

Application No: 18/00821/FULL Full Application

Site: Mudewell Cottage, Harrow Road, Neacroft, Bransgore, Christchurch,
BH23 8JW

Proposal: Replacement dwelling; Demolition of existing dwelling

Applicant: Sir C Chope

Case Officer: Ann Braid

Parish: BRANSGORE

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP8 Local Distinctiveness
DP10 Replacement Dwellings
DP11 Extensions to Dwellings
DP1 General Development Principles
DP6 Design Principles

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

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

Bransgore Parish Council: Recommend approval; the design, scale and size of the proposed dwelling is acceptable.

8. CONSULTEEES

- 8.1 Tree Officer: No objection subject to condition
- 8.2 Ecologist: Objection: Insufficient information has been provided to establish the presence of European Protected Species, and to inform conditions to mitigate against adverse impacts.
- 8.3 Landscape Officer: Objection; the design includes an excessive level of glazing and clarification is sought regarding details of the proposed hard and soft landscaping.

9. REPRESENTATIONS

- 9.1 None received

10. RELEVANT HISTORY

- 10.1 One and two storey extensions and new access (58562) approved on 8 May 1996

11. ASSESSMENT

- 11.1 Mudewell Cottage is a white rendered two storey dwelling with a concrete tiled roof, located on a level plot on the south side of Harrow Road in Neacroft. The house is located close to the northern (road) boundary of the site and there is a generous garden to the rear and side of the house. To the rear are open level fields, mostly in use as pony paddocks.
- 11.2 Consent is sought for the replacement of the dwelling with a two storey house of similar scale to be built with render walls, a slate roof and aluminium fenestration. The issues to assess are whether the demolition of the existing dwelling would result in the loss of a building that makes a significant contribution to the historic character of the locality, and whether the proposed replacement dwelling would be of no greater floor space than the existing and appear appropriate to its setting. An assessment of potential impacts on trees and protected species would also need to be undertaken.
- 11.3 The house is not of any particular architectural merit, and its retention as a heritage asset is not merited. The house was extended following consent in 1996 and is 30% larger than that which existed at the site in 1982. Policy DP10 relates to replacement dwellings and states that replacements should be no larger in floor area than the dwelling they replace. In the light of this, the floor area of the dwelling now proposed has been designed to be no larger than the property as extended, and to include a proportion of the space as a subservient kitchen wing to the rear. The house would be slightly higher to the ridge than the existing, but this would allow the use of a more traditional, slightly

steeper pitched roof. There would be more glazing on the south elevation, but the eaves have been designed to overhang the windows to reduce upward light spill.

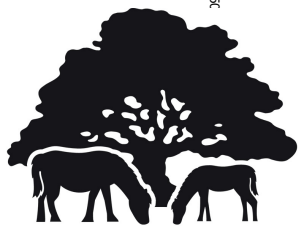
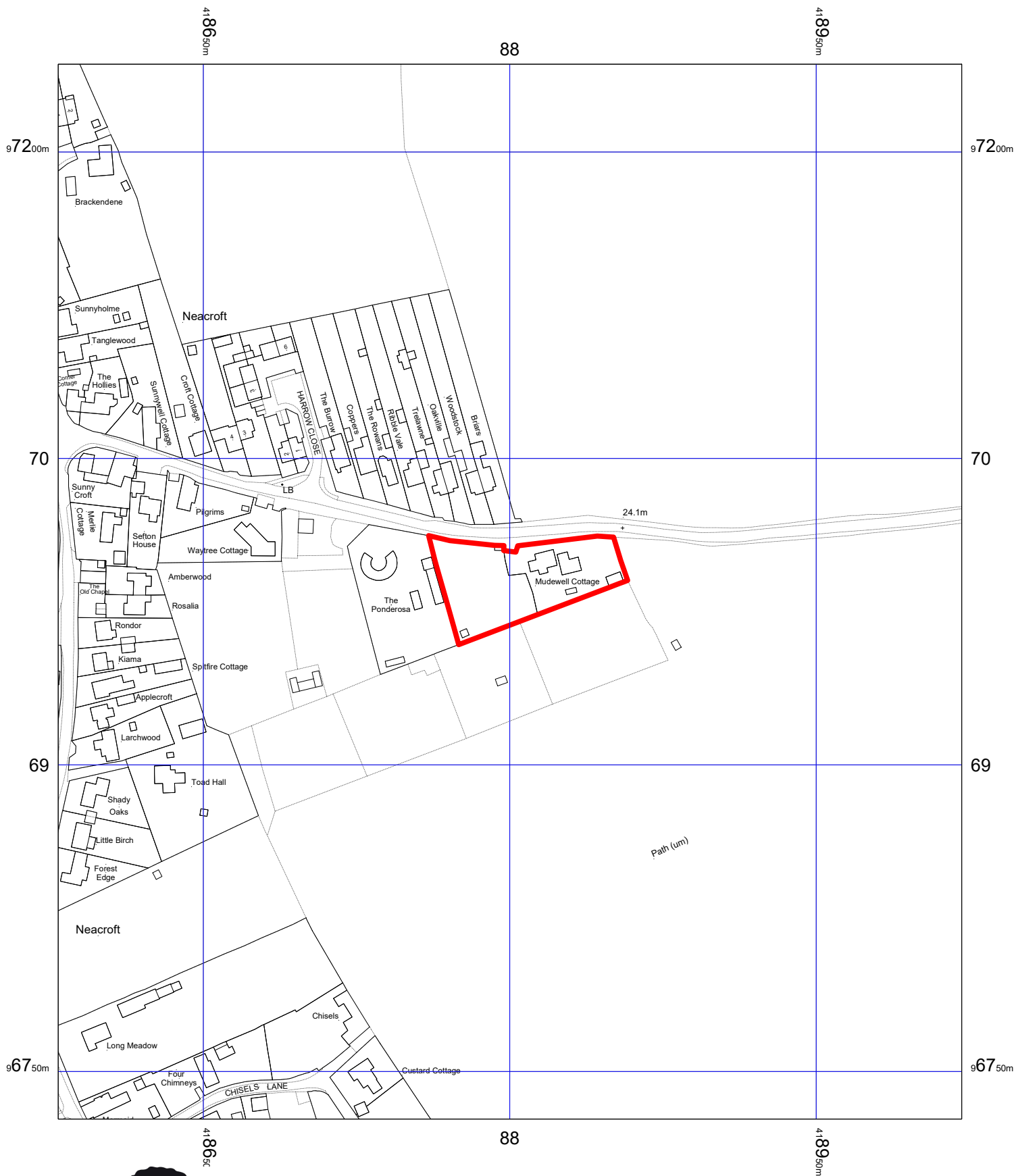
- 11.4 The Authority's Landscape Officer has concerns regarding the design of the dwelling and the landscaping of the site. The majority of the comments could be addressed within a landscaping condition, but there is some concern relating to the possibility of light spillage from the rear of the house. There would be considerably more glazing at the rear of the house, but as noted above, the depth of the eaves overhang would reduce upward light spill. There is a belt of trees to the rear of the site which would screen the proposed dwelling in wider views.
- 11.5 With regard to the trees on site, in particular those on the northern boundary which screen the house from the road, the Tree Officer raises no objections subject to the recommendations of the submitted tree report being followed.
- 11.6 The submitted ecological report indicates the presence of bats at the site. The presence of European protected species is a material consideration when the Authority is considering a proposal that, if carried out, would be likely to result in harm to the species or its habitat. It is essential, according to Central Government advice, that the presence or otherwise of protected species and the extent to which they may be affected by the proposed development is established before planning permission is granted. The submitted report states *"At the request of the client, a full Preliminary Ecological Appraisal (PEA) has not been prepared, this would normally be required to support a planning application where no impacts are identified"*. The report clearly indicates that further survey work would be required to make this assessment, but this has not been carried out and therefore measures for mitigation or compensation cannot at this stage be agreed.
- 11.7 The applicant has been advised that without the necessary assessment the proposal cannot be recommended for conditional approval. It is concluded that the correct process has not been followed in this case, the tests of the Habitats Regulations have not been met and there is a likelihood that the proposal could have an adverse impact on protected species. In the absence of an ecological assessment of the building it is impossible to devise a planning condition to secure appropriate mitigation to overcome any adverse impacts, because the level of mitigation required has not been established. The proposed development is therefore contrary to Policy CP2 of the Core Strategy and government advice set out in Circular 06/2005 and the NPPF (paragraphs 170 and 175).

12. RECOMMENDATION

Refuse

Reason(s)

- 1 The submitted ecological information makes clear recommendations for further survey work to be undertaken to establish the presence/absence of protected species. In the absence of this further survey work, the extent to which protected species may be affected by the proposed development cannot be established. In these circumstances, the Authority is unable to devise a suitable planning condition to secure appropriate mitigation to overcome any adverse impacts. It has therefore not been demonstrated that the proposed development would protect, maintain and enhance habitats and species of biodiversity importance and for this reason the proposal is contrary to policy CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010) and Government advice contained within the National Planning Policy Framework and Circular 06/2005.



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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