

Application No: 18/00736/FULL Full Application

Site: Land At Quarr House, Manchester Road, Sway, SO41 6AS

Proposal: 1no. new dwelling

Applicant: Newprem Limited

Case Officer: Natalie Walter

Parish: SWAY

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Tree Preservation Order
Defined New Forest Village

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP7 The Built Environment
CP8 Local Distinctiveness
CP12 New Residential Development
DP1 General Development Principles
DP6 Design Principles
CP2 The Natural Environment
DP9 Residential Density in the Defined Villages

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
Sway Village Design Statement

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 5 - Delivering a sufficient supply of homes
Sec 11 - Making effective use of land
Sec 12 - Achieving well-designed places
Sec 15 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Sway Parish Council: Recommend refusal.

The Parish Council has looked at the revised plans and notes the updated Tree Officer's report and Surface Water Drainage. Note the Parish's original notes and the comments of neighbours, and also that the new proposal moves the development closer to Quarr House; and the weakness of adding crates in an area where the water table is so high – such crates just fill with water from the saturated surrounding and add nothing to surface water disposal.

Sway would also comment:

- This application contravenes DP1: due to the risk to biodiversity; increased traffic; and siting in relation to Quarr House;
- Whilst smaller than the previous application, it cannot be classed as a small dwelling and contravenes CP9 because Sway's local needs are for small dwellings outside the 400m zone that are affordable in perpetuity and for locals in need of housing;
- The proposal to dispose of surface water via crates will inevitably fail in this area, and thus contravenes CP6 as it will add to local flooding;
- This contravenes Sway Village Design Statement SPD (page 18 first and fifth guidelines) which encourages the protection of spacious plot sizes;
- This is far inside the 400m zone which should be protected where possible – in alignment with Natural England's recommendations;
- If by any perverse reasoning this were to be granted, then all Permitted Development Rights should be removed.

8. CONSULTEES

- 8.1 Tree Officer: No objection subject to conditions. Further to previous negotiations and consultation comments, the proposal does not require the removal of any important amenity trees and the proximity to protected trees is considered the most suitable location on site.
- 8.2 Ecologist: Support subject to conditions. The ecological assessment has appropriately assessed the impacts of the development and policy accordance with CP2 and the NPPF can be secured.

9. REPRESENTATIONS

- 9.1 Sixteen individual representations have been received objecting to the application. The comments made are summarised as

follows:

- Unsympathetic impact on street view;
- Design out of keeping with surrounding plots;
- Footprint too large for the site;
- Impact on designated sites;
- Impact on protected trees;
- Impact on amenity of residents of Quarr House;
- No garage provided;
- Lack of sunlight to the rooms of the proposed dwelling;
- Potential loss of wildlife;
- Contrary to Sway Village Design Statement;
- Noise intrusion to Quarr House gardens;
- Access onto Manchester Road is dangerous;
- Light pollution from new dwelling; and
- Increase in surface water runoff.

9.2 One letter of comment stating that a major change from the previous application is the footprint of the dwelling and which includes no provision for a garage. If permission is granted, could additional extensions or a garage be restricted?

9.3 Twelve individual representations have been received in relation to the amended plans. The comments made are summarised as follows:

- Ecological impact;
- Poor drainage and risk of flooding to grounds of Quarr House;
- Increase in noise levels;
- Lack of private amenity space for proposed dwelling;
- Amended siting does not overcome previous concerns;
- Amended siting is more intrusive; and
- Suburbanisation of the National Park.

10. RELEVANT HISTORY

10.1 1 no. dwelling, detached garage and associated parking (17/00737) refused on 7 November 2017.

10.2 Construction of vehicular access (NFDC/80/17045) approved on 1 August 1980.

11. ASSESSMENT

11.1 The application site is located within the defined village of Sway and lies to the west of Manchester Road from which it is accessed via an existing access and gate. The site is currently undeveloped with the exception of several small timber outbuildings. Mature trees front the boundary with Manchester Road and the site is separated from the grounds of Quarr House by a mature hedge. Opposite the site and to the south are detached dwellings of

mixed styles, whilst to the north and west is Quarr House, which is separated into seven flats, and its extensive grounds.

- 11.2 The application is for a single dwelling, of a coach house design, with a shingle parking area accessed from the existing access on Manchester Road.
- 11.3 Pre-application discussions in relation to larger schemes on the site have taken place since 2015. The current application follows the refusal of application reference 17/00737/FULL for a two-storey dwelling, garage and car parking. Further pre-application discussions have taken place since this refusal.
- 11.4 The current scheme, as compared to the refused scheme, includes amendments in relation to scale and siting; removal of the proposed garage; and more detailed aspects relating to materials. The proposed siting has also been amended further within the current application process in order to address concerns raised by the Authority's tree officer, which have now been overcome.
- 11.5 The key considerations are:
- The principle of development;
 - Design and impact on the street scene;
 - The impact on trees;
 - The impact on amenity (of occupiers of the proposed dwelling and occupiers of Quarr House);
 - The impact on users of Manchester Road in terms of additional traffic; and
 - Ecological considerations.

Principle of Development

- 11.6 The site is located within a defined New Forest village. Policy CP12 states that new residential development will be permitted within the New Forest National Park where the proposal is within the defined New Forest villages. Paragraph 68 of the National Planning Policy Framework (NPPF) states that local planning authorities should support the development of windfall sites giving great weight to the benefits of using suitable sites within existing settlements for homes. The proposed development would accord with these policies and is acceptable in principle, subject to other considerations below.

Design and Impact on Street Scene

- 11.7 Policy DP9 of the Core Strategy states that development densities within defined villages should be informed by consideration of the character of the local area. The Sway Village Design Guide (2013) includes guidelines on page 18 including that any new developments should consider the need to maintain generous plot

sizes. The NPPF (July 2018) promotes the effective use of land and states in paragraph 117 that decisions should promote an effective use of land in meeting the need for homes. In this case, the proposed density is considered to be appropriate to the site and locality, given the site's constraints and location.

- 11.8 The design of the proposed dwelling would comprise a coach house design built of buff brick with gables. Dormers would be incorporated on the eastern elevation. Materials would also include a slated roof and tile hanging. Boundary treatments would comprise retention and improvement of existing hedges; timber fencing; and a timber gate. A large number of trees on the site would be retained and would provide a screen to Manchester Road.
- 11.9 The amendments to the design following refusal of the previous scheme are considered to be appropriate to the site and its setting. The proposed dwelling would be set back within the site and the view from the street scene would be acceptable. The relationship with Quarr House is now considered to be appropriate, given the constraints of the site.
- 11.10 On balance, the proposed design is considered to be acceptable and to accord with Policies DP1, DP6 and DP9 of the adopted Core Strategy.

Impact on Trees

- 11.11 Trees on and adjacent to the site are protected by Tree Preservation Orders which provide a significant amenity value to the area. The Authority's tree officer objected to the original site layout due to the proximity of the dwelling to protected trees.
- 11.12 During the application process, amended plans were received which amended the siting of the dwelling. The amended proposal would not require the removal of any important amenity trees. The Authority's tree officer considers that the amended siting is the most suitable location on the site in relation to proximity to protected trees and has no objection to the proposal subject to conditions. There is also a good tree screen to Manchester Road which would be retained and which provides good screening to the site. With the imposition of appropriate conditions, the impact of the proposed development on trees is considered to be acceptable.

Impact on Amenity

- 11.13 A large number of representations have been received from occupiers of the flats at the neighbouring Quarr House in respect of the outlook and impact on neighbouring amenity. The current application has sought to address the previous reasons for refusal relating to overlooking of the flats and the private amenity space

of Quarr House. The ridge height of the proposed dwelling has been reduced by approximately 1.4 metres; the siting has been amended and the first floor windows are directed away from the Quarr House site with the exception of one bathroom window, which would be opaque glazed. The proposed dwelling would be located over 20 metres from Quarr House at its closest point and over 5 metres from the boundary with the grounds of Quarr House. Overall, the proposed relationship with Quarr House is now considered to be acceptable and would not give rise to unacceptable loss of amenity at the neighbouring Quarr House. Concerns have also been raised in relation to the impact of lighting and relevant conditions are proposed to address this.

- 11.14 The applicant has indicated that the site area is 1,019 square metres and that the area of amenity space would comprise approximately 890 square metres. Whilst the sylvan nature of the site is noted, it is considered that occupiers of proposed new dwelling would be provided with sufficient amenity space.

Impact on Users of Manchester Road

- 11.15 The proposal would utilise the existing access and includes a shingle driveway with adequate space for car parking. The Local Highway Authority's standing advice states that for single residential developments, turning areas will not be required unless it is considered by the local planning authority to be necessary for the internal operation of the development. The proposal includes space for turning which will enable vehicles to leave the site in forward gear. In terms of vehicle movements, one additional dwelling in this location is not anticipated to give rise to an unacceptable increase in traffic movements on Manchester Road.

Ecological Considerations

- 11.16 The site lies within 400m of the New Forest SPA and the application is supported by an ecology report. The Authority's ecologist has been consulted on the application and has confirmed that the ecology report has adequately assessed the impact of the proposed development. The Authority's ecologist has no objection to the application subject to conditions to secure final details of biodiversity mitigation and enhancement.
- 11.17 In accordance with the Conservation of Habitats and Species Regulations 2017, 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 the 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 European sites, but that the adverse impacts would be avoided if the planning permission were to be conditional upon the approval of proposals for the

mitigation of that impact in accordance with the Authority's Mitigation Strategy or mitigation to at least an equivalent effect. Contributions are therefore sought on this basis and the applicant has agreed to the proposed contributions. Subject to the imposition of the necessary conditions, the proposed development would accord with Policy CP2 of the adopted Core Strategy.

Other

- 11.18 The Environment Agency's Flood Map indicates that the site lies in an area at low risk of surface water flooding. The applicant has indicated that disposal of surface water runoff will be assessed in accordance with the hierarchy of preference for different types of surface water as set out in Approved Document H of the Building Regulations.
- 11.19 In accordance with the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the applicant's written agreement has been received in relation to the proposed pre-commencement conditions recommended.

Conclusion

- 11.20 The application proposes a single dwelling on a site located within the defined village of Sway on a site adjacent to Quarr House. The siting and design of the proposal have been amended following a previous refusal and the application has sought to address the previous concerns. The design is now considered to be appropriate to the site and setting and no objections have been received from the Authority's tree officer or ecologist.
- 11.21 On balance, it is recommended that the application be approved 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: 1261.03.C, 1261.04.C, 1261.06.B, 15075-BT5. 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 The first floor window on the western elevation hereby approved shall at all times be obscurely glazed.

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

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

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

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) England Order 2015 (or any re-enactment of that Order) no extension (or alterations) otherwise approved by Classes A, B or C of Part 1 of Schedule 2 to the Order, garage or other outbuilding otherwise approved by Class E of Part 1 of Schedule 2 to the Order shall be erected or carried out without express planning permission first having been granted.

Reason: To ensure the dwelling remains of a size which is appropriate to its location within the countryside and to comply with Policies DP10 and DP11 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).

- 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 No development shall take place until details of a compound to be provided for the storage of materials, machinery, waste materials and spoil have been submitted to and approved in writing by the National Park Authority. All materials, machinery, waste materials and spoil shall be stored within the approved compound.
- Reason: In the interests of protecting the New Forest Site of Special Scientific Interest in accordance with Policy CP2 the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).
- 9 Prior to the commencement of development (including site and scrub clearance), measures for ecological mitigation and enhancement (including timescales for implementing these measures) shall be submitted to and approved in writing by the National Park Authority. The measures thereby approved shall be implemented and retained at the site in perpetuity. The measures shall be based on the recommendations set out in the ecological report approved as part of this planning application.
- To safeguard protected species in accordance with Policies DP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).
- 10 Prior to the commencement of development ecological mitigation for the Solent and 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.
- To safeguard sites of international ecological importance in accordance with Policies CP1 and CP2 of the adopted New Forest National Park Core Strategy and Development Management Policies DPD, Development Standards SPD and the SRMP.
- 11 No development, demolition or site clearance shall take place until the arrangements to be taken for the protection of trees and hedges on the site have been submitted to and approved in writing by the Local Planning Authority.

The agreed arrangements shall be carried-out in full prior to any activity taking place and shall remain in-situ for the duration of the development.

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

- 12 No development, demolition or site clearance shall take place until a plan showing:

Service routes, including the position of soakaways;
Location of site compound and mixing areas;

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

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



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