

Application No: 17/00491/FULL Full Application

Site: Tyrrell Lodge, Southampton Road, Lyndhurst, SO43 7BQ

Proposal: Access

Applicant: Mr N Kerr

Case Officer: Liz Young

Parish: LYNDHURST

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP19 Access
DP1 General Development Principles
CP8 Local Distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

5. NATIONAL PLANNING POLICY FRAMEWORK

Not applicable

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Lyndhurst Parish Council: Recommend permission; No adverse impact upon street scene; No highway impact; No harmful impact upon the open forest.

8. CONSULTEES

8.1 Highway Authority (HCC): Recommend refusal:

- Inadequate turning space.

- Concern that vehicles would not be able to enter and leave the highway in forward gear.
- Vehicle movements across the loose gravel surface would lead to material migrating onto the adjacent highway.
- The site already benefits from adequate vehicle access from Queens Road.

9. REPRESENTATIONS

- 9.1 One letter of objection received from a neighbouring property raising concerns over the introduction of new residential development onto the site and cramped layout.

10. RELEVANT HISTORY

- 10.1 New Dwelling; Change of Use two flats to create a single dwelling (16/00780) refused on 15 November 2016 Appeal dismissed on 03 October 2017
- 10.2 New dwelling; change of use of two flats to create a single dwelling (16/00601) withdrawn 22 August 2016
- 10.3 Additional new dwelling; Single storey extension to Tyrrell Lodge (15/00796) refused on 21 December 2015
- 10.4 New dwelling (15/00141) withdrawn on 28 May 2015
- 10.5 Conversion into two flats (NFR/14158) granted on 15 April 1965

11. ASSESSMENT

- 11.1 This application relates to a detached two storey dwelling which forms part of a notable cluster of historic buildings within the Lyndhurst Conservation Area. Tyrrell Lodge itself directly fronts onto Southampton Road with a gravel hardsurface to the front. Beyond this lies the open forest. The site backs onto fields to the north whilst residential properties adjoin the east and west boundaries. The boundary of the Lyndhurst defined settlement runs along the rear (north) boundary and the domestic curtilage is clearly defined from the adjoining agricultural land. The property was recently subject to a planning appeal against the refusal of application (16/00780) for change of use of the building from two flats to one dwelling and the construction of a new dwelling in the rear garden, which was dismissed on 03 October 2017.
- 11.2 Consent is now sought to form a new access to the existing property from Southampton Road. Whilst there is no means of enclosure along this boundary and no additional works are required in the site there is currently no formal vehicular access or dropped kerb to the site (although there does appear to be an informal parking arrangement to the rear of the site). The main issues under consideration would be the impact the use of the

access and introduction of parked vehicles would have upon the street scene along Southampton Road and also whether there would be any implications for highway safety and parking standards.

11.3 As noted by the Highway Authority, the site currently benefits from access to the north, and it is now evident (following the recent appeal decision) that this will remain in place. It is likely that, due to the size of the existing dwelling, there would be a requirement to park more than one car on the area in front of the property. The lack of available turning space would result in vehicles not being able to enter and leave the highway in forward gear, which would significantly compromise highway safety in each case. The applicant has not provided any details of any self-enforcing measures to limit the number of parked cars in front of the property. The proposed access would therefore be contrary to the requirements of Policy CP19 of the New Forest National Park Core Strategy.

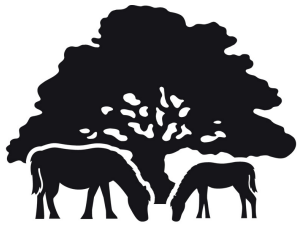
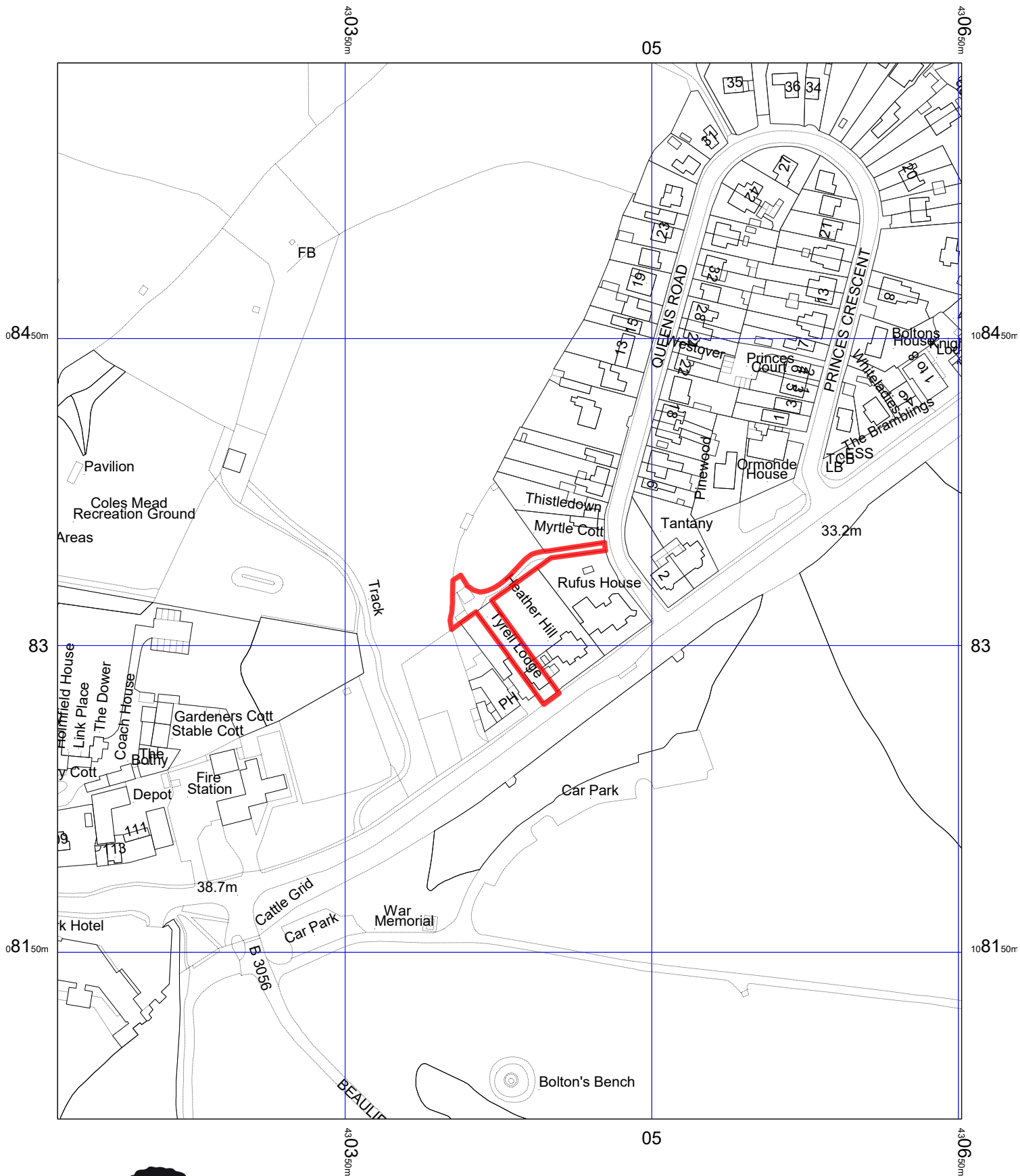
11.4 Whilst the proposed access is not considered to have any direct implications for the amenities of neighbouring residents or the character and appearance of the Conservation Area, the proposal would, for the reasons set out above, significantly compromise highway safety due to the potential increase in vehicles reversing onto the carriageway. It is therefore recommended that the application should be refused.

12. RECOMMENDATION

Refuse

Reason(s)

1 It has not been demonstrated that the site can accommodate adequate facilities to enable vehicles to turn within the site and enter the highway in forward gear which is considered essential in the interests of highways safety. The proposed access would therefore compromise the safety and convenience of users of the adjoining highway and would be contrary to the requirements of Policy CP19 of the New Forest National Park Core Strategy.



NEW FOREST
NATIONAL PARK

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

Tel: 01590 646600 Fax: 01590 646666

Date: 05/10/2017

Ref: 17/00491/FULL

Scale: 1:2500



© Crown copyright and database rights 2017 Ordnance Survey 1000114703