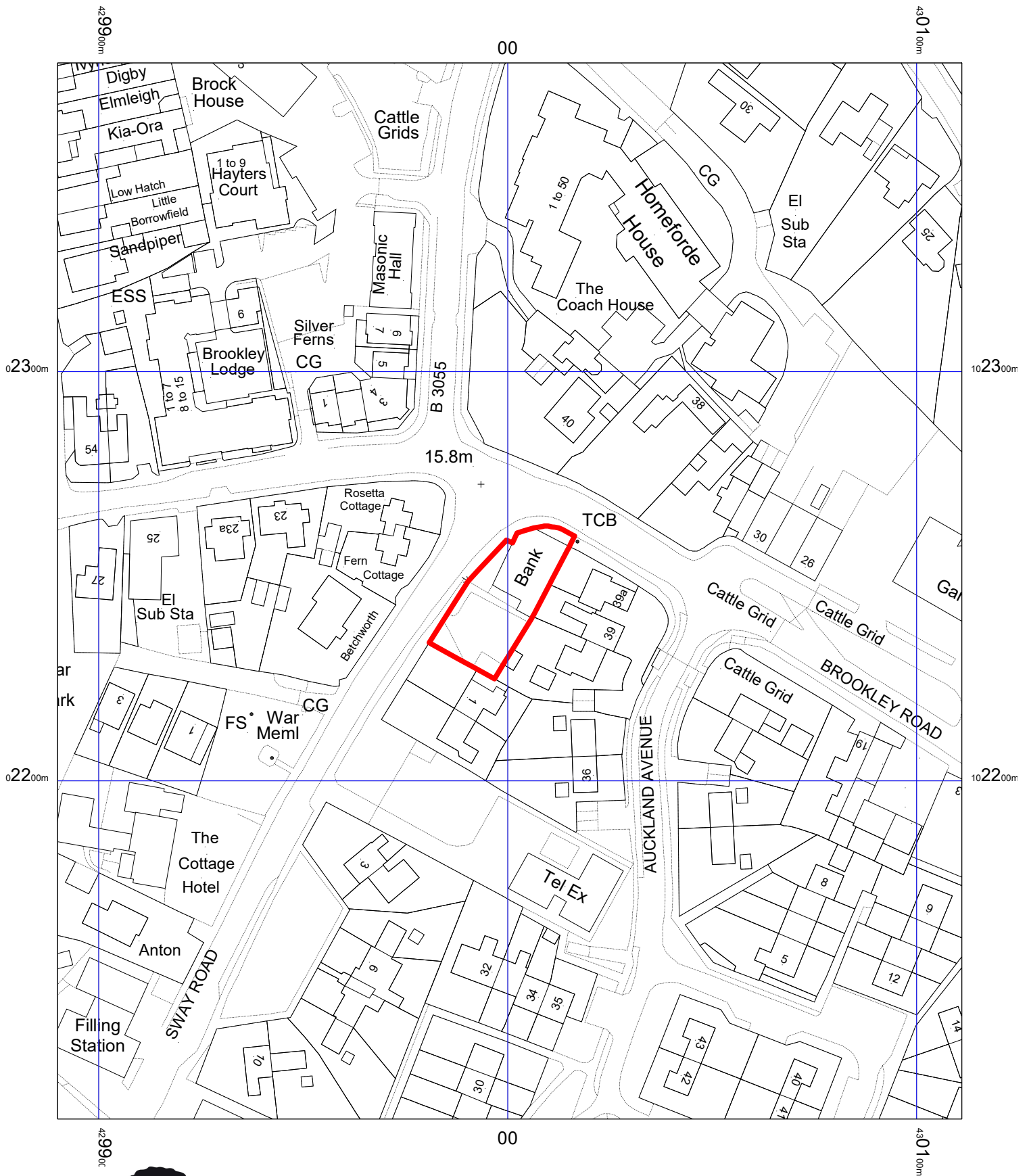
- 11 A scheme for the parking of cycles shall be submitted to and approved in writing by the National Park Authority and completed prior to the development being first occupied.

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 No development, demolition or site clearance shall take place until the following information has been provided:
Updated Arboricultural Method Statement in accordance with BS5837: 2012
Updated Tree Protection Plan in accordance with BS5837: 2012
are submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with these approved details.

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



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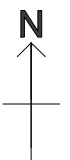
New Forest National Park Authority
Lymington Town Hall, Avenue Road,
Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666

Date: 06/02/2019

Ref: 18/00985/FULL

Scale: 1:1250



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Application No: 18/01008/FULL Full Application

Site: Land At Forest View, Brockenhurst, SO42 7YX

Proposal: New dwelling

Applicant: Mr P Lister, Solent Projects (Southern) Ltd

Case Officer: Liz Young

Parish: BROCKENHURST

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Defined New Forest Village

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
 DP9 Residential Density in the Defined Villages
 CP12 New Residential Development
 CP1 Nature Conservation Sites of International Importance
 CP2 The Natural Environment
 CP8 Local Distinctiveness
 CP19 Access

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 16 - Conserving and enhancing the historic environment
 Sec 12 - Achieving well-designed places
 Sec 5 - Delivering a sufficient supply of homes

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Brockenhurst Parish Council: Recommend refusal; the proposed additional rooflights would cause light pollution contrary to Policy CP6.

8. CONSULTTEES

- 8.1 Tree Officer: No objection subject to conditions.
- 8.2 Ecologist: No objections subject to conditions.
- 8.3 Natural England: No comments received (no objections raised previously).
- 8.4 Building Design & Conservation Area Officer: No objection.
- 8.5 Highway Authority (HCC): No objection subject to condition.
- 8.6 HCC Access Development Officer (Planning): No comments received.

9. REPRESENTATIONS

- 9.1 Two letters of objection received from neighbouring residents:
 - Light pollution from additional rooflights.
 - Overlooking from proposed Juliet style balcony towards the property to the north.

10. RELEVANT HISTORY

- 10.1 New Dwelling (17/00891) approved on 21 December 2017.
- 10.2 2 No. new dwellings; outbuilding (17/00697) refused on 17 October 2017 (Appeal against refusal dismissed 19 September 2018).
- 10.3 Dwelling and attached garage (Approval of Reserved Matters of Outline Planning Permission 75505- Revised scheme) (07/91599) approved on 2 October 2007.
- 10.4 Detached dwelling (Approval of Landscaping reserved by Outline Planning Permission 75505) (amended plans) (07/91301) approved on 13 August 2007.
- 10.5 Dwelling and attached garage (90905) approved on 17 January 2007.
- 10.6 Erection of one detached dwelling (Outline) (02/75505) approved on 16 December 2005.
- 10.7 Erect 8 houses and attached double garages and construct access (86/31251) approved on 10 March 1987.

11. ASSESSMENT

- 11.1 This application relates to a parcel of land which lies within residential surroundings and inside the defined settlement boundary of Brockenhurst. As noted at the time of previous applications, the application site was originally intended to be an integral part of the open setting of Forest View (which comprises nine houses) due to the sensitive location. The site lies on flat ground and originally formed part of the domestic curtilage of Number 1a which now lies to the south. The landscaping which currently runs along the west (roadside) boundary of the site was implemented as a result of a legal agreement in connection with the original planning consent for the development of Forest View. A public right of way (enclosed on each side by important amenity trees) runs along the north boundary of the site.
- 11.2 Consent is sought to erect a detached four-bedroom property utilising the existing access on the west boundary. The proposal would incorporate an integral double garage with accommodation above. The ridge height would measure just over seven metres and the external facing materials would comprise a combination of plain clay tiles and facing brick work. A new parking and turning space would be formed at the front of the site.
- 11.3 In terms of background, this application has been submitted as an amendment to the scheme previously approved (reference 17/00891) for one dwelling and the main changes are summarised as follows:
- Re-position porch to west (road facing) elevation and change in design from mono-pitch to gable.
 - Addition of dormer over front elevation of garage.
 - Re-position chimney to side roof slope; addition of chimney to south projection.
 - Add roof light to south roof slope of main house.
 - Add patio doors to rear (east) elevation.
 - Remove dormer from rear elevation (addition of 3 rooflights).
 - Remove north facing dormers but addition of Juliet style balcony.
 - Addition of small door to front elevation.
 - Slight re-configuration to hard surfacing at front of the site to accommodate re-positioning of front door.
 - Addition of patio area to rear.
 - Change from timber to aluminium windows.

Having regard to the fact that the general principle of introducing a new dwelling onto the site was accepted at the time of the previous approval, the main issues to assess would be whether the amended design would have any implications for the character of the wider area or the amenities of neighbouring residents.

- 11.4 The external footprint of the proposal at 200 square metres remains unchanged from the approved scheme and the dwelling would also be sited in the same location. There would be a marginal increase from the approved ridge line based upon the submitted plans to 7.3 metres. Facing materials would remain unchanged and windows and doors would be timber. As noted at the time of the predecessor application the scale and configuration of the proposed dwelling would be comparable with the other properties in Forest View (the majority of which incorporate integral garages similar to that of the current scheme). The house would be positioned towards the centre of the plot (also consistent with the pattern of development in Forest View). The roofline would be stepped down towards the north boundary with the right of way and the increased distance from this boundary would also ensure the trees would not become subject to increased pressure for pruning in the long term. The scheme would therefore not be harmful to views from the public right of way.
- 11.5 In terms of the specific design changes, the additional dormer to the front would be located on the lower roof section on the garage and would be set well back from the main road facing elevation. It would therefore not appear overly dominant when viewed from outside the site. The re-designed porch would effectively introduce a more traditional detail to the scheme and would add visual interest to the principal elevation. The proposals would therefore be in keeping with the pattern of development in the immediate locality and would not be harmful to the street scene. The proposed change from timber to aluminium windows is not considered to have any significant implications for the character of the wider area having regard to the fact that the majority of dwellings in the locality comprise modern materials. Furthermore, the use of aluminium windows would be preferable to the use of UPVC and the Authority's Conservation Officer has confirmed that she would raise no objections to the use of this material.
- 11.6 Whilst the Parish Council's concerns in relation to light pollution from additional roof lights are noted, the overall extent of glazing across the building would not be significantly increased from the earlier scheme. The proposed rooflights would be very modest in size. Furthermore, the overall number of dormer windows would be reduced and full height window openings would be kept to a minimum. The site lies within built up residential surroundings and does not impact upon views from the open forest. The concerns raised in relation to light pollution are therefore not considered to sufficiently justify a refusal in this instance.
- 11.7 The amended design would not lead to any additional loss of amenity to neighbouring residents. It would remain the case that the only two upper floor windows facing south towards the closest neighbour would serve bathrooms and it would therefore be reasonable to condition these to be obscurely glazed. Whilst an

additional roof light is proposed to this elevation this would be modest in size and positioned high in the roof primarily to provide natural light rather than outlook. It remains the case that no first floor windows are proposed on the north flank wall and the proposed Juliet balcony to this elevation (which is proposed in place of two dormer windows of an equivalent height) would lie over 25 metres from the garden boundary of the closest neighbour. The public right of way and protected trees along this boundary would also serve to mitigate any harmful impact. The proposals in their amended form are therefore considered to meet the requirements of Policy DP1 of the New Forest National Park Core Strategy.

- 11.8 As noted at the time of the predecessor application, no objections have been raised by the Highways Authority in respect of highway safety. Furthermore, the earlier application for two dwellings was not refused on the grounds of highway safety and it could be argued that the reduced number of dwellings would result in a more modest increase in vehicle movements. It is also the case that no objections have been received from the Countryside Access Officer in respect of the previous applications.
- 11.9 Whilst the site lies within 400 metres of the New Forest Special Protection Area, Policy CP12 does not specifically seek to prevent new residential development where it does close to this designation subject to ensuring an Appropriate Assessment would be undertaken. It remains the case that no objections have been raised by either Natural England or the Authority Ecologist subject to conditions ensuring appropriate mitigation and the proposal is therefore considered to be in accordance with Policy CP1 of the New Forest National Park Core Strategy.
- 11.10 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 site's 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 Council's Mitigation Strategy or mitigation to at least an equivalent effect.
- 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.
- 11.12 In conclusion, the principle of introducing a new dwelling onto the site has been accepted by the grant of planning permission

reference 17/00891. The amended design is considered to be appropriate to the site and wider area and it is recommended that planning permission should be granted.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The two first floor windows on the south elevation hereby approved shall at all times be obscurely glazed.

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).
- 3 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 countryside and to comply with Policies DP10 and DP11 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).
- 4 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 drawing FV 01 Rev B (November 2018).

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

- 5 Prior to the commencement of works (including site clearance, demolition and building works), 3 working days' notice shall be given to the Local Planning Authority Tree Officer to attend a pre-commencement site visit to inspect all tree protection measures to confirm that they have been installed as illustrated and specified within drawing FV01 Rev B (November 2018).

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

Location of site compound and mixing areas; Service routes, including the position of soakaways;
Species, size and planting method of tree to be planted as illustrated within drawing FV01 Rev B (November 2018).

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

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).

- 7 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).

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

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

- 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 No windows/doors shall be installed until the following details have been submitted to, and approved in writing by, the New Forest National Park Authority.

a) Typical joinery details including window/doors, eaves, verge, bargeboards.

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

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

- 11 The proposed development shall be carried out fully in accordance with the Construction Management Plan (FV 15 Dec 2018).

Reason: In the interests of highway safety and the amenities of neighbouring residents and to comply with Policies DP1 and CP19 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).

- 12 No development shall take place until full details of wheel washing facilities within the site have been submitted to the New Forest National Park Authority and have been approved in writing. The development shall be carried out fully in accordance with the approved details.

Reason: In the interests of highway safety and the amenities of neighbouring residents and to comply with Policies DP1 and CP19 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).

- 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 Development shall only be carried out in accordance with Drawings FV15, FV16, FV01 Rev B, FV 04, FV05, FV02 and FV03. 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).

- 15 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.



NEW FOREST
NATIONAL PARK

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