

**Application No: 18/00493/FULL Full Application**

**Site:** Beverley, Brighton Road, Sway, Lymington, SO41 6EA

**Proposal:** 1no new dwelling; car port; 2no semi-detached dwellings; car port; 3no sheds; new access (demolition of existing dwelling and outbuilding)

**Applicant:** Moortown Developments Ltd

**Case Officer:** Clare Ings

**Parish:** SWAY

**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

Defined New Forest Village

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

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

**4. SUPPLEMENTARY PLANNING GUIDANCE**

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. A summary of the Parish

Council comments are provided below (the full statement can be viewed on the Authority website):

- Overdevelopment of the site and therefore contrary to Core Strategy and Village Design Statement.
- Flood risk from adjacent water courses, including culvert across the middle of the site, causing sewerage to backup and lack of surface water disposal.
- Ecology Report is out of date and inaccurate on a number of matters, and does not allow for any enhancement or mitigation as a result of removing existing vegetation.
- Insufficient parking, especially with the lack of visitor spaces, resulting in the visibility splay being blocked by parked cars and additional parking on Brighton Road.
- Inaccuracies in the application, specifically the inclusion of a chimney stack but no fireplaces.

## **8. CONSULTTEES**

8.1 Ecologist: No objection, subject to conditions

8.2 Highway Authority (HCC): No objection, subject to conditions

## **9. REPRESENTATIONS**

9.1 45 representations objecting to the proposal on the following grounds:

- Notwithstanding the reduction in number of units still overdevelopment of the site - excessive density;
- Poor layout;
- Houses to front of site out in keeping with street scene;
- Semi-detached dwellings would exceed 100m<sup>2</sup>;
- Visual intrusion, shading, overlooking of and negative impact on neighbouring properties;
- Plots widths at front out of keeping with Brighton Road (narrower);
- Proposed dwellings would be higher than adjacent properties;
- No need to demolish existing bungalow which is of high quality - contrary to Sway Village Design Statement;
- Additional traffic would add to difficult access;
- Would create additional parking along Brighton Road;
- Concern over impact on existing stream through centre of plot;
- Concerns over drainage; and
- Loss of trees within site.

## **10. RELEVANT HISTORY**

10.1 4 no. new dwellings; 4 no. sheds; new access; demolition of existing dwelling (18/00089) - refused on 15 May 2018.

Application currently at appeal, to be determined through the written representations procedure (statement submitted on 12 September).

## **11. ASSESSMENT**

- 11.1 Beverley is a detached bungalow lying in a generous plot within the defined village of Sway. It lies marginally below the level of the adjoining road, and the land dips towards the middle of the plot, where there is an existing culverted stream, and rises towards Stanford Rise to the rear. A single access leads to a tarmacked area in front of the bungalow. Immediately to either side along Brighton Road lies a detached two storey dwelling, but Brighton Road itself comprises a mix of residential properties with bungalows opposite. To the rear is Stanford Rise, an estate development typical of the 1970s, comprising small detached, semi-detached and terraced housing.
- 11.2 This proposal is to redevelop the site by demolishing the existing bungalow, and erecting three dwellings comprising a pair of semi-detached dwellings at the front and a single detached dwelling to the rear. All three dwellings would be two storey. Access to the rear dwelling would lie between the pair at the front and the adjoining property, Brackenmead. A car port would be provided to the side of Plot 1, with Plot 2 having two parking spaces to the front. Plot 3 would also have a car port. This application comprises a reduction by one dwelling from the previous proposal which was for four detached dwellings, and has been submitted following pre-application discussions which considered how three dwellings could fit within the plot, with the inclusion of a semi-detached pair to the front being one solution.
- 11.3 The key considerations are whether the proposal would comply with the policies of the Core Strategy and the guidelines of the Sway Village Design Statement (VDS), the appropriateness of the design and layout of the scheme, the impact of the proposal on traffic and highways, and the impact of the proposal on ecology and the amenities of adjoining dwellings.
- 11.4 The site lies within the defined village of Sway where the principle of new residential development is acceptable as set out in Policy CP12. However, any proposal for redevelopment would also need to comply with other policies in the Core Strategy including Policies DP1 and DP9. A number of the objections, including from the Parish Council, have raised the issue of the site being overdeveloped, resulting in an unacceptable density of development. It should be noted that there is no specific policy relating to residential densities; Policy DP9 requires that new development should not compromise the prevailing character of the area. The site backs onto the relatively dense development of Stanford Rise, and the frontage development along Brighton Road, particularly in the vicinity of the application site, has

dwellings and plots of varying sizes, with irregular spacing between the dwellings. The development of the site with three dwellings is therefore not considered to be significantly out of keeping with this prevailing character, maintaining appropriate spacing between it and the adjoining existing development. Whilst the plot sizes would be reduced, and the VDS makes reference to maintaining generous plot sizes, this has to be seen in the wider context of the adjoining development, and for this reason the plot sizes are considered appropriate. The development is therefore considered compliant with both Policy DP9 and the guidelines of the VDS.

- 11.5 As the application represents a reduction in dwellings from that previously refused, the central portion of the site is retained primarily as open garden space, albeit shared between the properties. Planting would allow each garden to retain privacy, and the amount of hardstanding would also be reduced. The semi-rural frontage of Brighton Road would be retained with appropriate hedging and trees.
- 11.6 The introduction of a semi-detached pair of dwellings to the front of the site would be acceptable in this location. Whilst it would represent a change from the existing bungalow, it would be seen in the context of the adjoining development, both of which are two storey dwellings. The design is simple, with a lower projecting forward gable providing some relief from what could otherwise be a bland elevation. The materials would reflect the surroundings. Whilst the depth of the dwellings is greater than the bungalow, the careful placing of windows would avoid any significant overlooking. The Parish Council has suggested that chimneys shown on the dwellings do not correspond to internal arrangements, but the inclusion of false chimneys to add interest and character to the external appearance would be acceptable.
- 11.7 The single dwelling to the rear is of a different design and would blend in with the adjoining development of Stanford Rise. It would have secondary elements, including an attached single storey car port and garden room to break up its massing. The materials would also be appropriate which include some timber cladding to lend the property a more rural character. The single storey car port would be the only element visible from Brighton Road, and thus would not be read as part of that street frontage.
- 11.8 Sway Parish Council has objected for a number of reasons, some of which have been addressed above. However, with regard to parking, an appropriate number of car parking spaces in accordance with the relevant standards (i.e. two per dwelling) has been provided, and no objections have been raised by the Highway Authority. Other than providing appropriate visibility splays, which can be achieved within the red edge of the site, the Highway Authority has not raised any concerns over the capacity of the road to accommodate additional traffic.

- 11.9 The Authority's Ecologist is satisfied with the information submitted, and has not objected to the application. Some mitigation is provided with the inclusion of swift boxes. Other mitigation is also required in the form of a financial contribution, which can be conditioned. 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.
- 11.10 Concerns have been raised by the Parish Council and a number of the objectors in relation to drainage and flooding. The advice of Building Control (NFDC) was sought with the previous application for a greater number of dwellings, and at that time it was considered that the development would likely be achievable in terms of Building Regulations in respect of drainage. It is considered that a reduction in the number of dwellings would not affect this advice.
- 11.11 In conclusion, with the reduction in the number of dwellings proposed for this site from four to three, its redevelopment is, on balance, considered acceptable. The size, proportions and design of the dwellings would be acceptable and would not harm the overall street scene of this part of Brighton Road or Stanford Rise. Other issues have been addressed, and the application is recommended for permission.

## **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: 02, 398/2/1, 398/2/2A, 398/2/3, 398/2/4, 398/2/5A, 398/2/6, 398/2/7 and 398/2/9. 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 Unless otherwise agreed in writing by the National Park Authority, development shall only take place in accordance with the recommendations for ecological mitigation and enhancement which are set out in the ecological report (prepared by New Forest Ecological Consultants, dated 19 February 2018) hereby approved. The specified measures shall be implemented and retained at the site in perpetuity.

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

- 5 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.

- 6 Prior to the commencement of development, details of visibility splays shall be submitted to and approved by the National Park Authority in conjunction with Hampshire County Council, and this visibility splay shall thereafter be kept free of any obstacles over

600mm in height at all times.

Reason: In the interest of highway safety and to comply with Policies CP19 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010) and Section 9 of the National Planning Policy Framework.

7 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).

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, 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.

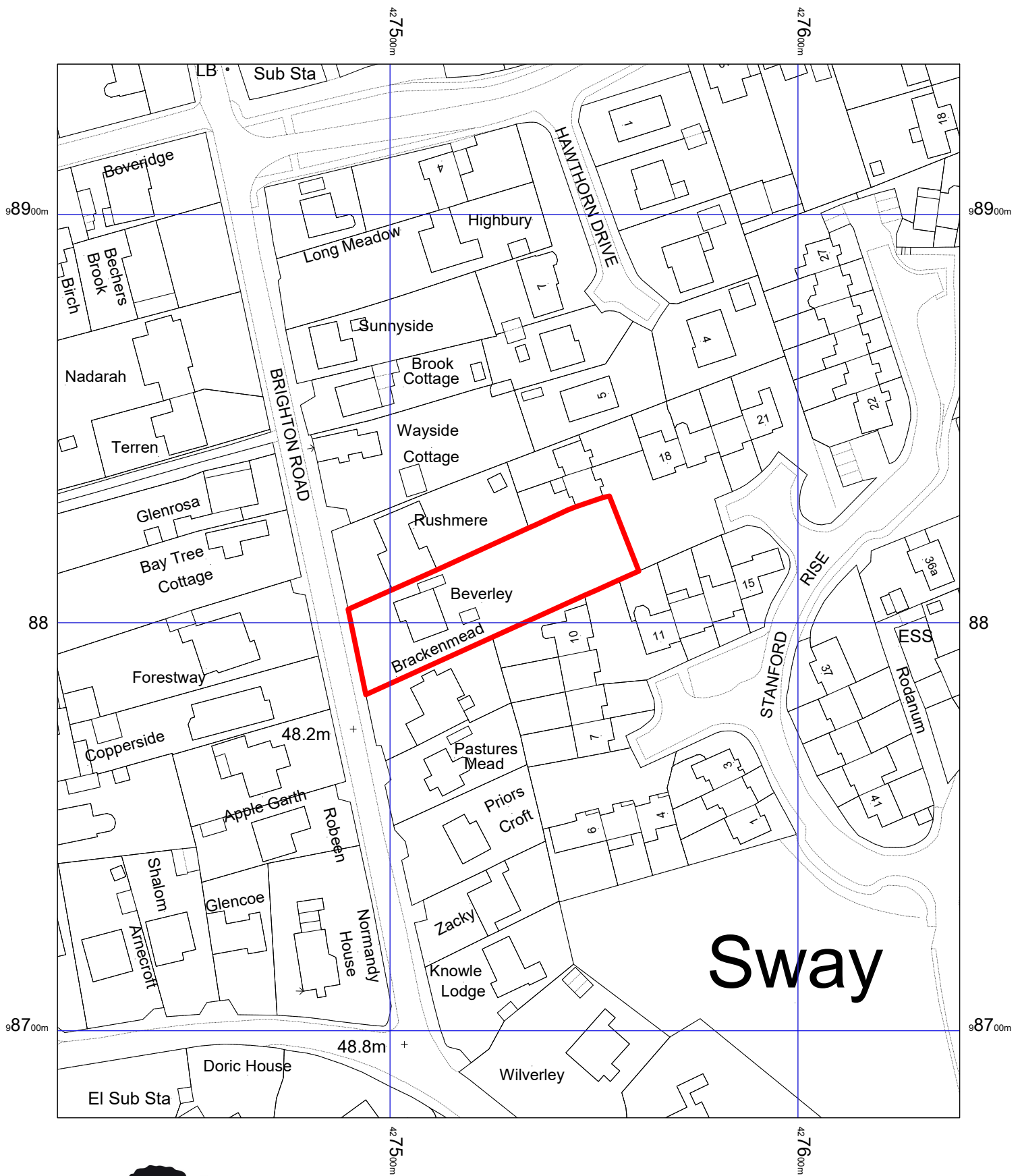
Reason: In view of the physical characteristics of the plot, the New Forest National Park Authority would wish to ensure that any future development proposals do not adversely affect the visual amenities of the area and the amenities of neighbouring properties, contrary to Policy DP1 of the New Forest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

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.

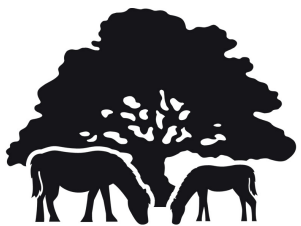
Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the National Park Authority gives written consent to any variation.

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).





Sway



NEW FOREST  
NATIONAL PARK

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

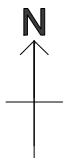
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Date: 04/09/2018

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**Application No: 18/00498/FULL Full Application**

**Site:** Burley Yard, Land Adjacent To Burley Depot, Lyndhurst Road, Burley , BH24 4HS

**Proposal:** Use of building as a base for PEDALL New Forest Inclusive Cycling for storage and maintenance of adapted cycles; including siting of disabled WC pod; hardstanding

**Applicant:** Mrs D Neseiyif, Friends of PEDALL

**Case Officer:** Katie McIntyre

**Parish:** BURLEY

**1. REASON FOR COMMITTEE CONSIDERATION**

The applicant (PEDALL) is a partnership project funded by the Big Lottery Fund and supported by the Authority

**2. DEVELOPMENT PLAN DESIGNATION**

Ramsar Site  
 Special Area of Conservation  
 Special Protection Area  
 Site of Special Scientific Interest

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

CP1 Nature Conservation Sites of International Importance  
 CP2 The Natural Environment  
 DP6 Design Principles  
 CP8 Local Distinctiveness  
 DP19 Re-use of Buildings outside the Defined Villages

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Not applicable

**5. NATIONAL PLANNING POLICY FRAMEWORK**

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

**6. MEMBER COMMENTS**

None received

## **7. PARISH COUNCIL COMMENTS**

Burley Parish Council: Recommend permission but are happy to accept the decision reached by the NFNPA's Officers under their delegated powers:

A worthy and appropriate new use for an otherwise redundant building. The unit concerned would appear to be now otherwise only suitable for very limited uses in this location remote from the village.

## **8. CONSULTEES**

8.1 Natural England: No objection to the amended plans subject to conditions

8.2 Ecologist: No objection subject to conditions

## **9. REPRESENTATIONS**

- 9.1 One representation of objection received:
- Permission would be in contravention of the Forestry/Crown Bye Laws.
  - Cycling is not allowed on the Crown Lands.
  - Tranquillity of the forest would be further destroyed by tourists/visitors.

## **10. RELEVANT HISTORY**

10.1 Deer larder (03/79869) - raise no objection 8 January 2004

10.2 Workshop and store (89/41179) approved on 18 April 1989

## **11. ASSESSMENT**

11.1 The application site relates to a single-storey timber building which formed part of the former deer larder but is now used by the Forestry Commission as storage. The information submitted with the application states that the building is surplus to the Forestry Commission's requirements. There is an additional larger building to the north of the site and the Forestry Commission depot / yard to the east. The site is accessed via an existing gravel track which also forms part of the cycling network. The site is designated as SSSI, SPA, SAC and Ramsar.

11.2 This application proposes to re-use the building for the base of PEDALL, which is a wellbeing project which offers people who would not normally be able to access the New Forest the opportunity to cycle on the New Forest tracks. They currently operate out of a van which drives and delivers adapted cycles to various sites within the New Forest. No changes would be required to the external appearance of the building in order to facilitate this use. A disabled WC pod is proposed as well as alterations to the existing hardstanding. The relevant issues to

consider are:

- Whether the principle of the development would comply with Policy DP19;
- The impact upon the character and appearance of the area; and
- Any ecological implications.

11.3 Policy DP19 states that the re-use of buildings outside of the defined New Forest villages will be permitted subject to a number of criteria which includes that the building is appropriate in scale and appearance to its location and is capable of conversion without significant extension or detriment to itself or its surroundings. Furthermore, in the case of agricultural or forestry buildings, it must be genuinely redundant in its existing use. The existing building at the site is considered to be appropriate in its appearance being clad in timber and being of a modest and simple design characteristic of many rural buildings within the forest. It would not be necessary to extend or alter the appearance of the building in order to utilise the building for PEDALL's base, albeit a disabled toilet would be provided to the side of the building, this would however also be modest in scale.

11.4 The existing area of hardstanding at the site would be repaired and altered slightly in order to allow for a ramp to be installed, however the net area of hardstanding would be the same as that currently in situ. Information has also been submitted with the application stating that the building is redundant for forestry purposes. It is therefore considered that the proposal would comply with Policy DP19. The proposal would also accord with the second purpose of the National Park promoting opportunities for the understanding and enjoyment of the special qualities of the national park by the public. PEDALL allows the opportunity for those who would not normally be able to access the forest the opportunity to utilise the cycle network as they have a range of adapted cycles that can be used by people with physical, mental and social challenges. A permanent base for PEDALL would assist in ensuring the future sustainability of the project.

11.5 With regards to the visual impact of the proposal, it is considered this would be minimal given the limited works required in order to utilise the building as PEDALL's base, and the historic use of the site by the Forestry Commission.

11.6 The building is sited in a sensitive location and as such has implications for the internationally and nationally designated nature conservation sites as well as activity in the wider area. Amended plans have been received during the course of the application addressing the original concerns raised by Natural England with regards to the potential for loss of the designated site due to the area of hardstanding proposed. The amendments which have been received now clearly demonstrate that the

proposal would not result in a net loss of designated site as the area of hard standing would be no larger than that already in situ. As such no objections have been raised by Natural England subject to a condition requiring a Construction Environmental Management Plan (CEMP) to be submitted for approval. In terms of activity, the yard has a long history of large and small vehicle movements and associated human activity. The activity would utilise the existing cycle network at Burley Inclosure and it would not necessitate any new infrastructure or extension of the cycle network. Similarly, the area surrounding the building has little potential to host protected species or form part of any ecological network due to its isolation, recent origin, condition and scale and as such protected species surveys are not considered to be necessary in this case. A condition however would be required to ensure that appropriate steps are taken to avoid harm during construction. For these reasons, no objections have been received from the Authority's Ecologist. It is therefore considered the proposal would comply with Policies CP1 and CP2.

11.7 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 not have an adverse effect on the European Sites.

11.8 To conclude, for the above reasons it is recommended 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.

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

2 Development shall only be carried out in accordance with drawing numbers: PEDALL Plan 1250/a, PEDALL Plan 500/a and P625/2. 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 a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the National Park Authority.

The CEMP shall include:

Details of a compound to be provided for the storage of materials, machinery/equipment, waste materials and spoil;  
Details of pollution control and waste disposal; and  
Measures for ecological mitigation in relation to nesting birds and reptiles.

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

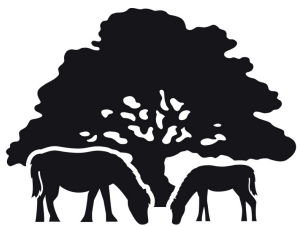
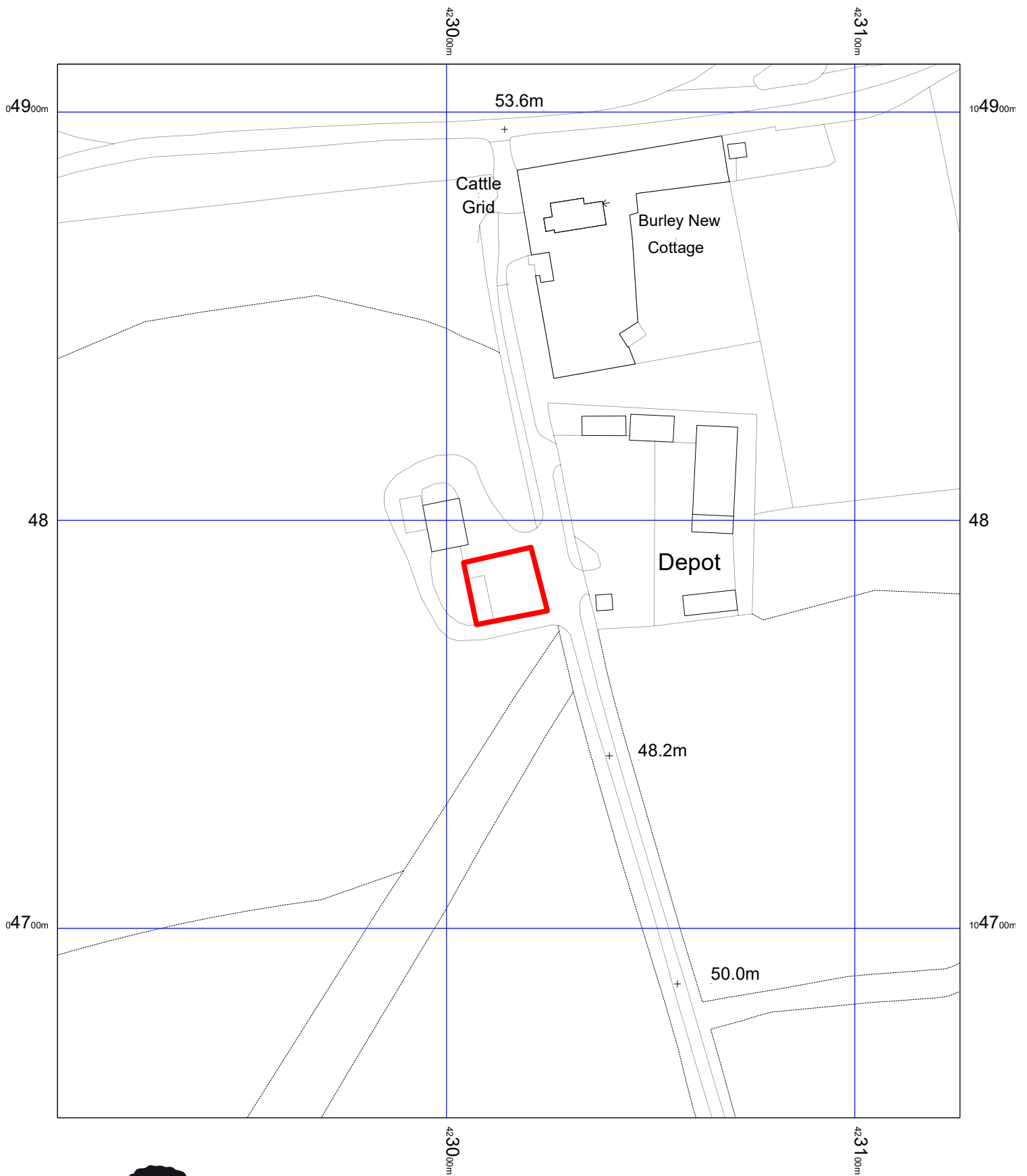
Reason: In the interests of protecting the sites of international ecological importance and the New Forest Site of Special Scientific Interest in accordance with Policies CP1 and CP2 the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 No development shall take place until exact details of the disabled WC Pod, including its external finish, have been submitted to and agreed in writing by the 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).

- 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).



NEW FOREST  
NATIONAL PARK

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

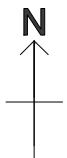
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**Application No: 18/00517/FULL Full Application**

**Site:** Land Adjacent To Park Lodge, Ringwood Road, Burley, BH24 4BS

**Proposal:** Two affordable dwellings; cycle stores; local heritage centre

**Applicant:** New Forest National Park Authority

**Case Officer:** Carly Cochrane

**Parish:** BURLEY

**1. REASON FOR COMMITTEE CONSIDERATION**

The application is submitted by the Authority.

**2. DEVELOPMENT PLAN DESIGNATION**

Conservation Area

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

- DP1 General Development Principles
- DP6 Design Principles
- DP12 Outbuildings
- DP15 Infrastructure Provision and Developer Contributions
- CP1 Nature Conservation Sites of International Importance
- CP2 The Natural Environment
- CP7 The Built Environment
- CP8 Local Distinctiveness
- CP10 Local Community Facilities
- CP11 Affordable Housing
- CP12 New Residential Development
- CP16 Tourism Development

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Design Guide SPD

**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**

Burley Parish Council: Recommend Permission

## **8. CONSULTEES**

- 8.1 Ecologist: No objection subject to condition to secure additional measures for biodiversity compensation and enhancement for the overall scheme, to include lighting details and standard charges for habitat mitigation.
- 8.2 Building Design & Conservation Area Officer: Proposals are broadly in line with the pre-application advice. Further refinements are suggested, as well as conditions relating to materials and the external finishes.
- 8.3 Tree Officer: No objection subject to conditions to protect retained trees on the site and secure new planting. The proposals do not require the removal of any important amenity trees and the seven trees of moderate or low quality to be removed can be replaced. No detrimental effect on the Conservation Area.

## **9. REPRESENTATIONS**

- 9.1 Three letters of representation; two making comments and one raising an objection to the proposal, summarised as follows:
- Development is on a Greenfield site, outside of a village boundary within the National Park and within a Conservation Area
  - Properly protected affordable housing is welcomed in the village, however concerned with setting a precedent
  - Houses have the capability of meeting green credentials; the current design is unexceptional
  - If the view is that affordable housing is priority, then the Heritage Centre should be relocated in an existing building or on a brown field site
  - Little justification is provided as to how the proposal is compliant with Policy CP11 - no explanation how the need identified translates into two 3 bedroom dwellings, or why the need cannot be accommodated in any other way (e.g. on alternative sites)
  - Development should be located on previously developed sites and in the larger settlements
  - Unclear as to what type of affordable housing will be required and how it will be secured
  - No clear evidence that the Heritage Centre community facility is needed
  - The Heritage Centre should be judged against policy CP16 which directs tourism to the defined villages
  - No Heritage Statement submitted, consider the development would have an adverse impact on the conservation area

- No information with regard traffic implications and additional pressures arising from the development

## 10. RELEVANT HISTORY

10.1 None

## 11. ASSESSMENT

11.1 The application site is located to the rear of the public car park in Burley, and currently forms part of a paddock within the grounds of the property of Park Lodge. The site is within the Burley Conservation Area and has a land area of approximately 0.12 hectares, and is rectangular in shape. The southern boundary is defined by a wooden fence and a line of scattered trees which separate the site from the adjoining car park. Manor Park lies to the east and this boundary is marked by post and rail fencing, with a small collection of animal shelters bordering the site. The garden of Burley Stores abuts the western boundary, delineated by post and wire fencing. The northern boundary of the site is not currently defined, bordered by the remainder of the paddock.

### **Proposal**

11.2 This application seeks planning permission for the erection of a pair of semi-detached affordable houses and a local heritage centre, detailed as follows:

- The proposed pair of semi-detached houses would be located within the western half of the site, with their rear boundaries adjoining that of Burley Stores. The front elevations would face west, and the houses would measure approximately 6.1 metres in width, 9.7 metres in depth, 5 metres in height to the eaves and 8 metres to the ridge. Internally, the dwellings would have a floorspace of 100m<sup>2</sup>. Materials used would comprise brick, clay tiles and timber sash windows. There would be a pair of semi-detached outbuildings, within the rear section of the respective private garden areas, providing cycle and garden storage (floor area of approximately 7m<sup>2</sup>.) All materials used in the construction of these outbuildings would match those upon the main houses. The properties would be accessed via the car park (which will need to be the subject of separate agreement with New Forest District Council), and there would be a turning area and 2 parking spaces per dwelling to the front of the properties.
- The proposed two storey heritage centre would be located on the eastern part of the site, and its design has been modelled on a traditional timber barn, and would therefore be constructed with a brick plinth and timber cladding. Internally, the heritage centre would comprise a floor area of approximately 310m<sup>2</sup>. There would be a separate access from that serving the

proposed dwellings, and parking would be within the existing car park.

- The application is accompanied by an arboricultural impact assessment and an ecological appraisal and the proposal includes provision of bat boxes, swift nest boxes and hedgehog houses for the two proposed houses.

### **Background**

- 11.3 This application is made by the New Forest National Park Authority following an agreement with the landowner to secure a 999 year lease of the land as an 'exception site' for the purposes of providing affordable housing and a heritage centre. It is proposed that the two proposed affordable units would be funded through development contributions, as per the two affordable houses recently built at Bransgore (planning permission ref. 14/00664).

### **Policy Considerations**

- 11.4 Policy CP11 of the Core Strategy supports small-scale affordable housing developments on sites in or adjoining villages to meet the needs of local people. Such housing must be capable of management by an appropriate body, which includes the National Park Authority. At this stage, it is envisaged that the proposed houses would be managed by the Authority (as is the case with the Bransgore scheme). Were the Authority to involve another body to manage the units on its behalf, they would remain available as affordable units. Should circumstances or ownership change in the long term future, then it would be appropriate at that stage to secure a legal agreement to ensure the units would continue to be made available as affordable homes to meet local housing need in perpetuity. New Forest District Council (NFDC), as the Local Housing Authority, have identified that there is a recognised need, with 20 persons currently listed on the NFDC Home search housing waiting list who have a connection to the parish of Burley.
- 11.5 The location of the proposed affordable units are in close proximity to all facilities and amenities within the village of Burley, and are in fact closer than most other residential properties in the village. The pedestrian entrance to The Mall is located approximately 35 metres to the south, with the nearest bus stop being located opposite its Ringwood Road entrance, being the main road which links Burley with the surrounding area. Ringwood Road can be accessed without having to cross any other highway. The proposed units would therefore clearly be sited in a sustainable location, which whilst 2 car parking spaces per unit have been provided, would reduce dependency on travel by private car. The proposed development is therefore considered to be in accordance with Policy CP11 of the Core Strategy.

- 11.6 Concern has been raised that other sites have not been adequately explored. However, no other suitable sites have been put forward for consideration as an 'exception site'. A need for affordable housing within the village has been identified, and as such it is not considered that this site is inappropriate for its proposed use for the reasons set out above.
- 11.7 Policy CP10 states that new local community facilities will be supported where there would be a clear and direct benefit to the local village or rural community within which they would be located. Concern has been raised within a letter of representation that the heritage centre would be more akin to a tourist facility, given that the majority of the floor area would be used as a display area/shop. The submitted Supporting Statement sets out that the concept of the heritage centre was initiated by the Parish Council, and cites potential uses as being for the display of artefacts collected by the Burley Living History Project. The proposed floor plans also show the provision of a staff area, and two meeting rooms. The Parish Council have considered the proposed building to be of a sufficient size to accommodate additional or ancillary Parish Council and local community facilities, to allow the other currently unsatisfied village needs to be met, such as through the provision of an accessible Parish office. As such, the proposal is considered to be compliant with Policy CP10 of the Core Strategy. Whilst the heritage centre would complement the tourism offer in Burley, it is not considered to be the type of tourism development envisaged by Policy CP16 (Tourism Development) which directs new facilities to the defined villages.

### **Character and Design**

- 11.8 The proposed houses would not be read in the context of an established street scene, or against any other existing property. The houses have been designed so as to have the appearance of traditional forest cottages, with external chimneys, timber sash windows and small porch overhangs. The design of the dwellings have been informed through pre-application discussions with the Authority's Building Design and Conservation Officer. Whilst further minor refinements to the proposed houses have been suggested these are not considered feasible as they would result in the properties having a higher ridge height, larger window openings and a resultant floorspace in excess of 100m<sup>2</sup>.
- 11.9 The proposed heritage centre would be a stand-alone development in that it would not be viewed in the context of any other building, with the exception of the proposed nearby houses which would be of a different character. The appearance of the building would be one of a barn conversion by virtue of the use of materials, and proportions of the elevations and roof. Windows and glazing is considered to be minimal, yet still adequately serving the internal layout. Again, the exact materials can be conditioned to ensure they

are appropriate to the conservation area. Overall, it is not considered that the proposed development would result in any adverse impact upon the character or appearance of the conservation area. In the event that the heritage centre does not proceed for any reason, then the lease makes provision for two further affordable housing units, subject to planning permission.

### **Amenity Considerations**

- 11.10 The rear gardens of the proposed dwellings would back onto the rearmost garden area of Burley Stores. At the closest point, there would be a distance of 23 metres between the proposed houses and Burley Stores. The rear gardens of the dwellings would measure approximately 15 metres. As such, it is considered that there is sufficient separation between the properties so as not to result in any significantly adverse impact upon neighbouring amenity with regard to overlooking, overshadowing or by appearing overbearing. For the same reasons, it is not considered that the future occupiers of the proposed dwellings would be adversely impacted by Burley Stores.
- 11.11 The access into both sites would be via the NFDC public car park, for which there is an existing access onto Chapel Lane. The car park has a capacity for the parking of approximately 75 vehicles. The proposed development would not result in the loss of any parking spaces, and therefore there would not be any displacement of vehicles upon the highway or elsewhere as a result. There would be a total of 4 parking spaces across the 2 residential units, which are private; there is not dedicated parking for the proposed heritage centre, however it is envisaged that this could be accommodated within the existing provision. NFDC have indicated an in-principle support for scheme, subject to a formal access agreement which would need to be completed separately. Whilst Chapel Lane is a classified road, there would be no change to the existing access to and from the car park. It is not considered that the additional 4 parking spaces for the residential development would have any material impact upon highway safety. Overall, it is not considered that the proposed development would result in any adverse impact upon either the car park capacity or safety of the highway at Chapel Lane.
- 11.12 There are a number of trees along the current southern site boundary, and trees on the site are protected by virtue of the conservation area status, as there are no Tree Preservation Orders on the site. An Arboricultural Impact Assessment has been submitted as part of the application, which shows the removal of some trees in order to allow the access into the site from the car park. However, the Tree Officer did not consider that this would involve the removal of any important amenity trees, and that those to be removed are of moderate or low quality, and could be replaced; this is proposed along the southern boundary of the site, within the garden area of the left hand facing house. Overall,

subject to condition, it is not considered that the proposed development would result in any significant effect on the overall tree cover within the area, or have any detrimental impact upon the conservation area.

### **Ecology and Biodiversity**

- 11.13 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.
- 11.14 As such, as the application site is located within 400 metres of the New Forest SPA, policy CP1 of the Core Strategy states that any new housing that is proposed to be located within 400m of the boundary of the New Forest SPA will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects on the ecological integrity of the SPA. The protection of this area is provided by the EU Conservation of Habitats and Species Regulations 2010. As a method of demonstrating that adequate measures have been put in place to avoid or mitigate significant adverse effects on the New Forest NPA, the Authority has identified a package of appropriate mitigation measures through seeking financial contributions. A Unilateral Undertaking has been submitted alongside the application, and the required mitigation contribution will be paid prior to the commencement of development. This is considered to satisfy Policy CP1.
- 11.15 More recently, a joint statement from the Environment Agency and Natural England advises that any new development within the catchment of the Hampshire Avon needs to be "phosphate neutral". In response to this statement, the Authority, together with New Forest District Council and Wiltshire Council, has adopted an Interim Strategy on Phosphate Neutral Development which requires the imposition of a pre-commencement condition.
- 11.16 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: P574/12, P574/13, P574/12/02, P574/12/03, P574/12/04, P574/12/05, 16245-BT2, 8844\_101.

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

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

- 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 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).

- 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 The outbuildings the subject of this permission shall only be used for purposes incidental to the dwelling on the site and shall not be used for habitable accommodation such as kitchens, living rooms and bedrooms.

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

- 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 two residential units hereby approved shall be used solely for the purposes of affordable housing for rent as defined in Annex 2 of the National Planning Policy Framework (2018).

Reason: The dwellings are only justified on the basis that it is necessary to provide housing to meet a locally identified need within the settlement of Burley, in accordance with Policy CP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 9 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 statement.



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 shall be submitted to and approved in writing by the Local Planning 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 approved details.

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

- 11 The development hereby permitted shall not be occupied until the arrangements for parking and turning 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.

- 12 Prior to the commencement of development, ecological mitigation for the New Forest Special Protection Areas in 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 shall be made to the local planning authority.

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.

- 13 Unless otherwise agreed in writing by the National Park Authority, development shall only take place in accordance with the recommendations for ecological mitigation and enhancement which are set out in the ecological report hereby approved. The specified measures shall be implemented and retained at the site in perpetuity.

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

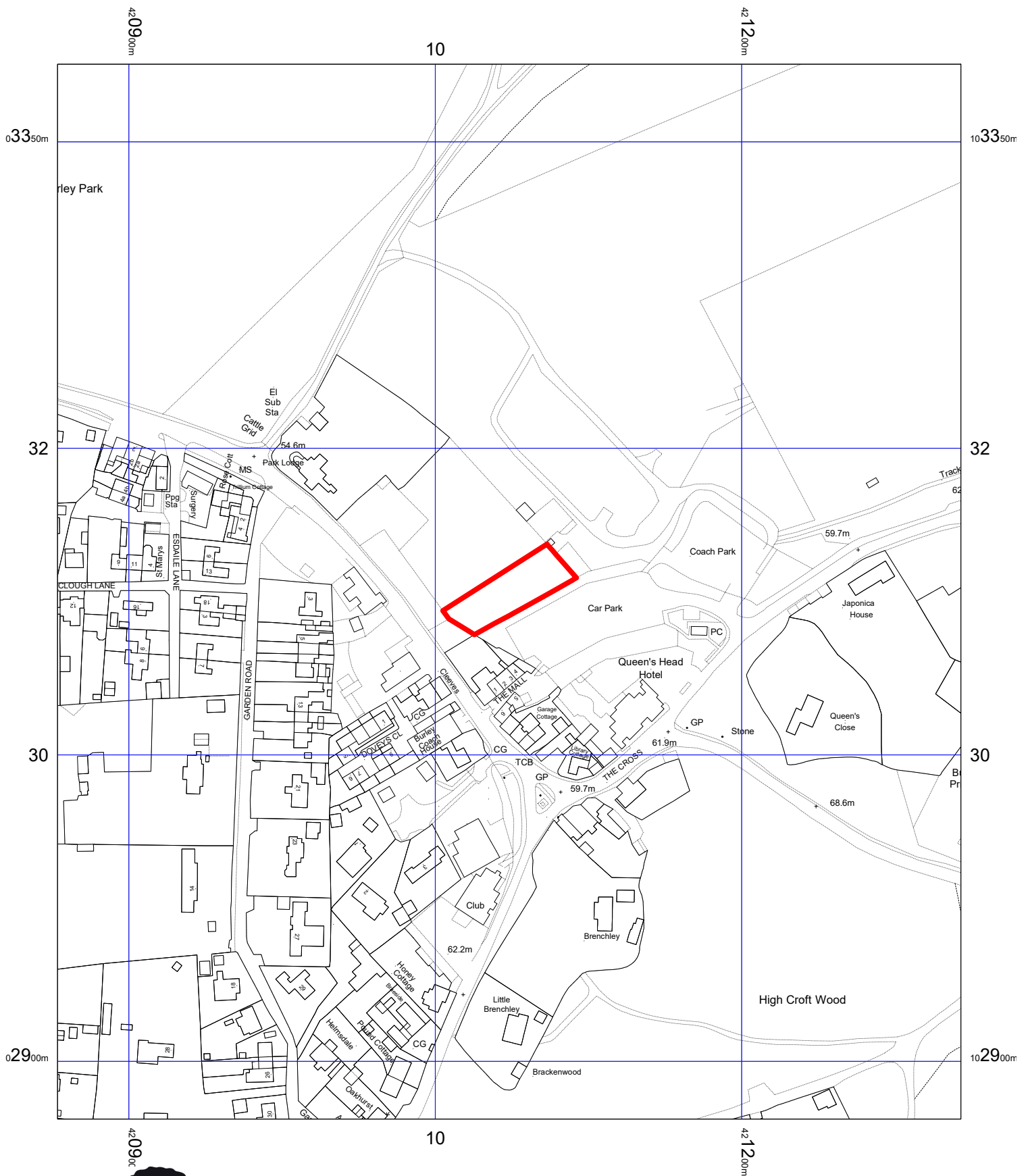
- 14 No development shall be carried out until proposals for the mitigation or offsetting of the impact of phosphorus arising from the development on the River Avon Special Area of Conservation (SAC), including mechanisms to secure the timely implementation of the proposed approach, have been submitted to and approved in writing by the New Forest National Park Authority. Such proposals must:

Provide for mitigation in accordance with the Authority's Interim Mitigation Strategy (or any amendment to or replacement for this document in force at the time), or for mitigation to at least an equivalent effect;

Provide details of the manner in which the proposed mitigation is to be secured. Details to be submitted shall include arrangements for the ongoing monitoring of any such proposals which form part of the proposed mitigation measures.

The development shall be carried out in accordance with and subject to the approved proposals.

Reason: The impacts of the proposed development must be mitigated before any development is carried out in order to ensure that there will be no adverse impacts on the River Avon Special Area of Conservation (SAC), in accordance with the Authority's Interim Phosphorus Mitigation Strategy.



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

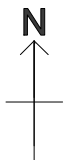
Tel: 01590 646600 Fax: 01590 646666

Date: 30/08/2018

**Ref: 18/00517/FULL**

**Scale: 1:2500**

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**Application No: 18/00525/FULL Full Application**

**Site:** New Forest Centre, High Street, Lyndhurst, SO43 7NY

**Proposal:** Continued use of former Visitor information Centre as Cafe (Use Class A3)

**Applicant:** Ms H Marshall, NEW FOREST NINTH CENTENARY TRUST

**Case Officer:** Carly Cochrane

**Parish:** LYNDHURST

**1. REASON FOR COMMITTEE CONSIDERATION**

The Authority has an interest in the application building

**2. DEVELOPMENT PLAN DESIGNATION**

Conservation Area  
Defined New Forest Village

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

DP1 General Development Principles  
CP9 Defined Villages  
CP8 Local Distinctiveness

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Not applicable

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 7 - Ensuring the vitality of town centres  
Sec 15 - Conserving and enhancing the natural environment

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Lyndhurst Parish Council: Recommend permission, but would be happy to accept the decision reached by the National Park Authority's Officers under their delegated powers. It was considered that the siting of a cafe in this position was appropriate and the fact that there was limited accommodation prevented any detrimental effect on similar facilities in the neighbouring High Street.

## **8. CONSULTEES**

8.1 Planning Policy Officer: Support

## **9. REPRESENTATIONS**

9.1 Six letters of representation have been received, in support of the application.

## **10. RELEVANT HISTORY**

10.1 Application under the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2017 in respect of the proposed flexible Change of Use of former Visitor Information Centre to Use Class A3 (Cafe) (17/00405) Details Not Required 13 June 2017

## **11. ASSESSMENT**

11.1 The application site is sited within the former Visitor Information Centre, within the New Forest Centre building located to the eastern side of the public car park, to the south of Lyndhurst High Street. The site has operated as a cafe (Tip, Leaf & Bean Cafe) since 22<sup>nd</sup> May 2017, having made use of the flexible change of use permitted under Class D of Part 4 of The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2017, which allows a temporary change of use for a period of up to 2 years.

11.2 This application seeks to make the use of the site as a cafe (A3) permanent. The cafe area measures approximately 60m<sup>2</sup>, and comprises an office and storage area, food preparation area, service counter and seating area. No internal alterations were necessary when implementing the flexible change of use, and no additional alterations are proposed now. Arrangements for the storage, collection and disposal of waste are as existing, and as such are incorporated into the existing arrangements for the wider building.

11.3 Whilst the site is located within the defined village boundaries, it is not a unit which comprises part of the defined shopping frontage of Lyndhurst. As such, the considerations of Policy DP7 with regard to ensuring that 50% of retail units within the defined shopping frontage are retained, is not applicable in this instance. Further, the original use of the site was for D1 (non-residential institutions) and therefore its change to any use would not impact upon the number of A1 retail units available.

11.4 Policy CP9 of the Core Strategy sets out that the Authority will support small-scale development proposals to meet local needs, including employment, retail and community facilities within the defined villages. Whilst the use of the site as a cafe does not

necessarily fit within the definition of an 'employment, retail or community' facility, the former use of the site had ceased, and the site was vacant prior to the flexible change of use being implemented. The cafe now forms part of the New Forest Centre, with its gift shop and museum, and therefore is considered a compatible and complimentary use. The site is located within the public car parking area, and on a pedestrian route which leads to Lyndhurst High Street; as such, there is a high level of footfall passing by. It is therefore considered to be located within a sustainable location. There are a significant number of cafes along the High Street, but it is not considered that the presence of a further cafe, outside of the defined shopping frontage and of a relatively small scale, would have any adverse impact upon the viability or vitality of the business upon the High Street.

11.5 It is proposed that the cafe would be open from 09:00 until 17:00, 7 days per week. This is broadly in line with the opening times of the Visitor Centre, and of cafes along the High Street. The closest residential properties are located to the rear, at The Boltons. The cafe occupies an area to the front of the building, and there is no ventilation system or access to the rear which would be used on a regular basis that may result in loss of amenity to the residents within the flats behind. As such, it is not considered that the change of use would result in any adverse impact upon neighbouring amenity. To ensure that the cafe does not remain open in unsociable hours, it is considered reasonable and necessary to restrict the opening times to those stated.

11.6 It is therefore recommended that the application be approved, as it complies with policies DP1, CP9 and CP8 of the Core Strategy.

## 12. RECOMMENDATION

Grant Subject to Conditions

### Condition(s)

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

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

2 Development shall only be carried out in accordance with

Drawing nos: 001, 002, 004.

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

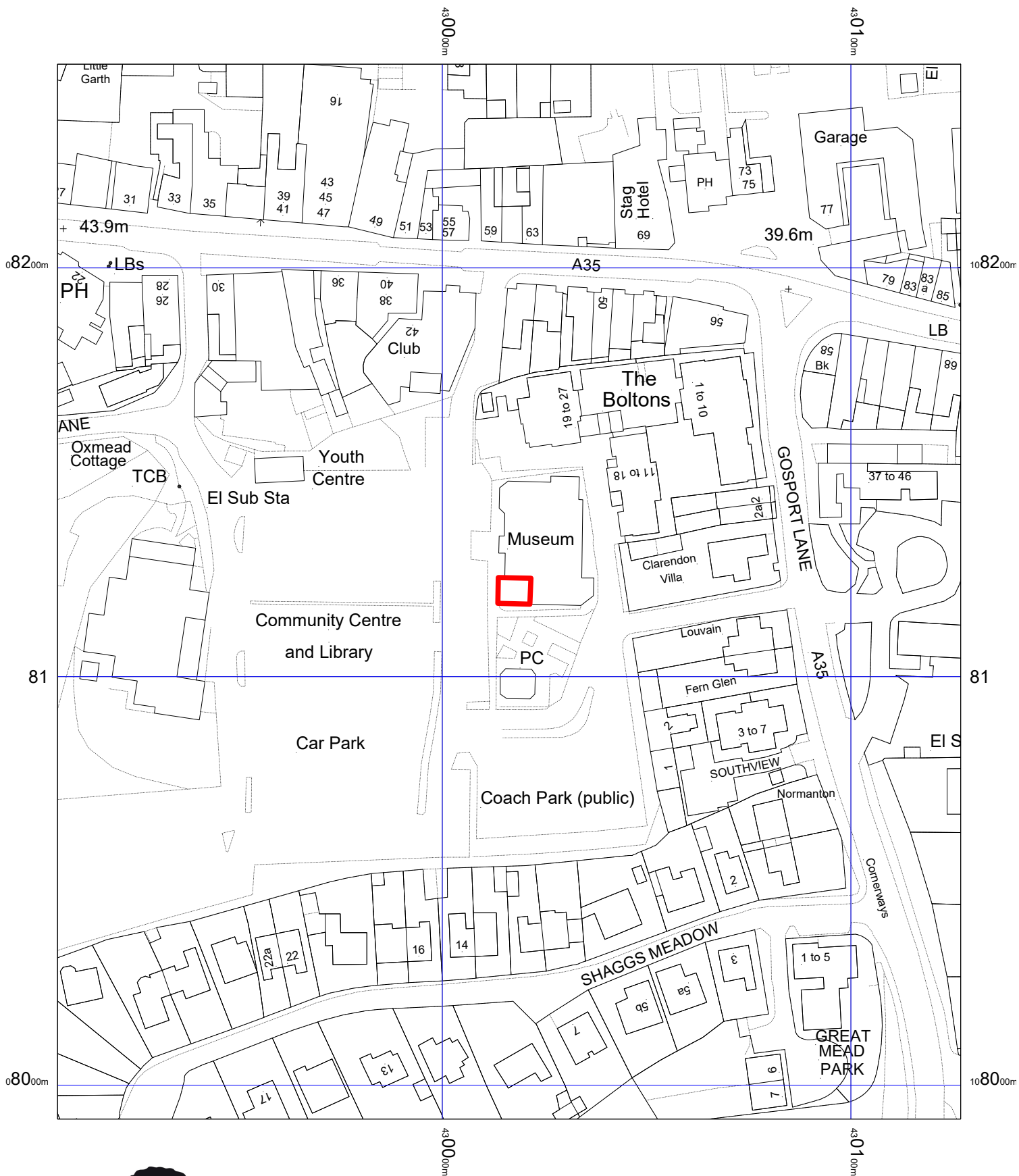
Reason: To ensure an acceptable appearance of the building in accordance with policies CP7, CP8, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.

- 3 No mechanical ventilation equipment/extraction units, flues or other plant shall be installed on or within the building without the prior written approval of the New Forest National Park Authority.

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

- 4 No activity shall take place on the site in connection with the approved use other than between the hours of 09:00 and 17:00 Monday to Sunday.

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



NEW FOREST  
NATIONAL PARK

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

Tel: 01590 646600 Fax: 01590 646666

Date: 30/08/2018

**Ref: 18/00525/FULL**

**Scale: 1:1250**

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**Application No: 18/00538/FULL Full Application**

**Site:** Former Rufus Lodge Site, Tatchbury Mount Hospital, Sterne Road, Tatchbury Mount, Calmore, Southampton, SO40 2RZ

**Proposal:** One and two storey building comprising a 10No. bed low secure residential unit for patients (Use Class C2a) with associated facilities, associated landscaping with open space; creation of access; parking spaces; 3.2 metre high mesh fence; 1.1 metre high post & rail fence; Photovoltaic Panels & Solar Thermal Panels

**Applicant:** Mr P Tutt, Southern Health NHS Foundation Trust

**Case Officer:** Clare Ings

**Parish:** NETLEY MARSH

**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

No specific designation

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

- CP7 The Built Environment
- CP8 Local Distinctiveness
- CP14 Business and Employment Development
- DP1 General Development Principles
- DP6 Design Principles
- DP17 Extensions to Non Residential Buildings and Uses

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Not applicable

**5. NATIONAL PLANNING POLICY FRAMEWORK**

- Sec 8 - Promoting healthy and safe communities
- 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**

Netley Marsh Parish Council: Recommend refusal. Comment: there may be a flooding issue at the site; consideration of the Environment Agency map for "Risk of Flooding from Surface Water" as opposed to the planning flood maps is more appropriate

**8. CONSULTEES**

8.1 Archaeologist: No objection, subject to condition.

8.2 Ecologist: No objection.

8.3 Tree Officer: No objection, subject to condition.

8.4 Highway Authority (HCC): No objection, subject to a condition for cycle storage.

8.5 Hampshire County Council Flood and Water Management: Further information/clarification sought on the Sustainable Drainage Report. A verbal update will be provided at the committee meeting.

**9. REPRESENTATIONS**

9.1 No comments received.

**10. RELEVANT HISTORY**

10.1 Application for Prior Notification under Part 11 (Class B) of the Town and Country (General Permitted Development) (England) Order 2015 (as amended) for demolition of Rufus Lodge (18/00368) - determined that no further details were required on 13 June 2018.

10.2 Of relevance: 5.2m high security fence and 3.2 high fences; external alterations to windows and parapets (12/97859) granted at Woodhaven on 21 November 2012.

**11. ASSESSMENT**

11.1 Rufus Lodge is a primarily single storey building lying within the Southern Health NHS campus at Tatchbury Mount. It lies at the western end of the campus, on lower lying ground with other administrative buildings to the north. It is accessed off a central spine road. To the south, the land, which is well wooded, rises to the Scheduled Ancient Monument (SAM) of Tatchbury Mount. There are areas of car parking, and a number of significant trees within the wider campus.

- 11.2 The existing building on the site is scheduled to be demolished following the submission of application no. 18/00368 to be replaced by another building with a two storey central core and single storey wings. It would be used for a 10-bed low-secure learning disability residential unit (LDRU) (as opposed to the previous use of the building which was offices for staff based at Tatchbury Mount). The 10 bedrooms would occupy a single wing of the building, with the remainder comprising numerous rooms associated with the necessary treatment and therapy associated with the patients. A kitchen, dining room, laundry, various stores, medical rooms etc. would also make up the accommodation. The building would lie within a landscaped setting and would be seen against a backdrop of mature trees. Amenity areas would be provided which would then be secured by means of 3.2m high mesh secure fencing.
- 11.3 The key issues for consideration are the need for the proposal; the design of the proposed building; and its impact on the immediate and wider surroundings, including trees, traffic, drainage and the nearby Scheduled Ancient Monument.
- 11.4 The redevelopment of the Rufus Lodge site is part of a wider re-organisation of the NHS mental health services for children and young people. The LDRU would be relocated from Woodhaven, another building within the wider campus of Tatchbury Mount at its eastern end, which would then be used as a Child and Adolescent Mental Health Service Unit (CAMHS LSU). These changes are required as part of the Government's aspirations to deliver intensive, comprehensive, multi-disciplinary treatment and care for patients with challenging or disturbed behaviour within low secure units. Other buildings within the campus are also used for associated residential uses. There is therefore a wider need for the facility and the accommodation it would provide and, whilst it would serve a wider area than the National Park or even the District, given the uses already prevalent at Tatchbury Mount, it would seem appropriate to redevelop an existing redundant building and maintain the existing nature of use of the wider campus. The need is therefore considered acceptable in this context.
- 11.5 Whilst the proposed building would occupy a similar footprint to that previously at the site, the level of floorspace would be considerably greater (the existing building is approximately 850m<sup>2</sup>, and the proposal is for some 1570m<sup>2</sup>). However, the size of the building has been dictated by the necessary accommodation required to cater for all patients' needs and to provide a safe, secure and dignified environment. It is also considered that it would comfortably fit within its site, still allowing for space between it and the adjoining buildings. The building would be seen against the backdrop of the mature trees rising to the rear of the site, and would not breach the tree line.

- 11.6 The design of the building is also considered acceptable. It would be in contrast to the previous unremarkable building, having pitched roofs rather than flat expanses, and would also introduce some elements of cladding in the central section. Whilst it would be contemporary in design, it would have limited impact outside the wider site, being viewed only by visitors and staff associated with the wider hospital grounds.
- 11.7 The site has a number of mature trees which are prominent within the wider hospital site, and provide amenity to patients, staff and visitors and therefore should be retained. The proposed building and access lie outside the root protection area (RPA) of the majority of the trees in the vicinity of the proposal, although the submitted plans show that the RPA of a Horse Chestnut tree would be encroached upon. However, tree protection measures have been submitted, and provided these are followed (which can be conditioned), any damage to the tree would be limited.
- 11.8 Given the nature of the occupants of the proposed development, there is unlikely to be any additional recreation impact on the sensitive area of the National Park requiring any financial contributions to be made. Details of other enhancement and mitigation measures have been submitted, and these are considered to be appropriate (clarification has been provided). However, it is appropriate to include a condition requiring the findings of the submitted Ecological Report to be followed.
- 11.9 A Transport Statement has been submitted which states that a total of 52 staff would be employed, working in shifts, but that only approximately 12 staff would be on site at any one time. The provision of 22 spaces is therefore considered to be sufficient and no objections have been received. However, there is no provision for any cycle parking storage, and such provision should be made. The applicants have been made aware of this, and would accept a condition requiring these details prior to the occupation of the building.
- 11.10 The site lies in close proximity to the Tatchbury Mount SAM, but it is clear that the site has been extensively developed in the past, thus the likelihood of further finds would be reduced. However, it is suggested that only the areas of the site that have been previously undisturbed should be the subject of an archaeological watching brief, which has now been submitted. Any development should therefore only be carried out in accordance with that brief, and this can be conditioned.
- 11.11 The Parish Council has raised concerns over possible flooding of the site. It should be noted that the site lies within Environment Agency Flood Zone 1 (low probability of fluvial or sea flooding) and is not a new development, although it would cover a larger footprint. The applicants have advised that they are not aware of any flooding associated with the development at the site. In

relation to surface water flooding, the Environment Agency's map for "Risk of Flooding from Surface Water" indicates that the site and area is at low risk from surface water flooding. A surface water drainage strategy has also been submitted with the application.

- 11.12 In conclusion, it is considered that there is a need for the development and that the site represents an appropriate location for such development. The proposed building would be acceptable in terms of its scale, massing and design, and would not affect either trees or the adjacent SAM. There are no objections in relation to highway matters and the scheme would be the subject of a sustainable drainage strategy. Permission is therefore recommended subject to conditions.

## 12. RECOMMENDATION

Grant Subject to Conditions

### Condition(s)

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

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

- 2 Development shall only be carried out in accordance with drawing nos: 110 Rev P1, 111 Rev P1, 112 Rev P2, 113 Rev P1, 120 Rev P1, 121 Rev P2, 295 Rev T1, 296 Rev T1, WS18028-105 Rev P2, TSP-KC/RUFUS/001, 130 Rev P3, 131 Rev P1, 132 Rev P1, 355 Rev T1. 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 Prior to the occupation of the development, details of the cycle storage within the site shall be submitted and approved in writing by the National Park Authority. The development shall not be occupied until these arrangements have been implemented. The cycle storage shall be retained thereafter.

Reason: To ensure adequate cycle 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 9 of the National Planning Policy Framework.

- 5 Unless otherwise agreed in writing by the National Park Authority, development shall only take place in accordance with the recommendations for ecological mitigation and enhancement which are set out in the ecological report hereby approved. The specified measures shall be implemented and retained at the site in perpetuity.

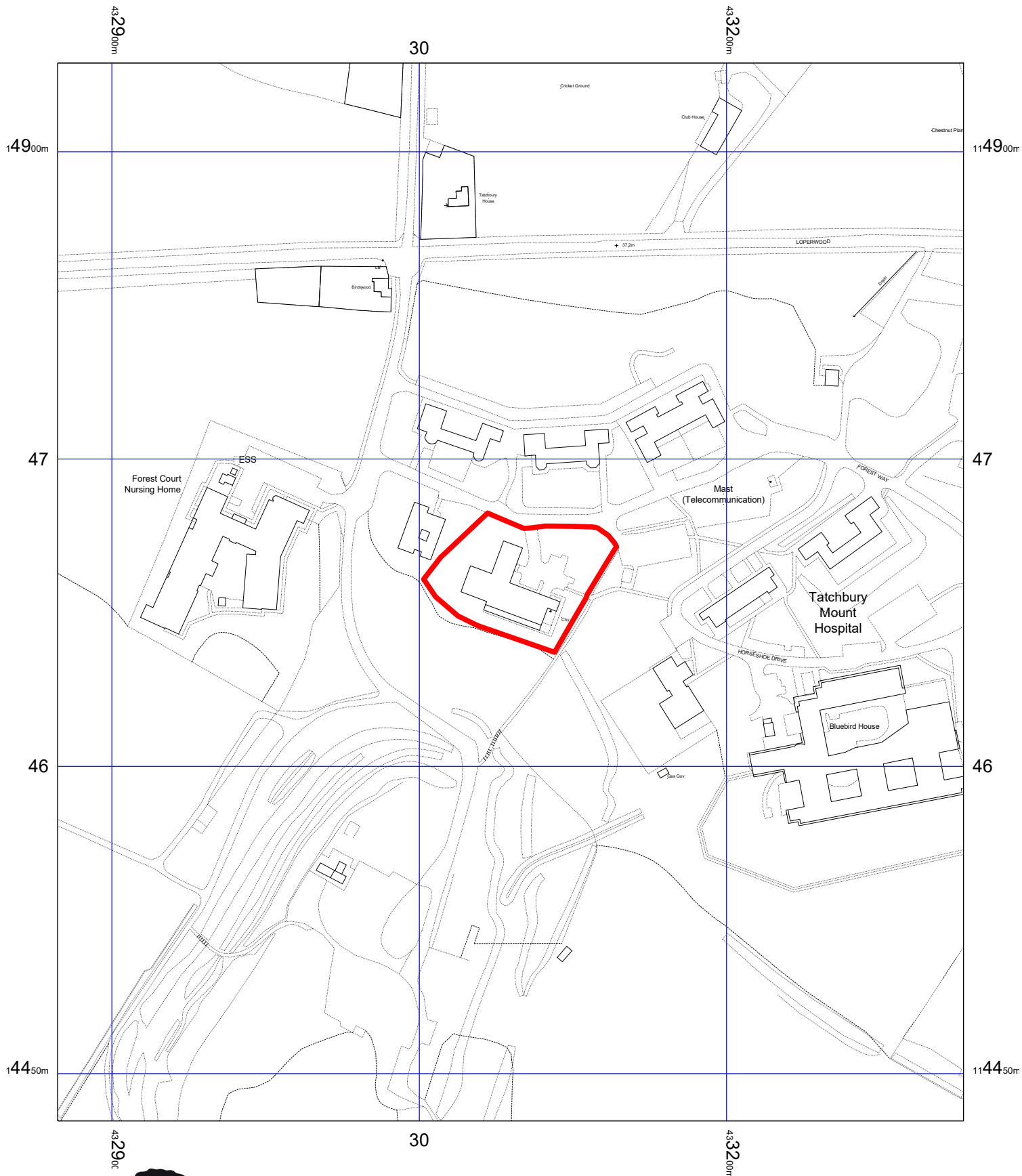
Reason: To safeguard protected species in accordance with Policies DP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 6 No development shall take place other than in accordance with the submitted Written Scheme of Investigation. The site shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the submitted Written Scheme of Investigation, and provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: The site lies in close proximity to a Scheduled Ancient Monument, and to comply with policy CP7 of the New Forest National Park Core Strategy and development Management Policies DPD (December 2010).

- 7 The trees/hedges on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the submitted arboricultural statement.

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).



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

Tel: 01590 646600 Fax: 01590 646666

Date: 06/09/2018

**Ref: 18/00538/FULL**

**Scale: 1:2500**

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**Application No: 18/00548/FULL Full Application**

**Site:** Land Rear Of 1 & 2 Shelleys Cottages, Manchester Road, Sway, SO41 6AS

**Proposal:** New dwelling; shed; alterations to access

**Applicant:** Mrs F MacDuff

**Case Officer:** Ann Braid

**Parish:** SWAY

**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

Defined New Forest Village

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

CP12 New Residential Development  
 DP9 Residential Density in the Defined Villages  
 CP8 Local Distinctiveness  
 CP6 Pollution  
 DP1 General Development Principles  
 CP2 The Natural Environment  
 CP1 Nature Conservation Sites of International Importance

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Design Guide SPD  
 Sway Village Design Statement

**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**

Sway Parish Council: Recommend refusal. A summary of the Parish



Council comments are provided below (the full statement can be viewed on the Authority website):

- Precedent; the site lies within 400m of the SPA
- Light pollution
- Contrary to advice in the Sway Village Design Statement
- Ecological impacts
- Drainage impacts
- Parking and access

## **8. CONSULTEES**

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

## **9. REPRESENTATIONS**

9.1 32 letters received objecting on the following grounds;

- Density of development, out of keeping, proximity to existing dwellings, contrary to Sway Village Design Statement advice.
- Amenity issues, loss of privacy, light pollution, impact on value of neighbouring houses.
- Ecological impacts, proximity to Forest SPA.
- Highway safety and parking impacts.
- Drainage and flooding.
- Undesirable precedent.

## **10. RELEVANT HISTORY**

10.1 New Dwelling; garage; alterations to access (18/00317) withdrawn on 18 June 2018

## **11. ASSESSMENT**

11.1 The land to the rear of 1 and 2 Shelley's Cottages forms part of the garden of The Old Shop. The garden widens at the rear and runs behind the gardens of The Old Bakehouse, and Shelley's Cottages. There is a gravel track between The Old Shop and its neighbour Rowan, which gives access to the rear garden of Rowan, also to five garages (belonging to The Old Shop and The Old Bakehouse) and to paddock land which lies to the rear of the proposed plot. The site is currently domestic garden, although it has not been closely cultivated for a while and is overgrown. There is a close boarded fence along the boundary with the paddock land at the rear.

11.2 Consent is sought for a single dwelling on the part of the garden which lies behind The Old Bakehouse and Shelley's Cottages. The proposed dwelling would be single storey and would have a floor area of 77m<sup>2</sup>. It would be an L-shaped dwelling with its longest elevation running along the boundary with the garden of Pleasant Cottage and paddock land to the south east. It would

have a ridge height of 3.8m. Access to the site from the existing track would be defined by a post and rail fence and the remaining garden for The Old Shop would be bounded by a 1.8m high timber fence. An area for parking would be laid to gravel to the front of the proposed house and the private garden would be located to the front and side of the proposed dwelling.

- 11.3 The issues to assess are:
- The principle of the development.
  - Whether it would represent the efficient use of land in terms of residential density.
  - Residential amenity.
  - Highway safety and congestion.
  - Implications for flooding and drainage.
  - Impacts on ecological interests.
- 11.4 The site lies within the defined New Forest village of Sway. Policy CP12 relates to new residential development, and states that new residential development will be permitted where the proposal is within the defined village. No changes have been proposed to the defined village boundary in the Local Plan review and emerging Policy SP4 carries forward the principle that new development (including residential development) should be directed to the defined villages. There is no objection to the principle of residential development in this location. The dwelling would be a small dwelling as defined in the current Core Strategy and would meet the requirements of emerging Local Plan Policy SP21, which limits floor area of new dwellings to 100m<sup>2</sup>.
- 11.5 Chapter 11 of the National Planning Policy Framework (NPPF) advises that policies and decisions should promote the effective use of land in meeting housing needs, including achieving appropriate densities (Paras 122 and 123). The prevailing density in the area of the site and its surroundings is 13 dwellings per hectare. The additional single dwelling would bring the overall density in the surrounding area to 14 dph (although the site itself measures 0.06ha, a density of 17dph). The NPPF advises that uplifts in densities should be sought where possible. Policy DP9 and emerging Policy DP34 recognise the need to make the most effective and efficient use of land, but seek to ensure the character of the defined villages would not be compromised. In this case, a minor uplift in density is achieved as required by the NPPF and the modest proportions of the proposed dwelling would retain space around the dwelling and would not result in the overdevelopment of the plot.
- 11.6 With regard to residential amenity, the visual impact of the building would not be excessive. The site has no impact in the street scene, and the development would not erode the existing character of this part of the National Park. An incidental outbuilding of the same size and dimensions as this property

would be permitted development in this location. The overlooking of neighbouring properties would be avoided as the dwelling would be single storey. In terms of general noise and activity associated with a dwelling, the use of the access track by occupiers of one extra dwelling would be unlikely to have a material adverse impact given the existing use of the track by three properties and users of the equestrian land to the rear. The use of the proposed private garden by occupiers of the proposed dwelling would not be materially more disruptive than the existing use of the garden and the other domestic gardens surrounding the plot. With regard to light emissions, no roof lights are proposed and most windows would be below the eaves of the roof. The largest windows face into the site. The high level glazing on the gable facing towards Shelley's Cottages would be 20 metres from their rear windows and the proposed 1.8 metre high wall would screen light emissions. The proposal would be in accordance with Policy DP1 which seeks to ensure that development would be appropriate and sympathetic with no adverse impacts.

- 11.7 There is considerable local concern regarding the use of the access and congestion on the highway. At the pre-application stage the agent sought advice of the Highway Authority and as a result the plans show the widening of the access track. During the application process, the Highway Authority has indicated that although widening would be ideal, the characteristics of the track and the unclassified Manchester Road are such that it is not necessary to make any alterations to the access track and existing visibility splays are adequate. It is not therefore proposed to attach a condition to require the alterations to the access as it would not be reasonable if it is not a Highways requirement. Highways advice also confirms that provided the areas shown for parking and turning are secured by condition, the development would comply with relevant Highways standards.
- 11.8 Photographic evidence has been sent in by neighbours showing the level of surface water run off along the track and onto Manchester Road. There is concern that a dwelling would increase the amount of surface water run off carried by the track. In response the agent has provided a plan with site levels. These indicate that water would drain into the proposed plot as it is lower than the garden that would remain at the rear of The Old Shop. It would not therefore exacerbate the amount of run off along the track. The size and capacity of soakaways to be installed would be determined according to the Building Regulations. Most of the track would remain a permeable surface, with only the first 2.4 metres being surfaced to prevent migration of the gravel on to the highway. Refusal on the grounds of surface water issues would not be sustainable.

- 11.9 The application has been accompanied by an Ecological Report. Provided the measures for mitigation recommended in the report are carried out, including creating an area of rough vegetation along the south eastern boundary, which should form part of a landscaping scheme, the proposed development would be acceptable in accordance with Policies CP1 and CP2. The applicant has agreed to meet the requirements for mitigation of impacts on the New Forest and Solent Special Protection Areas, and a condition to secure these measures would be appropriate.
- 11.10 The concerns of the Parish Council and local residents are noted. The planning issues raised have been covered above, other issues such as impacts on property values and loss of open views of the Forest are not material to this case. Local support for the principles in the SVDS is welcome, but those principles would not be weakened by this proposal. The development would respect the spacious character of the locality and would not result in development with an inappropriately high density.

## 12. RECOMMENDATION

Grant Subject to Conditions

### Condition(s)

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

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

- 2 No development shall take place 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).

- 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: 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).

- 4 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).

- 5 Unless otherwise agreed in writing by the National Park Authority, development shall only take place in accordance with the recommendations for ecological mitigation and enhancement which are set out in the ecological report hereby approved. The specified measures shall be implemented and retained at the site in perpetuity.

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

- 6 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.

- 7 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.

- 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.

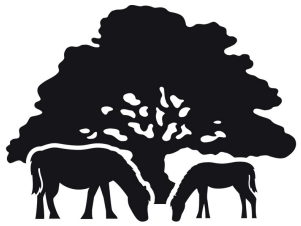
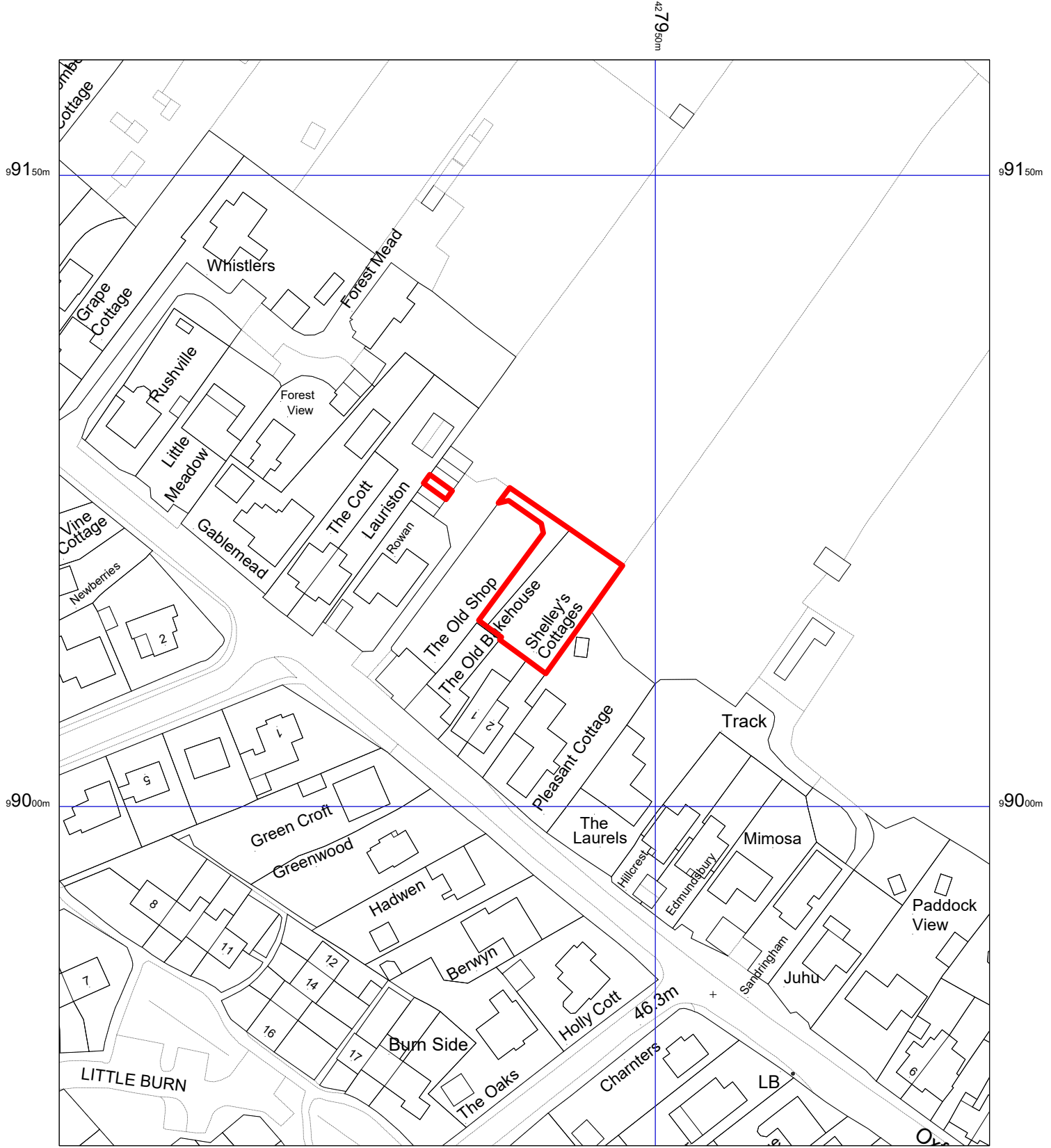
No development shall take place unless these details have been approved and then only in accordance with those details.

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).



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

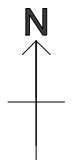
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Date: 07/09/2018

**Ref: 18/00548/FULL**

**Scale: 1:1250**

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**Application No: 18/00637/FULL Full Application**

**Site:** 6 Queens Road, Lyndhurst, SO43 7BR

**Proposal:** New pitched roof and extension to existing single storey extension

**Applicant:** Mr A Lowe

**Case Officer:** Liz Young

**Parish:** LYNDHURST

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**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

Conservation Area  
Defined New Forest Village

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

DP1 General Development Principles  
DP11 Extensions to Dwellings  
CP8 Local Distinctiveness

**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**

Lyndhurst Parish Council: Recommend permission;

- Proposals would be in keeping with the existing and neighbouring properties.
- No impact upon street scene.



## 8. CONSULTEES

- 8.1 Building Design & Conservation Area Officer: Objection raised. This new application has been little altered following the earlier refusal and as such the Conservation concerns remain.

## 9. REPRESENTATIONS

- 9.1 No comments received.

## 10. RELEVANT HISTORY

- 10.1 New pitched roof and extension to existing single storey extension (17/00819) Refused on 30 November 2017

## 11. ASSESSMENT

- 11.1 Number 6 Queens Road is an Edwardian house within the Lyndhurst Conservation Area, and is recognised as a building of local interest and a non-designated heritage asset. The character of 6 Queen's Road is made up of its tall red brick form, pitched roof with decorative ridge tiles and barge boards. A number of other houses are of similar character and design within Queens Road creating a distinctive and attractive residential street.

- 11.2 Consent is sought to enlarge the existing single storey projection to the rear of the property. The extension would infill the area and would project further south beyond the flank wall of the main house. A new hipped roof would be formed over the whole single storey element. Full height glazing is proposed to the rear and flank elevations.

- 11.3 By way of background this application incorporates the same design to the previously refused scheme (reference 17/00819) which was turned down for the following reason:

*The proposed single storey extension would, by virtue of its scale, width and roof form, fail to reflect the traditional architectural style and established narrow form and gabled pitch of the house and other properties in Queens Road. The impact would be exacerbated further by virtue of the fact that it would be readily visible from Queens Road. The proposal would therefore fail to preserve the character and appearance of the Conservation Area and would be contrary to the requirements of Policies DP11, CP7 and CP8 of the New Forest National Park Core Strategy and Development Management Strategy DPD (December 2010), along with the requirements of the Design Guide Supplementary Planning Document.*

- 11.4 A set of photographs have been provided by the applicant referencing other properties (hotel establishments) in the locality but does not appear to set out how the heritage implications for

the house itself have been addressed. The property is not subject to a specific floorspace limit and no issues were raised previously in relation to neighbour impact. The main issues to assess would therefore be the extent to which the proposal would preserve or enhance the character and appearance of the Conservation Area along with a consideration as to whether the additional information submitted by the applicant would give the Authority sufficient reason to grant permission.

11.5 As noted at the time of the previous application, the verticality of the existing building is a key characteristic, with its narrow gable end-on to the road and traditional sash and casement windows. The Design Guide Supplementary Planning Document seeks to ensure extensions would meet the following objectives:

- Be compatible with the main building avoiding significant impact on the scale of the core or original element
- Minimise bulk by setting back with reduced height and smaller roof spans.

11.6 In light of the characteristics of the building, neighbouring properties and the policy guidance referred to above, it is considered that the proposed single storey extension would fail to reflect the characteristics of the main house because it would be wider than the gable and squarer than the form of the existing house and extension. It remains the case that the wide hipped roof shape (unchanged from the earlier submission) would not be in-keeping with the established narrow form and gabled pitch of roofs in Queens Road. On this basis, the proposal would fail to respect the traditional architectural style of the existing house and its immediate neighbours, particularly as it would be readily visible from Queens Road. The wide floor plan (also equal to that of the previous scheme) and significant bulk of the proposed extension would not enable it to appear appropriate or incidental to the main house as it would not be set back and would not incorporate a smaller roof span. This would contrast significantly with the narrow span of the existing rear projection (currently not visible from the street) which enables the traditional form of the main building to remain very apparent when viewed from the rear garden. The proposed extension would therefore fail to preserve the character and appearance of the existing house and also the wider conservation area, contrary to the general duty of the Authority under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

11.7 The applicant has submitted photographs of other buildings in the locality as part of the application submission. The photographs primarily relate to hotel and tourist accommodation all of which are very substantial buildings which have been subject to a significant amount of alteration and extension prior to the

establishment of the New Forest National Park. This is in contrast to the application building which is a modest, residential property of a linear form with no previous harmful additions. In the case of Rufus House, the hipped roof addition shown in the applicant's photographs was originally built in the 1970s (with subsequent alterations in 2006) and prior to the designation of the conservation area and New Forest National Park. In the case of Pinewood (also tourist accommodation), the modest recent application (2012) was turned down on the grounds that the roof form of the addition would not reflect the character of the main building. Similarly Ormonde House, a very imposing building and one which has long been established as a hotel with numerous external adaptations which have compromised some of its original character, is not considered to set any form of precedent for the extension now proposed at Number 6 Queens Road. Notwithstanding this, it is also the case that the most recent application relating to Ormonde House was turned down on design grounds in 2015. There do not appear to be any recent consents to extend Heather House (also a very substantial building of a different character to the application building).

- 11.8 As set out above, it is considered that the inappropriate form of the extension (unchanged from the previously refused scheme) and its increased prominence would be contrary to Policies DP11, CP8 and CP7 of the New Forest National Park Core Strategy along with the requirements of the Design Guide Supplementary Planning Document. It is clearly the case that the additional space could be achieved by incorporating an alternative roof form and slightly amended layout which better reflects the characteristics of the existing house but the applicant has clearly not sought to explore such options or to discuss alternatives with the Authority. The additional information put forward by the applicant in relation to other hotel establishments is not considered to overcome the Authority's concerns and it is not evident that the applicant has reviewed the character and form of the more modest residential properties which lie immediately adjacent to the site. It is therefore recommended that the application should be refused.

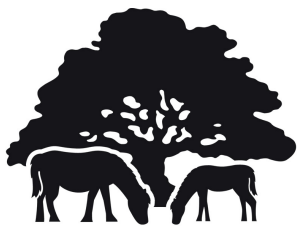
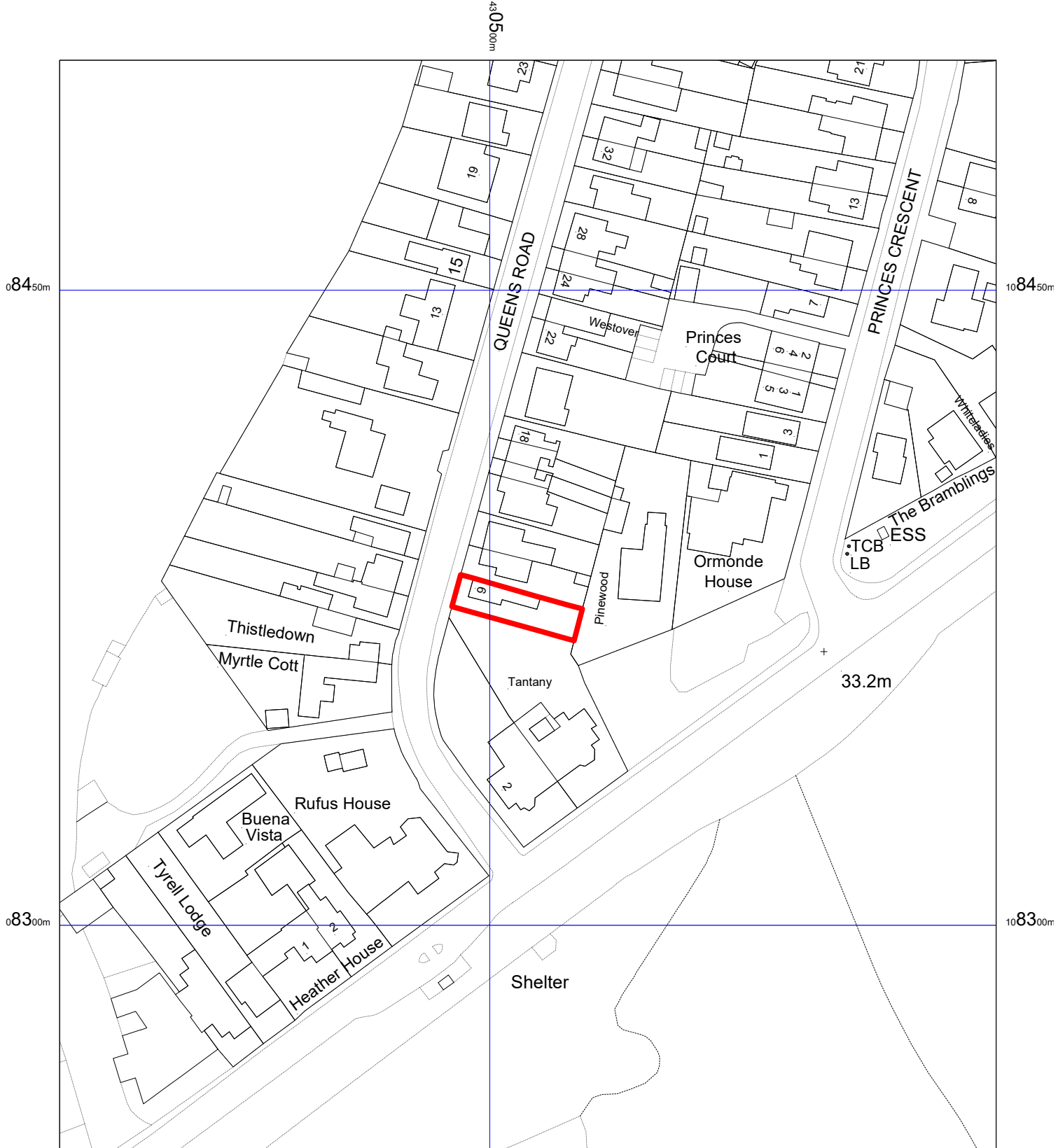
## 12. RECOMMENDATION

Refuse

### Reason(s)

- 1 The proposed single storey extension would, by virtue of its scale, width and roof form, fail to reflect the traditional architectural style and established narrow form and gabled pitch of the house and other properties in Queens Road. The impact would be exacerbated further by virtue of the fact that it would be readily visible from Queens Road. The proposal would therefore fail to preserve the character and appearance of the Conservation Area

and would be contrary to the requirements of Policies DP11, CP7 and CP8 of the New Forest National Park Core Strategy and Development Management Strategy DPD (December 2010), along with the requirements of the Design Guide Supplementary Planning Document.



NEW FOREST  
NATIONAL PARK

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

Tel: 01590 646600 Fax: 01590 646666

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