

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- Ecology Report is out of date and inaccurate on a number of matters, and does not allow for any enhancement or mitigation as a result of removing existing vegetation.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 100m²;
- 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).

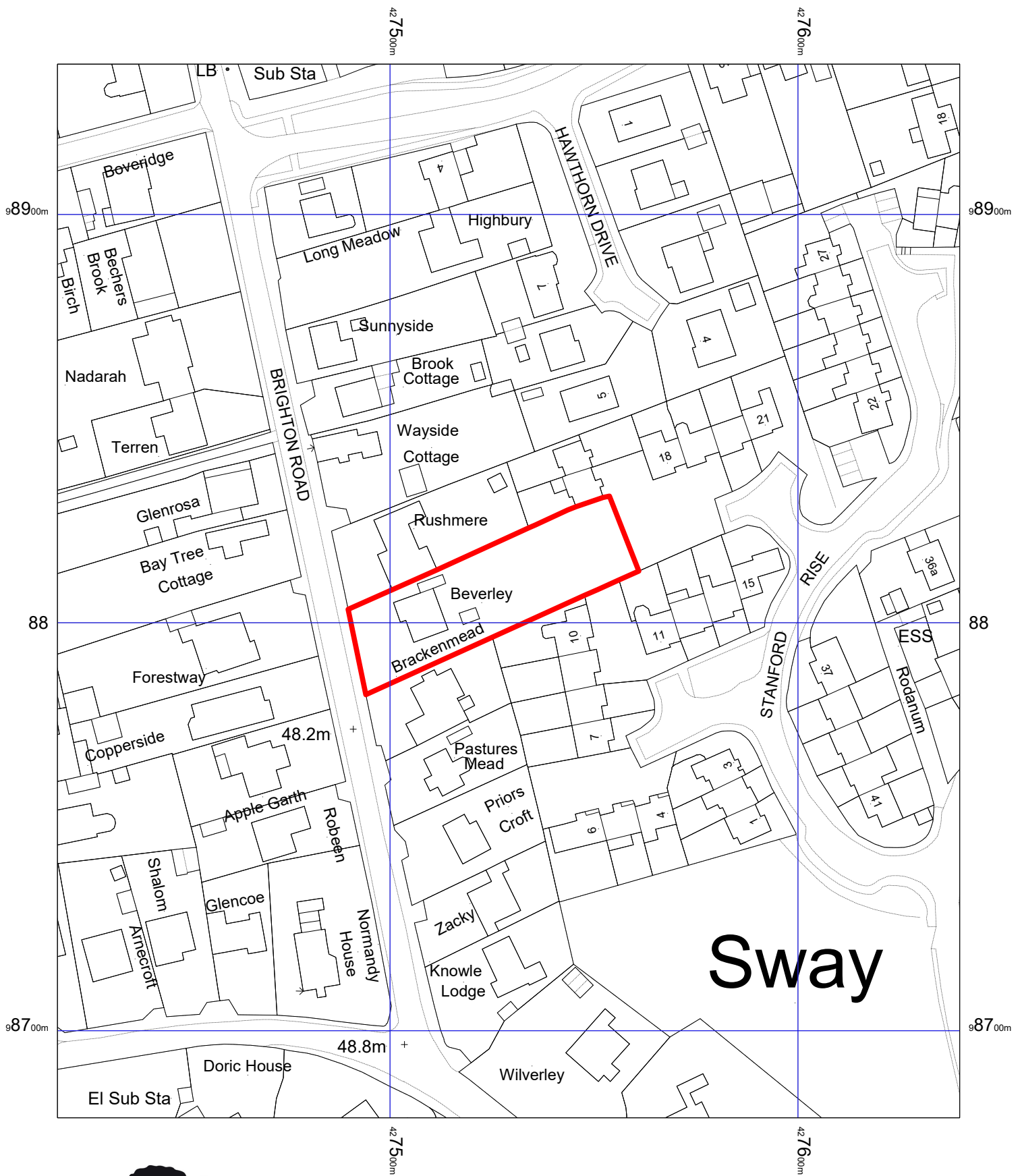
8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any re-enactment of that Order) no extension (or alterations) otherwise approved by Classes A, B or C of Part 1 of Schedule 2 to the Order, garage or other outbuilding otherwise 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).



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Date: 04/09/2018

Ref: 18/00493/FULL

Scale: 1:1250

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