

Application No: 19/00063/FULL Full Application

Site: Woodpeckers, Sandy Lane, Lyndhurst, SO43 7DN

Proposal: New dwelling; garage; access alterations

Applicant: Mr M Davis

Case Officer: Clare Ings

Parish: LYNDHURST

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

CP7 The Built Environment
CP8 Local Distinctiveness
CP9 Defined Villages
CP12 New Residential Development
DP1 General Development Principles
DP6 Design Principles
DP9 Residential Density in the Defined Villages

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
Sec 11 - Making effective use of land

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Lyndhurst Parish Council: Recommend refusal.

- Adverse impact on the adjoining conservation area
- Loss of amenity to neighbours
- Fire safety implications from the long driveway
- Inappropriate and poor design for the area

8. CONSULTEES

8.1 Building Design & Conservation Area Officer: No objection

8.2 Tree Officer: No objection

9. REPRESENTATIONS

9.1 Five representations received objecting on the following grounds:

- One dwelling has already been built in the grounds of Woodpeckers, and this additional one would be overdevelopment.
- The land is subject to a covenant stating that there should be one dwelling per plot.
- Would affect privacy and peace (Sandy Coombe).
- Would add to volume of traffic in Sandy Lane - used as a rat run and already experiences difficulties in traffic and parking (due to theatre and tennis club).
- Would have a detrimental impact on the character of the area and adjoining conservation area - loss of spacious plots.
- Concerned over shared access (with Heather Lodge).

10. RELEVANT HISTORY

10.1 New dwelling; garage; access alterations (18/00562) - withdrawn on 25 October 2018

11. ASSESSMENT

11.1 Woodpeckers is accessed via a short gravelled track from Sandy Lane. It is a chalet bungalow with facing materials of render above a brick plinth under a clay tiled roof. A conservatory extends off the north elevation, and the plot also contains a detached garage. The existing dwelling occupies a large plot, the northern half of which is mainly lawn containing a number of ornamental trees and shrubs and garden sheds. The boundaries of the plot comprise close-boarded fencing and tall mature vegetation. The site adjoins the Lyndhurst Conservation Area (to the north and south). The site is surrounded by residential development, many within similarly large plots, but also shares a boundary with Hartwood House Nursing Home. The site lies within the defined village.

- 11.2 The proposal is to sever the plot of Woodpeckers and erect a detached dwelling in the northern half. The proposed dwelling would be a chalet-style bungalow of 100m² of habitable floorspace; it would have a height to ridge of just under 7m and a low eaves height. It would be constructed of brick under a clay tile roof (to match the existing dwelling at the site). A detached single garage is also proposed which would be constructed in the same materials. The conservatory of the existing dwelling would be demolished to allow sufficient amenity space around that dwelling.
- 11.3 The key considerations are:
- The principle of development;
 - The design of the proposed dwelling;
 - Any impact on the amenities of adjoining dwellings; and
 - Any impact on ecology or highways.
- 11.4 As stated above, the site lies within the defined village of Lyndhurst where the principle of new residential development would be acceptable (CP12), thus the addition of a single new dwelling would not be contrary to policy. However, there are other policies within the Core Strategy which also require consideration and these are DP1 (General Development Standards) and DP9 (Residential Density in Defined Villages). Policy DP9 seeks to ensure the conservation and enhancement of the built heritage, one way being that development densities should be informed by the character of the local area, and that areas of spacious residential plots should not be compromised by making efficient use of land. The site lies close to a number of large plots with mature landscaping, but also within close proximity to a number of smaller plots. It is therefore considered that the size of the two plots created, i.e. the new one and the plot of the existing dwelling, would not be of a significantly smaller size which would compromise the overall character of the area. The proposal also complies with paragraph 122 of the National Planning Policy Framework on achieving appropriate densities.
- 11.5 Policy DP1 requires that the layout and siting would be appropriate and it is considered that, in the context of the surrounding area, this layout would be acceptable. The dwelling (and existing dwelling) both retain reasonable sized plots which would ensure that the layouts would not appear cramped. Several objectors have referred to the fact that Woodpeckers has already severed part of its site for Heather Lodge, and as that there is covenant which establishes one dwelling per plot. The key consideration is whether the proposal would adversely harm the overall area, rather than any historic covenant, which is not a material planning consideration.

- 11.6 The area displays a number of dwellings of differing designs, and consequently the design of the dwelling is considered would not harm the appearance of the overall area. It is modest in scale and height, making use of materials which would match those of the surrounding development, and for that reason, it is considered to be acceptable and would comply with Policies DP1 and DP6.
- 11.7 The proposed dwelling would be a chalet-style bungalow with use being made of the roof space, thus there would be windows at first floor level. However, care has been taken over the design to ensure that the windows would not overlook adjoining development, including the host property. The modest height of the first floor, together with distances to adjoining development and the intervening tall vegetation would all combine to ensure that there is no overlooking or overshadowing of adjoining development.
- 11.8 Whilst it is acknowledged that Sandy Lane carries a large number of vehicles due to its position (it is used as a link between Chapel Lane and Shrubbs Hill Road), and also the presence of Vernon's Theatre and tennis courts and bowling green, it is not considered that the introduction of a single dwelling would significantly increase traffic in the area to an unacceptable degree, such that the application should be refused on this basis.
- 11.9 There are a number of small shrubs within the garden area of Woodpeckers which would have to be removed to enable the development to be implemented, but none of these are of such significance as to merit their retention. There are no other issues relating to trees, and therefore there are no objections on these grounds.
- 11.10 Whilst the site lies outside the 400m buffer of the New Forest SPA, any new residential development is considered could add to the increased pressure on the sensitive areas of the protected areas, and add to the potential for harm. 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 Council's Mitigation Strategy or mitigation to at least an equivalent effect. An appropriate condition seeking this is therefore recommended.
- 11.11 In conclusion, the application proposes one new dwelling and a garage within a defined New Forest village. The proposal would

be acceptable in this location and would not harm the overall character and appearance of the area, nor would it harm the amenities of adjoining occupiers. Permission is therefore recommended.

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: 101 Rev A, 102 Rev C, 103 Rev A and 104 Rev A. 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, 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).

- 5 The garage 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).

- 6 Prior to the commencement of development ecological mitigation for the 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).

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.

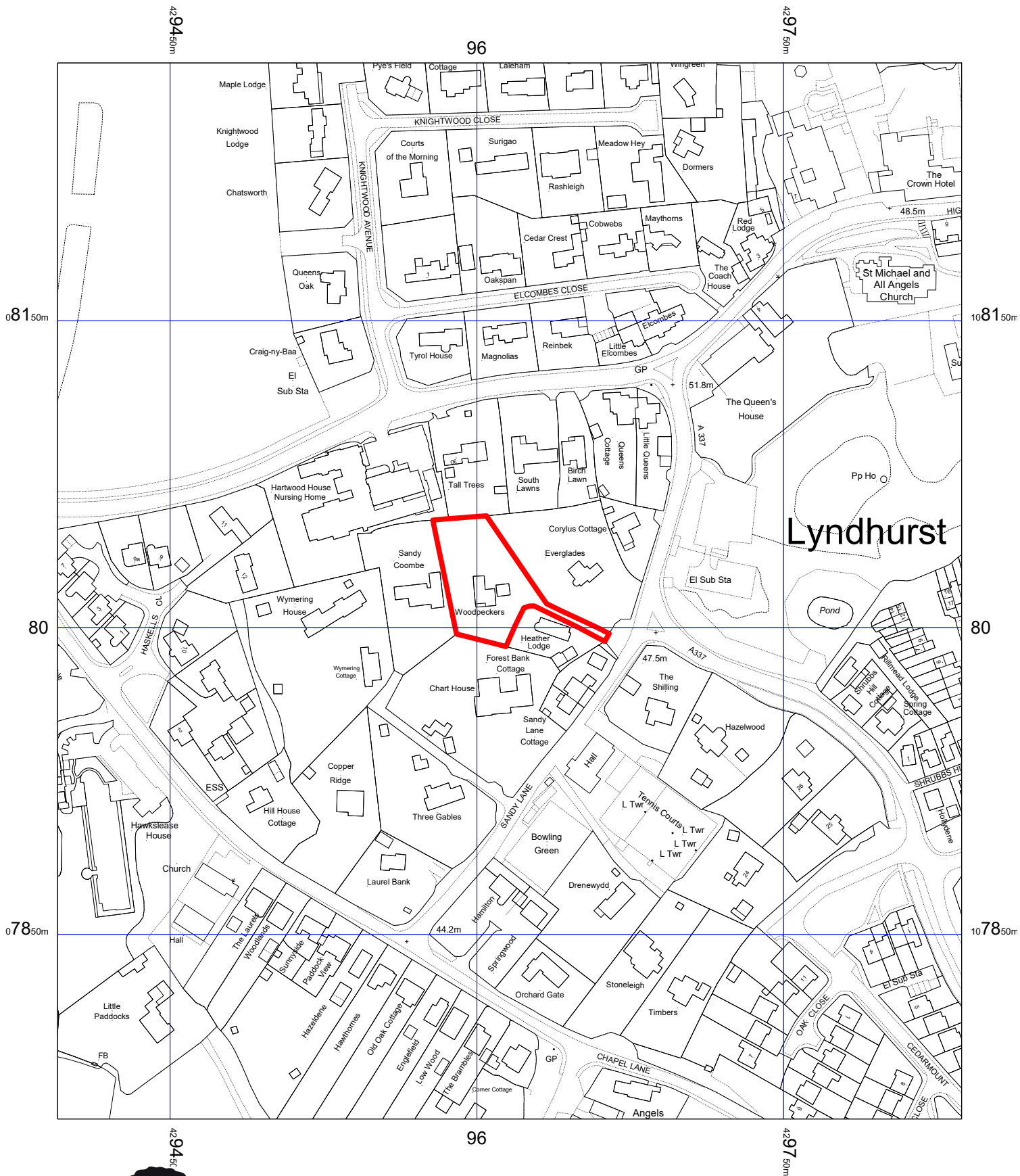
- 7 The building the subject of this permission shall not be first occupied until:

- (a) details of the treatment of the southern boundary of the site have been approved in writing by the New Forest National Park Authority, and
(b) these means of enclosure have been implemented in accordance with the details thus approved.

Reason: To ensure that the development takes place in an appropriate way in accordance with Policies CP8 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 8 The conservatory hatched green on the attached drawing shall be removed prior to the commencement of any development.

Reason: In view of the characteristics of the plot, to ensure that there would be sufficient amenity space in accordance with policy DP1 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).



Lyndhurst



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