

**Application No: 20/00672/FULL Full Application**

**Site:** The Cottage, Station Road, Sway, Lymington, SO41 6AA

**Proposal:** 2no dwellings; demolition of existing dwelling and outbuildings; access and landscaping

**Applicant:** Mr Smith, Kenyon Homes Ltd

**Case Officer:** Liz Young

**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**

- DP2 General development principles
- SP19 New residential development in the National Park
- DP35 Replacement dwellings
- SP5 Nature conservation sites of international importance
- SP6 The natural environment
- SP16 The historic and built environment
- SP17 Local distinctiveness
- SP55 Access
- DP34 Residential character of the Defined Villages
- SP21 The size of new dwellings
- DP18 Design principles

**4. SUPPLEMENTARY PLANNING GUIDANCE**

- Development Standards SPD
- Design Guide SPD
- Sway Village Design Statement

**5. NATIONAL PLANNING POLICY FRAMEWORK**

- Sec 12 - Achieving well-designed places
- Sec 5 - Delivering a sufficient supply of homes
- Sec 15 - Conserving and enhancing the natural environment
- Sec 16 - Conserving and enhancing the historic environment

## **6. MEMBER COMMENTS**

None received

## **7. PARISH COUNCIL COMMENTS**

Sway Parish Council: Recommend refusal for the reasons listed below:

- Lack of parking space for vehicles, given there are seven bedrooms
- Difficulties with access and egress from the dwellings given the limited turning space
- The destruction of established hedging
- The over-development of the site creates a cramped street scene and is contrary to the Sway Village Design Statement which requires generous plot sizes to be maintained
- The proximity of the new dwellings to each other and to the immediate neighbours. (It was noted that the responses from the applicant demonstrated material inaccuracies in the block plans)
- The glazing to the rear of the properties – whilst not visible from the road – is not in keeping with the design at the front
- DP34 states “it is essential that general pressure for development within the National Park does not lead to inappropriate development in the Defined Villages”

## **8. CONSULTEES**

8.1 Tree Officer: No objections subject to conditions.

8.2 Highway Authority (HCC): No objections raised.

8.3 Ecologist: No objections subject to conditions.

8.4 Building Design & Conservation Area Officer: No objections subject to conditions.

## **9. REPRESENTATIONS**

9.1 Five representations received (three objections, two comments):

- Overdevelopment.
- Proposal would not be in keeping with other properties in the locality and would be contrary to the Sway Village Design Statement.
- No substantial changes have been made to the proposal since the previous scheme.
- The first floor window should be obscurely glazed to prevent overlooking.
- The impact upon the adjacent property has not been fully assessed (proposal would lie very close to this boundary).
- Insufficient space to accommodate two dwellings.
- Insufficient parking (proposal would lead to increased pressure for on road parking which will impact upon highway safety).

- No significant attempts have been made to maintain the existing site.
- The amended plans do not sufficiently overcome concerns in relation to parking, neighbour impacts and design.
- There are known to be bats in locality and this would need to be investigated further.

## 10. RELEVANT HISTORY

- 10.1 Application under Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) to determine if prior approval is required for demolition of buildings (20/00309) Raise no objections 2 June 2020
- 10.2 2no dwellings; demolition of existing dwelling and outbuildings; access and landscaping (20/00122) Application withdrawn 22 April 2020

## 11. ASSESSMENT

- 11.1 This application relates to a two storey, detached property, of typical New Forest Cottage style, with a slate covered roof and chimney stacks at either gable end. The cottage has largely retained its historic character and compact, simple form (notwithstanding the replacement UPVC windows), is likely to date from the late 19th – early 20th century and is considered to be a non-designated heritage asset. The property lies within a narrow, rectangular plot and within the defined settlement boundary of Sway. Neighbouring properties are predominantly detached, fairly modern buildings of varied styles. The site backs directly onto the local village hall whilst residential properties adjoin the north and south boundaries. The house itself is readily visible from Station Road and makes a positive contribution to the street scene. Boundary treatments are also low key and informal, with minimal hard surfacing and hedgerows to the front.

### **Proposal**

- 11.2 Consent is sought to replace the existing dwelling with two detached properties. Both proposed units would front onto Station Road, with the larger of the two units (Plot 2) to the north. The properties would have a shared access off the highway with parking and turning to the front of the site. In terms of floor areas, the existing dwelling has an internal floor area of more than 80 square metres and is not classed as a small dwelling. The smaller of the proposed dwellings (Plot 1) would have an internal floorspace of 100 square metres, whilst the larger unit (Plot 2) would measure approximately 151 square metres. Facing materials would comprise facing brick work with clay / slate roof tiles. Joinery has not been specified.

## **Background**

11.3 In terms of background, this application (which proposes a net increase of one dwelling) has been submitted in order to address earlier concerns which led to the previous application (20/00122) being withdrawn. The main issues which led to the previous application being withdrawn are summarised as follows:

- Removing the existing dwelling would result in the loss of an undesignated heritage asset.
- Significant building depths and suburban form.
- Insufficient ecological survey information to enable the Authority to rule out harmful urban edge effects upon the New Forest SSSI / SAC SPA throughout the lifetime of the development.

The extent to which this revised scheme overcomes these earlier concerns would therefore be the key issues under consideration.

## **Policy Context**

11.4 Whilst the main house is recognised as being of local interest, it was noted at the time of the recent demolition prior notification application that the existing building is unfortunately not of sufficient quality to enable it to be considered suitable for listing. It also does not lie within a conservation area. Whilst it is apparent that the condition of the building has slowly deteriorated over a period of time, this has largely been attributed to an unfortunate lack of maintenance. There is no evidence available at this point to give the Authority sufficient reason to conclude that it has become unsafe as a result of any deliberate actions or neglect. A formal decision has therefore been issued which confirms that the proposed demolition of the cottage would fully meet the criteria set out under Class B of Part 11 of the General Permitted Development Order. Therefore, whilst the loss of the building is unfortunate, there would not be sufficient grounds for the Authority to oppose the principle of its replacement subject to ensuring an appropriate form and layout. Because the existing dwelling is not classed as a "small dwelling" the proposed replacement would not be subject to a specific floorspace limit.

11.5 Due to the site's location within the defined settlement boundary of Sway, the general principle of introducing one additional dwelling onto the site of no more than 100 square metres would be acceptable under Policies SP21 and SP19. However, it would be important to ensure the proposed redevelopment of the site would meet the objectives set out under Policy DP34 of the Local Plan (Residential Character of the Defined Villages). This policy seeks to ensure new development would conserve and enhance the built heritage of the defined villages and would be informed by consideration of the character of the local area.

## **Design and Layout**

- 11.6 Following the previously withdrawn scheme the applicant sought to work towards addressing the various concerns raised in relation to design and form through pre-application advice. The negotiations which have subsequently taken place have achieved a significantly reduced depth and scale to the development, particularly with regards to the flank elevations. A less boxy, suburban frontage is now proposed and both units would replicate the Edwardian style of some of the neighbouring properties, with light-weight front canopies, narrow gables and slender window openings. The proposed rear projections would incorporate a greater degree of articulation which has served to break down the perceived scale and bulk of the dwellings. The chimney detailing and moulded stringcourse have also achieved an overall improvement to the quality of the design. Further amendments have also been undertaken following the receipt of this latest application, reducing the size of the dwelling proposed in Plot 2 by 10 square metres. Whilst the existing dwelling currently has UPVC windows, the applicant has agreed that they would be willing to ensure the new dwellings would incorporate timber or aluminium frames.
- 11.7 It has been established that there is no unifying architectural style in the immediate locality and there is also a wide range of dwelling and plot sizes. In this context, and having regard to the significantly improved design of the proposal, it is considered that the proposed development would meet the objectives of Policies DP34 and SP17 in terms of conserving and enhancing the built heritage of the defined villages and re-enforcing local distinctiveness. Notwithstanding this, ensuring an appropriate setting to the development would be key to the overall success of the scheme and it would therefore be necessary to secure further landscaping details prior to development. This would also provide the opportunity to avoid an overly suburban frontage.

## **Ecology**

- 11.8 The ecology report which accompanies the application has concluded that the buildings on site currently have negligible potential for roosting bats, although there are habitats within the development area which may have been colonised by reptiles. Prior to site clearance a precautionary working methodology will be undertaken to ensure the site does not become colonised by reptiles prior to development. Such works would be supervised by a qualified ecologist and vegetation would be removed by hand. To mitigate any potential impacts upon nesting birds any vegetation clearance would take place outside bird nesting season. Ecological enhancement measures have also been put forward and these would include bat tubes within the external walls of the dwelling, swift bricks, hedgehog friendly fencing and native planting.

- 11.9 The site is located 570 metres from the New Forest SPA and within 5.6km of the Solent SPA. The ecology report which accompanies the application has acknowledged that the proposal (which would result in a net increase of one dwelling) would result in additional recreational pressure upon both the New Forest SAC and SPA and also the Solent SPA. It has been confirmed that the applicant is willing to provide the appropriate level of mitigation in respect of both these designations. The submitted ecology survey also proposes that a detailed construction management statement should be submitted to the Authority for approval including details in relation to noise management, pollution control and working hours. The applicant has confirmed that they would be willing to accept a pre-commencement condition requesting further details on this issue. The submitted ecology survey acknowledges the additional impact that the introduction of one additional dwelling would have in terms of increased nitrate input upon the water environment of the Solent and has confirmed that the applicant is willing to accept a condition to ensure an appropriate level of mitigation. The Authority's Ecologist is now satisfied that, subject to appropriate conditions being imposed, the development would not have a harmful impact upon protected species or the SAC and SPA designations which lie close to the site and the proposals would therefore meet the requirements of Policies SP5 and SP6 of the New Forest National Park Local Plan.
- 11.10 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.

### **Trees**

- 11.11 A protected walnut tree lies in the rear garden area of the site (part of proposed Plot 1). However the tree protection details which have been included within the application are considered by the Tree Officer to be adequate to ensure the protection and retention of this tree for the duration of construction and thereafter. The layout of the proposed dwellings is such that the development would not give rise to any long term pressures to prune or remove the tree and the proposal is therefore considered to meet the requirements of Policy SP6 of the New Forest National Park Local Plan.

## **Highways**

- 11.12 Initial feedback received from the Highway Authority raised concerns in relation to inadequate visibility splays and also insufficient turning space within the site based upon the proposed layout. In order to address these concerns a further amended site plan (and additional transport information) has been submitted by the agent which now removes the dividing fence between the two driveways as previously proposed. This configuration is proposed to allow for the use of the access and turning areas on a shared basis. It also slightly improves visibility in the process. The Highway Authority has reviewed the amendments and has confirmed that this overcomes their concerns. The updated swept path analysis which has been included within the transport information shows that there would be adequate parking for two cars per dwelling and this meets the standards set out within Annex 2 of the Local Plan. On this basis the proposed development is now considered compliant with the requirements of Policy SP55 of the Local Plan.

## **Neighbouring Amenity**

- 11.13 There would be a distance of just under 1 metre between the flank wall of the dwelling proposed in Plot 1 and the neighbouring property to the south. However, there are no significant windows on the flank wall of the neighbouring property and the only upper floor window proposed on the flank wall of Plot 1 would serve a stairwell and could reasonably be conditioned to remain obscurely glazed. Additionally, the distance between the two dwellings is very typical of the relationship between properties in the immediate locality. The property to the north is set back by over 24 metres from the north boundary of the application site and the private rear garden area which serves this property would not be affected by the proposed development. Whilst an upper floor window is proposed on the north elevation of the dwelling proposed in Plot 2 this would mainly overlook the front driveway area and would also serve a bathroom so could be conditioned to be obscurely glazed. A number of trees provide screening along this boundary (within the ownership of the neighbouring property) and these would adequately mitigate any additional impacts arising from the proposed dwelling in terms of visual intrusion. The rear boundary of the application site is adjoined by the village hall. Overall, the proposals are not considered to give rise to a harmful loss of amenity to neighbouring residents subject to conditions ensuring the upper floor windows to the south and north would be obscurely glazed.

## **Conclusion**

- 11.14 Whilst the loss of the existing dwelling on site is regrettable, this has been accepted in principle by the recent prior notification submission. The applicant has engaged with the Authority through

the pre-application procedure and has sought to address the various concerns relating to design, scale, trees, ecology and access. Consequently, the scheme now proposed is considered to overcome the concerns raised at the time of the previous application and the design put forward is one which is considered to conserve the character of this part of Sway in accordance with the objectives set out within Policy DP34. It is therefore recommended that planning permission should be granted.

## 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        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 DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
  
- 3        No windows/doors shall be installed until the following details have been submitted to, and approved in writing by the New Forest National Park Authority.  
  
a) Typical joinery details including window/doors, eaves, verge, bargeboards.  
  
Development shall only take place in accordance with those details which have been approved.  
  
Reason: To protect the character and architectural interest of the building in accordance with Policies DP2, DP18 and SP16 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
  
- 4        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 DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 5 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 DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 6 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 Habitat Mitigation Scheme and the Solent (SRMP) Explanatory Note.

Reason: To safeguard sites of international ecological importance in accordance with Policies SP5 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019), the Authority's Habitat Mitigation Scheme and the SRMP.

- 7 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 hereby approved (Lindsay Carrington, September 2020). The specified measures shall be implemented and retained at the site in perpetuity.

Reason: To safeguard protected species in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 8 The development hereby permitted shall not be occupied until:

a) A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority;

b) A mitigation package addressing the additional nutrient input arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European Sites by the development when fully occupied and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European Sites, having regard to the conservation objectives for those sites; and

c) All measures forming part of that mitigation package have been provided to the Local Planning Authority.

The development shall be carried out in accordance with and subject to the above details.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. To ensure that the proposal may proceed as sustainable development, there is a duty upon the Local Planning Authority to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Authority has had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017 and Policy SP5 of the adopted New Forest National Park Local Plan (2016 - 2036).

- 9 No development shall take place (including site clearance) until a construction management statement has been submitted to the

New Forest National Park Authority and has been approved in writing.

Reason: To safeguard sites of international ecological importance in accordance with Policies SP5 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019), the Authority's Habitat Mitigation Scheme and the SRMP.

- 10 The trees/hedges on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the submitted tree protection plan (5883-A).

Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 11 The first-floor window on the south elevation of Plot 1 and the first-floor window on the north elevation of Plot 2 hereby approved shall at all times be obscurely glazed and non-opening (other than the fan light).

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 12 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, C or D of Part 1 of Schedule 2 to the Order, or means of enclosure otherwise approved by Class A of Part 2 shall be erected or carried out on the site without express planning permission first having been granted.

Reason: To ensure the dwellings remain of a size which is appropriate to the site and their location within the countryside and to ensure sufficient turning space within the site as required by Policies SP55, DP34 and SP17 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 13 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 DP2 and SP15 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 14 Development shall only be carried out in accordance with Drawing Nos: 5883-A, SBA.3734-7-1 REV D, SBA.3734-1-1 REV C, SBA.3734-7-2 REV E, SBA.3734-7-4 and SBA.3734-7-3 REV

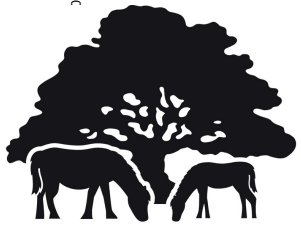
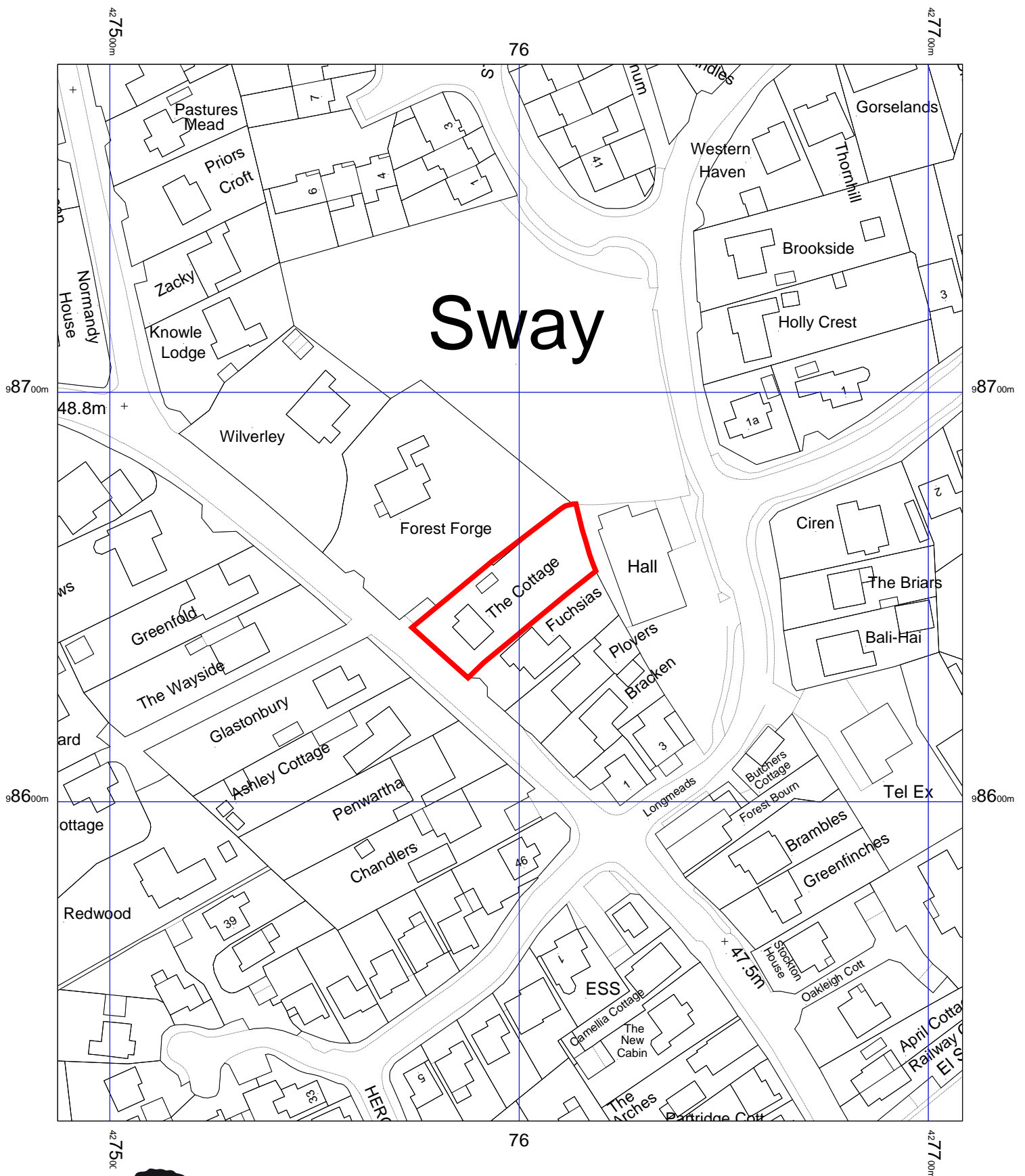
G. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the building in accordance with Policies SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 15 The development hereby permitted shall not be occupied until the arrangements for parking and turning within its curtilage have been implemented.

These areas shall be kept available for their intended purposes at all times.

Reason: To ensure adequate parking provision is made in the interest of highway safety and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019) and Section 9 of the National Planning Policy Framework.



NEW FOREST  
NATIONAL PARK

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

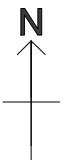
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Date: 01/12/2020

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**Application No: 20/00691/FULL Full Application**

**Site:** 11 The Coppice, Brockenhurst, SO42 7QZ

**Proposal:** First floor extension and roof alterations to facilitate additional habitable accommodation, single storey lean-to extension and external staircase to existing garage; relocation and extension to wall and gate; replacement shed

**Applicant:** Mr Lowe

**Case Officer:** Liz Young

**Parish:** BROCKENHURST

**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

Defined New Forest Village

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

DP2 General development principles  
 DP37 Outbuildings  
 SP17 Local distinctiveness  
 SP6 The natural environment

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Design Guide SPD

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 11 - Making effective use of land  
 Sec 15 - Conserving and enhancing the natural environment

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Brockenhurst Parish Council: Recommend refusal:

- it is not in-keeping with the local street scene and the proposed

extension is not subservient to the main building;

- neighbouring amenity and privacy will also be adversely affected through overlooking.

## **8. CONSULTEES**

8.1 Tree Officer: No objections raised.

## **9. REPRESENTATIONS**

9.1 Eight letters of objection received on the following grounds:

- There is already a large cluster of outbuildings on the site.
- Proposals would be at odds with the original layout of the Coppice.
- The amended plans would also be out of keeping with the area.
- The proposed shed is larger than existing and would therefore be excessive and unnecessary.
- It is not clear what the proposed shed is to be used for and it would potentially give rise to excessive noise levels from the use of machinery and power tools.
- The property already has a large number of bathrooms.
- Proposals would be visually and intrusive and would give rise to overlooking to the detriment of neighbouring residential properties.
- The applicants have not discussed their plans with neighbouring properties.
- The proposals would not be in keeping with the surrounding area.
- Extensive tree work has already been undertaken within the grounds of the property.
- The outbuilding would potentially be used as a holiday let in the future and this could, in turn have a harmful impact upon highway safety.
- Proposals would have a harmful impact upon the tranquillity of the Coppice.
- It is not clear why two WCs are needed.
- There are no dimensions on the drawings.
- Proposals would set a precedent for similar forms of development to be carried out elsewhere.
- Proposals would be contrary to Policies DP37 and SP17 of the Local Plan.
- Harmful impact upon biodiversity.
- Light Pollution.
- Harmful impact upon views from the open forest.

9.2 Two letters of support for the following reasons:

- Proposal would be in accordance with planning policy.
- Proposal would not impact upon the surrounding vegetation or

the amenities of neighbouring residents.

## **10. RELEVANT HISTORY**

10.1 Retention of Shed (10/95096) Approved on 21 July 2010

## **11. ASSESSMENT**

11.1 This application relates to a substantial two storey detached property located within a large, residential cul-de-sac of properties located on the western edge of the settlement of Brockenhurst. The house is a modern building and forms part of a development of properties of a similar scale and form with large detached garages which were built during the 1990s. The plot (which lies within the defined settlement of Brockenhurst) is spacious and mature, with protected trees along all four boundaries. A detached, three bay garage lies towards the front of the site and is positioned end-on to the boundary with the highway. The rear (west) boundary is adjoined by open forest.

11.2 Consent is now sought to extend the existing garage and to carry out roof alterations to form a room in the roof. The existing shed which lies adjacent to the garage is also to be replaced. The alterations proposed to the garage would include the enlargement of the existing rear log store in order to accommodate a downstairs toilet, an external staircase to the rear, the introduction of a cropped gable to each end of the roof and the addition of a dormer to the south roof slope. Two roof lights are proposed on the north roof slope along with a modest obscurely glazed first floor window on the east (road facing) elevation. The existing shed has an external footprint of 11 square metres and a ridge height of 2.5 metres. The proposed replacement shed (which would be timber with a felt roof) would have an external footprint of 18 square metres and a ridge height of 2.5 metres. The overall height of the garage would remain unchanged at just over 5 metres. The existing garden wall which links the outbuilding to the main house would be re-positioned in order to accommodate the proposed external staircase, although this element of the works would be classed as permitted development as the height of the wall would remain less than 2 metres (and it does not lie adjacent to a highway).

11.3 The main issues under consideration would be:

- The extent to which the proposed development would meet the requirements of Policy DP37 in terms of ensuring outbuildings would be incidental and subservient to the main house (having regard also for the character of the wider area).
- The impact the development would have upon the amenities of neighbouring residents.
- Impact upon trees.



- 11.4 The plans originally submitted with the application proposed a large gabled dormer to both the front and rear roof slope of the outbuilding. Concerns were raised with the applicant that the alterations would bring about an overly domestic, dominant appearance which would be inappropriate, particularly having regard to the relatively prominent siting of the outbuilding and the impact upon the street scene. Amended plans were therefore submitted, deleting the rear dormer (with roof lights now proposed in its place) and amending the design and size of the front dormer. The more modest size and mono-pitched roof to the front dormer would now ensure the roof alterations would retain a degree of subservience to the outbuilding which would ensure it would not appear overly dominant when viewed alongside the main house. The overall extent of glazing within the roof space has been reduced.
- 11.5 With regards to concerns raised in relation to the impact upon views from the open forest, the development lies over 40 metres from the rear boundary of the site (which is adjoined by North Weirs). This boundary is well screened by protected trees and the development would not encroach any closer towards this boundary. For the same reasons the proposal would not give rise to a harmful increase in light pollution, particularly as the overall extent of glazing has been reduced and the proposal would only be visible within the built up context of the Coppice. The development would be well contained within the site and the overall footprint of built development would not increase significantly. Having regard to this, along with the distance from the open forest, the proposals would not give rise to a harmful impact upon the biodiversity or ecological integrity of the New Forest.
- 11.6 The new first floor within the outbuilding is proposed to accommodate a study / games room with toilet and no habitable uses are proposed within the building. Policy DP37 is supportive of home working within detached outbuildings. Whilst the overall size, prominence and volume of the building would be increased to some degree as a result of the proposals, it would remain subservient to the main house as a result of its low roofline and modest footprint. The proposed external staircase would not impact upon views from the highway and the scaled down dormer would ensure a simpler appearance. Similar alterations have been carried out to the outbuilding which serves one of the immediate neighbours and the introduction of a room in the roof of the building would therefore not be out of character within the immediate locality. The low roofline and simple form of the proposed shed would ensure it would appear subservient to the main house. Its modest size and low roof would also ensure it could not readily be adapted to habitable uses.

- 11.7 Whilst it is noted that concerns have been raised in relation to the potential for the building to be utilised for habitable / self contained accommodation in the future, this would also be the case for the building as it stands, given its scale and height. There are no restrictions on the building at present and planning permission would not be required to form habitable rooms within the existing structure. To form a self-contained unit would require planning permission (with the opportunity to restrict future uses). A condition restricting the potential for any form of habitable use would reduce the risk of the building subsequently being used for ancillary or self-contained accommodation and would also reduce the potential for such a use to become established through lawfulness. The applicant has confirmed that they would be willing to accept such a restriction.
- 11.8 With regards to concerns over the proposal to introduce a larger shed, Policy DP37 does not set out a specific requirement for this form of development to be accompanied by specific justification (subject to the proposal being appropriate and subservient to the main house). The potential use of the replacement building for power tools and other hobbies is not considered to be inappropriate in the context of a domestic residential curtilage within built up, residential surroundings (or contrary to the objectives of Policy DP37). There is also a distance of over 8 metres between the replacement shed and the closest neighbouring property. The overall size of the replacement would nevertheless remain modest in relation to the house and it would be closely associated with existing buildings on the site. Overall the proposals are therefore considered to meet the requirements of Policies DP37 and SP17 of the New Forest National Park Local Plan.
- 11.9 There would be a distance of over 30 metres between the upper floor window proposed in the road facing elevation of the outbuilding and the two properties across the road to the south and the amended plans now show this window to be of a reduced size and obscurely glazed. The impact upon the property to the north would be mitigated by the screening offered by the protected trees which lie on the boundary of the site. Furthermore, the dormer which was originally proposed on this elevation has now been replaced by roof lights. The proposed replacement shed would replicate the very low roofline of the existing structure and would also be well distanced from the boundary with the neighbour. The proposed external staircase would mainly overlook the garden of the application site and would therefore not give rise to a harmful increase in overlooking. Overall, the development is not considered to harm the amenities of neighbouring residents to an unacceptable degree and would therefore meet the requirements of Policy DP2 of the New Forest National Park Local Plan.

- 11.10 Both the garage and proposed replacement shed are positioned on existing hard surfacing and the Authority Tree Officer is satisfied that the proposals would not damage the root protection areas of protected trees. Existing garden enclosures would ensure impacts during construction would be mitigated and there would be no requirement to impose conditions relating to tree protection. The development would therefore be in accordance with Policy SP6 of the New Forest National Park Local Plan. It is therefore recommended that planning permission should be granted.

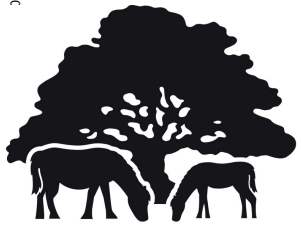
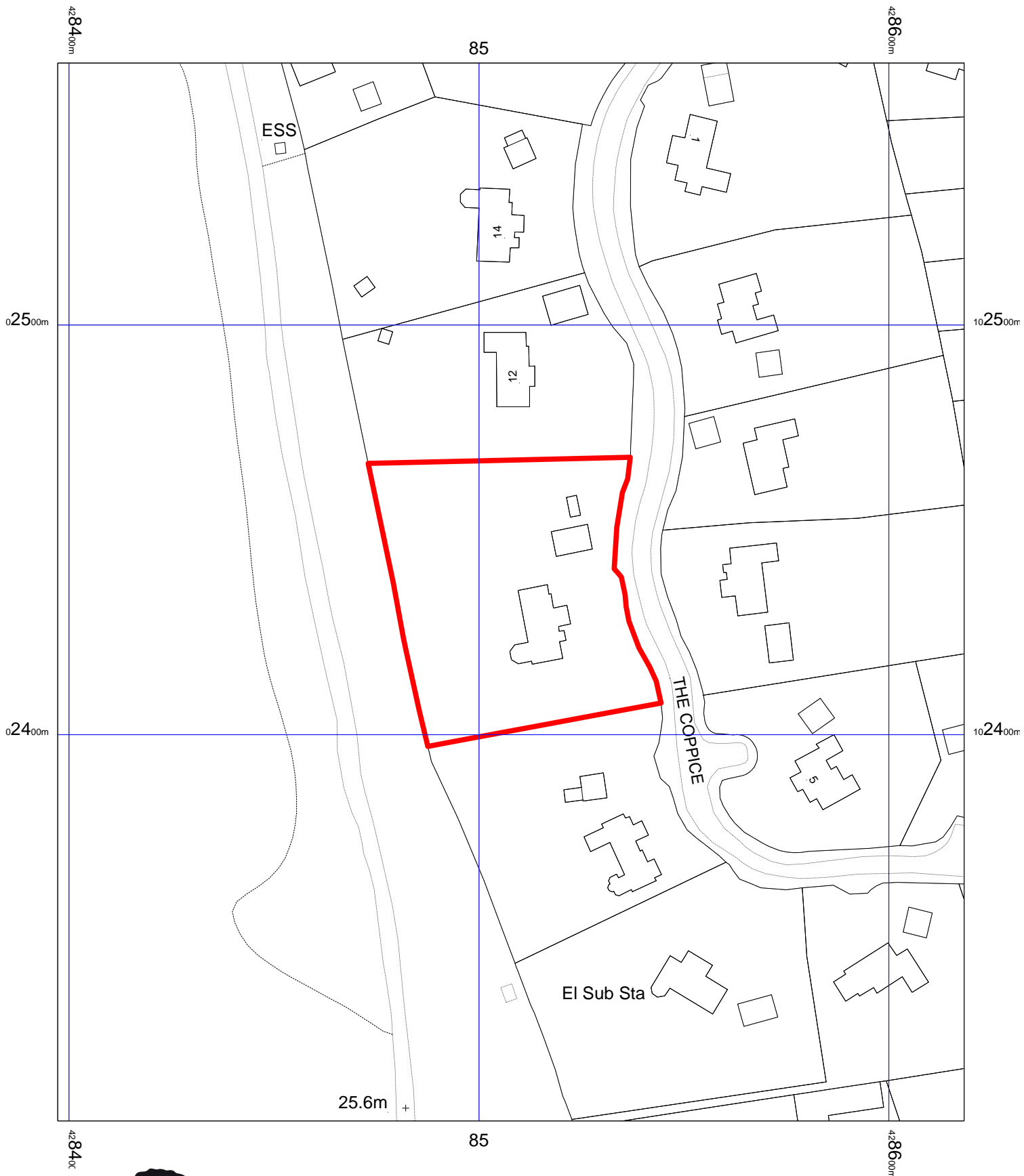
## 12. RECOMMENDATION

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 The external facing materials to be used on the alteration to the garage shall match those used on the existing building, unless otherwise agreed in writing by the New Forest National Park Authority.  
  
Reason: To ensure an acceptable appearance of the building in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
- 3 The outbuildings 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 DP36 and DP37 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
- 4 Development shall only be carried out in accordance with Drawing Nos: 1355:03A, 1355:07, 1355:04B, 1355:05B, and 1355:06A. 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 SP16, SP17, DP18 and DP2 of the

adopted New Forest National Park Local Plan 2016- 2036  
(August 2019).



NEW FOREST  
NATIONAL PARK

New Forest National Park Authority  
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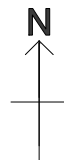
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Date: 01/12/2020

**Ref: 20/00691**

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**Application No: 20/00707/FULL Full Application**

**Site:** Harrow Farm House, Harrow Road, Bransgore, Christchurch, BH23 8JN

**Proposal:** Internal and external repairs and restoration; replacement roof

**Applicant:** Mr Shirley (Meryrick Estate Management Limited)

**Case Officer:** Emma Shaw

**Parish:** BRANSGORE

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**1. REASON FOR COMMITTEE CONSIDERATION**

Application from Authority Member

**2. DEVELOPMENT PLAN DESIGNATION**

Listed Building

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

DP2 General development principles  
SP16 The historic and built environment  
SP17 Local distinctiveness  
DP18 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  
Sec 16 - Conserving and enhancing the historic environment

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Bransgore Parish Council: Recommend permission. The proposed repairs will restore the fabric of the building.

## **8. CONSULTTEES**

- 8.1 Building Design & Conservation Area Officer: Support subject to conditions

## **9. REPRESENTATIONS**

None received

## **10. RELEVANT HISTORY**

- 10.1 Internal and external repairs; removal of 2no chimneys (Application for Listed Building Consent) (20/00095) granted on 20 April 2020.
- 10.2 Ground floor extension and alterations (NFDC/LBC/97/61818) granted on 19 August 1997.
- 10.3 Ground floor extension and alterations (NFDC/97/61886) granted on 19 August 1997.
- 10.4 Replace back door and erect canopy to match existing front canopy (NFDC/LBC/92/50101) granted on 13 July 1992.

## **11. ASSESSMENT**

- 11.1 The site lies in a rural location, set north of Harrow Road. Harrow Farm House dates from the 18<sup>th</sup> Century, built with soft red bricks with classic Georgian symmetry. The dwelling has two storeys with a later 19<sup>th</sup> Century one and a half storey lean-to addition to the western end, with a dormer window facing south. There is an additional single storey addition to the west. There are timber sash windows with decorative open porches to the front and rear of the property. The dwelling occupies a modest plot, bordered by fields and woodland.
- 11.2 By way of background, consent was granted for a full programme of restoration works to the property in April 2020. However, the undertaking of the works under the previously granted consent has revealed areas of rot and unsympathetic repairs. This application seeks planning permission for the replacement of the roof and external repairs, and is accompanied by an application for listed building consent. The relevant considerations are the impact of the proposed development upon the listed building, its setting and the wider area.
- 11.3 The works are such that the front walls need to be tied into the roof structure and the roof will be replaced in sections. The replacement roof would use existing salvage clay tiles supplemented with new tiles to match the existing. The proposed works are considered to be appropriate to the listed building and its setting. The proposal is supported by the Building Design and

Conservation Officer, subject to the imposition of relevant conditions. It would allow the repair of the listed building and its conservation and viable use. The proposal would therefore comply with Policy SP16 of the adopted Local Plan and Section 16 of the National Planning Policy Framework which stipulate that proposals should protect, maintain and enhance features of the historic and built environment. It would also comply with Policy SP17 which seeks to avoid the erosion of the existing character of the National Park and Policies DP2 and DP18 which require the highest standards of design.

- 11.4 For the reasons set out above, it is recommended that permission is granted subject to conditions.

## 12. RECOMMENDATION

Grant Subject to Conditions

### Condition(s)

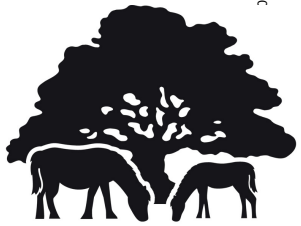
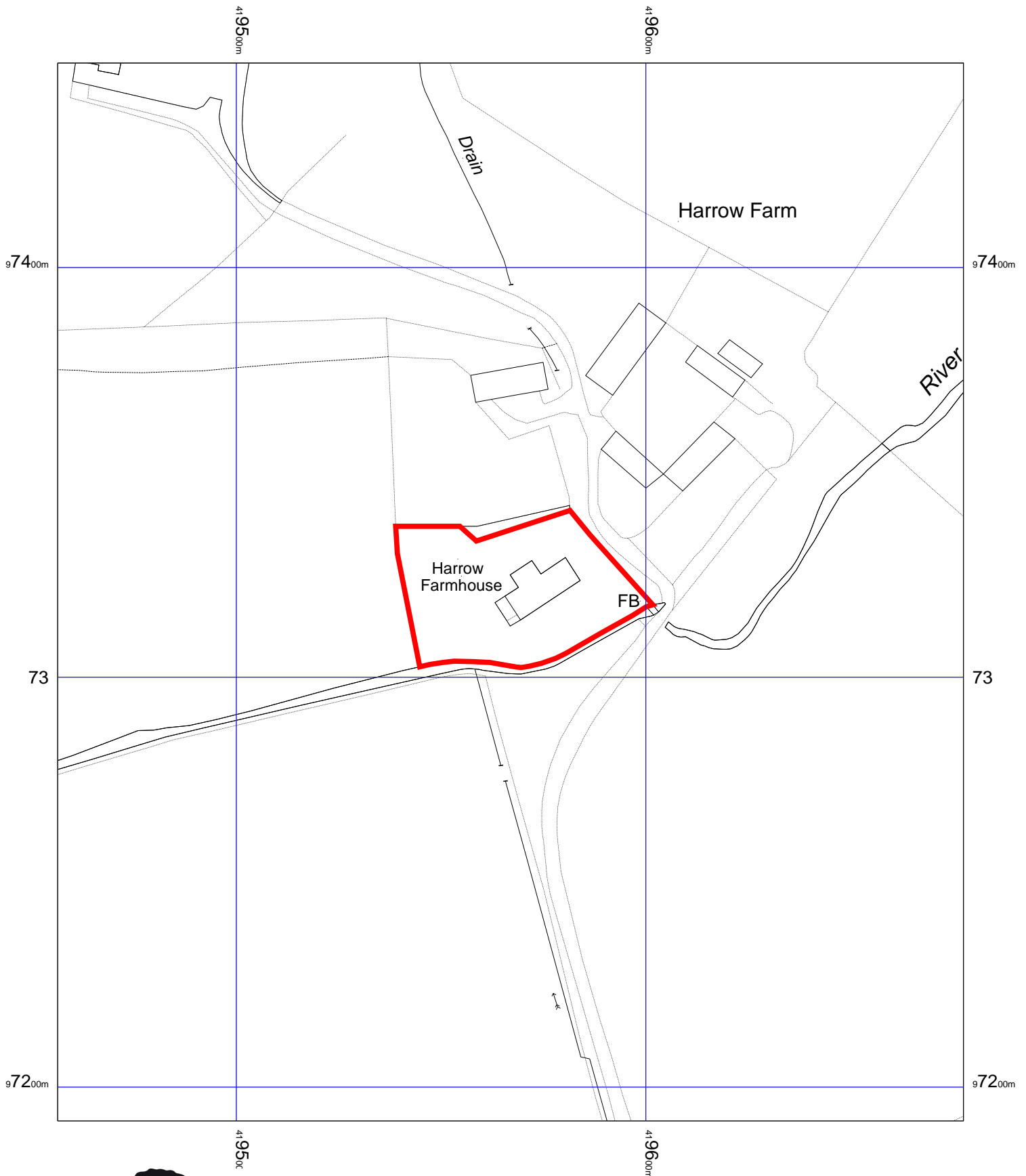
- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
  
Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Development shall only be carried out in accordance with drawing nos: 01637-S-001 Rev P4, 10786\_1 Rev P3, 100, 200 Rev A, 400 Rev A, 600 Rev A, 601 Rev A, 10786-TR1 REV P1, and documents: Structural Calculations Reports (by Marbas and Andrew Warning Associates). 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 SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
- 3 The materials to be used in the development shall be as stated on the application form hereby approved and submitted drawings, unless otherwise agreed in writing by the New Forest National Park Authority.  
  
Reason: To ensure an acceptable appearance of the building in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
- 4 No development shall take place above slab level until samples or exact details of the 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 DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).



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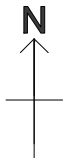
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**Ref: 20/00707**

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**Application No: 20/00708/LBC Listed Building Consent**

**Site:** Harrow Farm House, Harrow Road, Bransgore, Christchurch, BH23 8JN

**Proposal:** Internal and external repairs and restoration; replacement roof (Application for Listed Building Consent)

**Applicant:** Mr Shirley (Meryrick Estate Management Limited)

**Case Officer:** Emma Shaw

**Parish:** BRANSGORE

**1. REASON FOR COMMITTEE CONSIDERATION**

Application from Authority Member

**2. DEVELOPMENT PLAN DESIGNATION**

Listed Building

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

DP2 General development principles  
 SP16 The historic and built environment  
 SP17 Local distinctiveness  
 DP18 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  
 Sec 16 - Conserving and enhancing the historic environment

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Bransgore Parish Council: Recommend permission. The proposed repairs will restore the fabric of the building.

## **8. CONSULTTEES**

- 8.1 Building Design & Conservation Area Officer: Support subject to conditions.

## **9. REPRESENTATIONS**

None received

## **10. RELEVANT HISTORY**

- 10.1 Internal and external repairs; removal of 2no chimneys (Application for Listed Building Consent) (20/00095) granted on 20 April 2020.
- 10.2 Ground floor extension and alterations (NFDC/LBC/97/61818) granted on 19 August 1997.
- 10.3 Ground floor extension and alterations (NFDC/97/61886) granted on 19 August 1997.
- 10.4 Replace back door and erect canopy to match existing front canopy (NFDC/LBC/92/50101) granted on 13 July 1992.

## **11. ASSESSMENT**

- 11.1 This is the associated listed building application in connection with the preceding item. As noted earlier, the site lies in a rural location, set north of Harrow Road. Harrow Farm House dates from the 18<sup>th</sup> Century, built with soft red bricks with classic Georgian symmetry. The dwelling has two storeys with a later 19<sup>th</sup> Century one and a half storey lean-to addition to the western end, with a dormer window facing south. There is an additional single storey addition to the west. There are timber sash windows with decorative open porches to the front and rear of the property. The dwelling occupies a modest plot, bordered by fields and woodland.
- 11.2 By way of background, consent was granted for a full programme of restoration works to the property in April 2020. However, the undertaking of the works under the previously granted listed building consent has revealed areas of rot and unsympathetic repairs. A significant number of timbers, beams and floor boards are suffering from death watch beetle. This application seeks consent to replace the infested timbers with new timbers and replace the roof. The issues to assess are whether the proposed works would have an adverse impact on the character and historic significance of the listed building.
- 11.3 Many of the infested timbers are modern replacement timbers and not of historic interest. This application seeks to replace the infested timbers with new timbers and replace the roof which is

significantly affected from the infestation. No objection has been received on conservation grounds. The works are considered to be of substantial significance to the fabric of the historic building, but are necessary to preserve the historic building and to protect it for the future. The works are such that the front wall needs to be tied into the roof structure, and the roof will be replaced in sections in order to avoid undue strain on the rest of the building. Appropriate conditions would be attached in relation to this as recommended by the Conservation Officer.

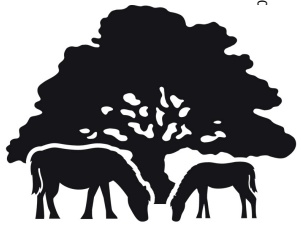
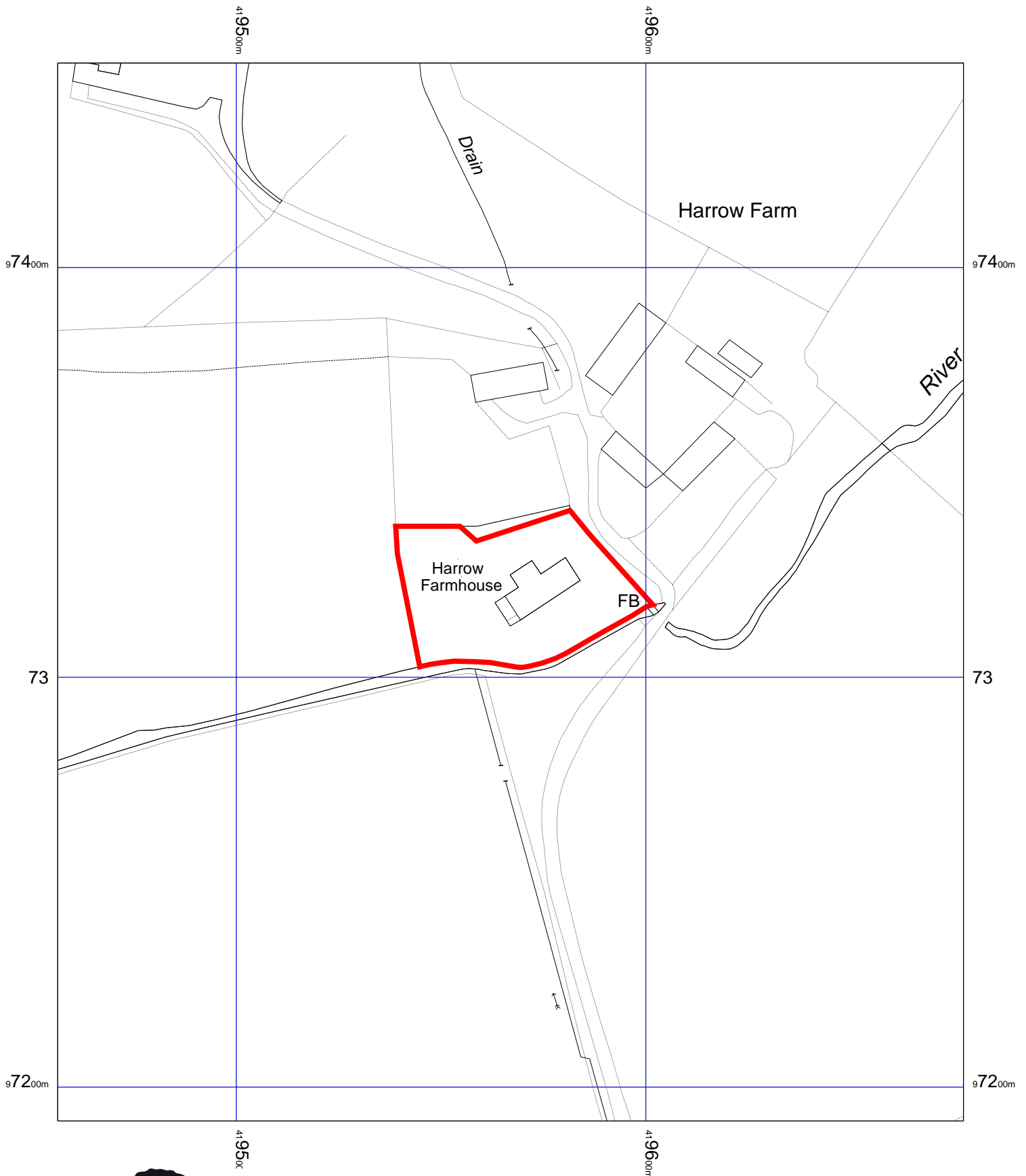
- 11.4 The proposal would preserve the historic building and secure its viable use. It would comply with Policies SP16, DP2, DP18 and SP17 of the New Forest National Park Local Plan 2016-2036 (August 2019) as well as Section 16 of the National Planning Policy Framework. It is therefore recommended that consent is granted subject to conditions.

## 12. RECOMMENDATION

Grant Subject to Conditions

### Condition(s)

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this permission.  
  
To comply with Section 18 of the Town & Country Planning (Listed Buildings & Conservation Areas 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: 01637-S-001 Rev P4, 10786\_1 Rev P3, 100, 200 Rev A, 400 Rev A, 600 Rev A, 601 Rev A, 10786-TR1 REV P1, and documents: Structural Calculations Reports (by Marbas and Andrew Warning Associates). No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.  
  
Reason: To protect the character and architectural interest of the building in accordance with Policies SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).



NEW FOREST  
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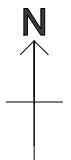
Tel: 01590 646600 Fax: 01590 646666

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**Ref: 20/00708**

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**Application No: 20/00748/FULL Full Application**

**Site:** Laurel Cottage, Canada Common Road, West Wellow, Romsey,  
SO51 6DH

**Proposal:** Replacement dwelling and workshop outbuilding

**Applicant:** Mr Dyke

**Case Officer:** Ann Braid

**Parish:** WELLOW

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**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

No specific designation

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

DP35 Replacement dwellings  
DP37 Outbuildings  
SP17 Local distinctiveness  
SP6 The natural environment  
SP7 Landscape character  
SP15 Tranquillity  
DP2 General development principles

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Design Guide SPD  
Wellow Village Design Statement

**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**

Wellow Parish Council: Recommend refusal on the grounds that the

proposal is out of character with the area and neighbouring properties.

## **8. CONSULTEEES**

8.1 Ecologist: No objection subject to conditions

8.2 Tree Officer: No objection

## **9. REPRESENTATIONS**

9.1 One letter of objection; the design is not in keeping with the area or neighbouring buildings.

## **10. RELEVANT HISTORY**

10.1 Replace existing front casement window with projecting bay window to master bedroom (TV/S/05/02367/3) granted on 2 August 2005

10.2 Rear extension (TV/S/91/02367/1) granted on 18 May 1989

10.3 Proposed garage conservatory and porch (TV/S/91/02367) granted on 27 November 1978

## **11. ASSESSMENT**

11.1 This site lies towards the northern end of the lane which serves the houses which front directly on to Canada Common. The Common is designated as New Forest Special Protection Area (SPA), Special Area of Conservation (SAC), Ramsar site and Site of Special Scientific Interest (SSSI). The existing house is a bungalow, of modest proportions. The two storey properties on either side, each standing on generous plots, are replacement dwellings, granted in 2002 and 2005. The site slopes down from the track and is bounded by mature hedge to the front. There is a substantial Horse Chestnut tree on the front boundary, alongside which is a stable building in use for storage which it is proposed to retain.

11.2 Consent is sought for a replacement dwelling and a detached studio outbuilding. The dwelling would be located on the foot print of the existing and the highest of the ridges would be 6.5 metres taken at the lowest point of the slope. The design is for a single storey house, in a mix of materials to include limestone and grey render and dark coloured zinc cladding.

11.3 The existing dwelling is not of any architectural significance and there is no objection to the principle of demolition. Policy DP35 of the New Forest National Park Local Plan allows the replacement of a dwelling with the same floor area as the existing and Policy DP36 allows the inclusion of an extension, which should be



designed as a subservient element, to ensure that the overall impact of the replacement dwelling is no greater than the existing. In floor area terms, the proposal would be within the limits imposed by Policy DP36 as the existing floor area (before previous post 1982 extensions) is 115 square metres and the proposed would be 150 square metres. The applicants sought pre-application advice and referred to the Design Guide in the preparation of their application.

- 11.4 With regard to design, the proposed dwelling would be single storey and incorporates a subservient wing to the southern end. The dwellings along the lane are a mix of architectural styles, and ages, and the replacement dwelling now proposed would be a modern design, which, following Design Guide advice, has a variety of smaller elements designed to break up the bulk of the building and avoid a monolithic scale. It is considered that the chosen materials would appear traditional but would be used in a modern approach, to complement the design and provide contrast and interest. There would be glazing to the front of the house, but, apart from the bay window, the windows would be small and the porch area would be recessed under an overhang. Rear facing windows would be under a timber slatted canopy to act as a 'brise-soleil' and the windows at the southern end would be under the overhanging roof. One rooflight is proposed to light the entrance hall.
- 11.5 Overall, it is considered that the levels of light that would be emitted from the house would not be such as to form a sustainable reason for refusal alone. With regard to visual impact, the site slopes down from the track, and the dwelling would be sited, far enough back on the site, behind the hedgerow and the large boundary tree and this would reduce its visual impact in the locality, and when viewed across the Common. The proposed development would not therefore be contrary to Policies SP17 and SP15.
- 11.6 Originally the plant for the proposed ground source heat pump was proposed to be located in a basement but amended plans now show it will be enclosed in a cupboard, within the covered way to the side of the proposed house. The amended plans also increase the footprint of the house by some 200mm but the floor area remains within the limits of Policy DP36. Small scale renewable energy proposals for individual houses are supported by Policy SP14 of the Local Plan.
- 11.7 The proposed outbuilding is described as a workshop and would measure 8.4 metres long by 4 metres wide and would be 4.9 metres high to the ridge, measured at the lowest point of the slope. It would be located forward of the house, but would be next to the garage of the property next door, Heathlands. The garage at Heathlands is slightly larger in footprint than the workshop proposed and its ridge height is over a metre higher. The

proposed workshop would comply with Policy DP37 which requires all outbuildings to be proportionate and clearly subservient to the dwelling they are to serve. There would also be no unacceptable reduction in circulation space or parking. The building is not proposed to be used for habitable accommodation and a condition would secure its use for incidental purposes. The outbuilding would comply with Policy DP37, and would not erode the existing character of this part of the National Park as required by Policy SP17.

- 11.8 With regard to the impact on neighbours, the neighbouring properties are two storey and there is one first floor window serving a bathroom, which looks on to the application site from the south. The comparative roof height and levels are such that there would be no overbearing impact and no adverse impacts in terms of loss of outlook or shading to neighbours. With regard to the potential for overlooking of the neighbour to the south, there is a mature hedge and the neighbour's house and outbuilding would screen their garden from view. Furthermore, the applicants have sought to avoid any potential for overlooking of the neighbour from the roof terrace through the construction of a screen fence, which is noted to be 1.8 metres higher than the level of the roof terrace. Its installation and retention should be ensured by condition. Subject to this, the proposal would not have any adverse impact on neighbouring amenity, in accordance with Policy DP2 of the Local Plan.
- 11.9 The submitted ecological appraisal notes that the site is adjacent to the designated area but that adverse impacts would be unlikely. Provided the recommendations of the report are carried out there would be no adverse impact on protected species and measures for biodiversity enhancement, namely bat and bird boxes, would be incorporated in the fabric of the building. Any external lighting would be designed to adhere to lighting guidance in relation to bats to reduce disturbance to foraging and commuting bats passing through the site. In line with Natural England advice, a Construction Environmental Management Plan (CEMP) would be required to mitigate for potential pollution impacts on the adjacent designated sites and this would be secured by condition.
- 11.10 With regard to trees in the site, the most important tree, which has significant amenity value, is the Horse Chestnut on the front boundary. Two trees within the adjacent property to the south are protected by a Tree Preservation Order, however these trees are situated far enough from the proposal not to be adversely affected. The proposed development seeks to retain trees on the site and, provided the recommendations of the submitted report are followed, the relationship between the trees and proposed re-development works is considered acceptable. There is no objection on tree grounds and the proposal therefore complies with Policy SP6 of the Local Plan.

- 11.11 One letter of objection has been received from a resident of Canada, objecting on design grounds and to the choice of render, which is not in keeping with the adjacent properties, which are built in brick and tiles. The Parish Council also raise objection on the grounds that the dwelling would be out of character for the area and for neighbouring properties. As stated above, the lane serves a mix of designs and styles and the design for the proposed dwelling has followed the advice in the Design Guide SPD. Painted brickwork and render are materials in use on properties in the vicinity, and the existing bungalow is rendered. The Wellow Village Design Statement SPD discourages the use of standard dwelling designs and does not wish to inhibit innovative design and use of materials, with the caveat that they should blend with adjacent properties and complement the natural environment. The proposed development is not a match for the two storey design of the neighbours but, in accordance with Local Plan policy, takes as its starting point the bungalow that exists on the site. The clean modern finishes are a key part of the design approach and given the mix of materials in use along the lane, the fact that the proposal does not have a brickwork finish would not be a sustainable reason for refusal.

## 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 numbers: drawing numbers: 01 Rev P02, 011 Rev P05, 012 Rev P03, 020 Rev P03, 021 Rev P03, 022 Rev P03, 032 Rev P02, 040 Rev P02. 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 SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
- 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 DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 4 No windows/doors shall be installed until the following details have been submitted to, and approved in writing by the New Forest National Park Authority.

a) Typical joinery details including window/doors, eaves, verge, bargeboards.

b) Rainwater goods

Development shall only take place in accordance with those details which have been approved.

Reason: To protect the character of the locality and the architectural interest of the building in accordance with Policies DP2, DP18 and SP16 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 5 Unless otherwise agreed in writing by the New Forest 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 by ECOSA dated September 2020 hereby approved. The specified measures shall be implemented and retained at the site in perpetuity and a statement, with details of the implementation of the measures supplied to the Authority prior to the occupation of the development.

Reason: To safeguard protected species in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 6 Prior to the commencement of development, including demolition or site clearance, a construction environmental management plan 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 at all times during the development.

Reason: To safeguard the adjoining designated land in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 7 The trees/hedges on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the submitted arboricultural statement by Alderwood Consulting dated October 2020.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 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: To ensure the dwelling remains of a size which is appropriate to its location within the countryside and to comply with Policies DP35 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 9 The outbuilding 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 DP36 and DP37 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 10 All materials, machinery and any resultant waste materials or spoil shall be stored within the red line application site unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of protecting the New Forest Site of Special Scientific Interest in accordance with Policy SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

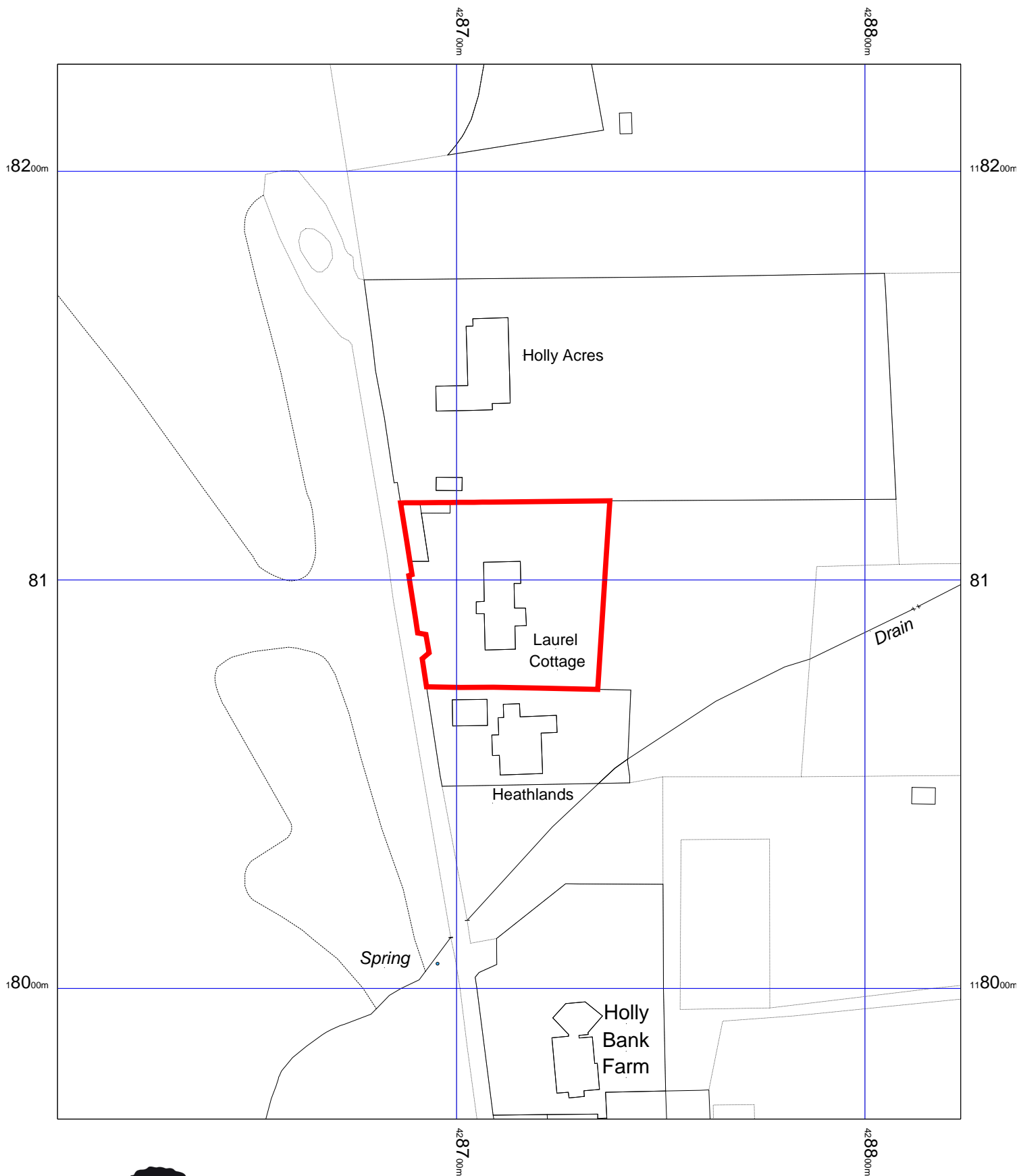
- 11 No external lighting shall be installed on the site unless details of such proposals, which shall be in accordance with the recommendations of the ECOSA Ecological Appraisal hereby approved, have been submitted to and approved in writing by the New Forest National Park Authority.

Reason: To protect the amenities and ecology of the area in accordance with Policies DP2, SP6 and SP15 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 12 Prior to the occupation of the dwelling hereby approved, the screen fence located to the south of the roof terrace shall be built in accordance with the approved plans to a height of 1.8 metres

above the terrace floor level, and shall be retained at the site in perpetuity.

Reason: To protect the amenities of neighbouring occupiers in accordance with Policies DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).



NEW FOREST  
NATIONAL PARK

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

Tel: 01590 646600 Fax: 01590 646666

Date: 01/12/2020

**Ref: 20/00748**

**Scale: 1:1250**

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