

Application No: 19/00911/FULL Full Application

Site: Peters Hold, Newtown Road, Minstead, Lyndhurst, SO43 7GJ

Proposal: Replacement dwelling; detached garage/carport; associated works and landscaping (demolition of existing dwelling and annex)

Applicant: Mr J Burton

Case Officer: Clare Ings

Parish: MINSTEAD

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

SP7 Landscape character
SP16 The historic and built environment
SP17 Local distinctiveness
DP2 General development principles
DP18 Design principles
DP35 Replacement dwellings
DP37 Outbuildings

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

Minstead Parish Council: Initial plans - recommend refusal.

Amended plans - recommend refusal on the following grounds:

- It does not comply with the suggestions made by the Authority's Officers for mitigating the impact of the appearance and layout of the building's impact. Page 18/79 of the National Park Design Guide discusses scale and form. The proposed development has an impact which has not been mitigated by following the recommendations in this guide. It still appears to be a substantial block building and designed not to minimise its impact on the broader landscape.

Further amended plans - no comments received.

8. CONSULTEEES

- 8.1 Ecologist: Comment pending - update to be provided to Members
- 8.2 Landscape Officer: No objection, subject to conditions
- 8.3 Building Design & Conservation Area Officer: No objection, subject to conditions

9. REPRESENTATIONS

- 9.1 Two representations received (from same address) objecting on the following grounds:
 - Loss of another traditional New Forest cottage.
 - Disruptive traffic during construction.
 - New barn not suitable for bats.

10. RELEVANT HISTORY

- 10.1 Replacement dwelling; detached garage/carport; associated works and landscaping (Demolition of existing dwelling and annexe) (19/00477) withdrawn on 14 August 2019

11. ASSESSMENT

- 11.1 The site of Peters Hold is set well back from Newtown Road and is approached via a gravel track through an area of woodland, then fields. It is a traditional New Forest red brick cottage with a natural slate roof, probably dating from the late C19. It is unlisted but is considered to be of heritage interest, and lies in a relatively isolated location due south of the village of Minstead and the C13 Parish Church. The cottage and its numerous outbuildings are set on the hillside of the valley to the north of Fleet Water and extensive woodland of Manor Wood. The cottage has been much extended and altered in the past in an unsympathetic manner. The garden slopes steeply southwards into the valley, and the conservatory and raised decking area stand prominently in the landscape. Peters Hold is located within the Forest Central South Conservation Area.

11.2 Planning permission is sought to demolish the existing cottage and part of an adjoining annexe, and erect a replacement dwelling, making use of the sloping site. As part of the proposal, a basement would be included. The application has been the subject of much negotiation through the process of the application, including whether it should be demolished at all. A Building Survey has been submitted which demonstrated that its demolition was acceptable, given the previous extensions and alterations which are considered to have compromised the appearance of the original cottage and which, in any event, was not considered to be the best example of its type.

11.3 The key considerations are:

- The appropriateness of demolition;
- The size of the replacement dwelling with regard to Policies DP35 and DP36;
- Whether the design would be acceptable to its location within a conservation area;
- Its impact within the landscape and on public views, especially the nearby footpath; and
- The appropriateness of the garage/car port with regard to policy DP37.

There are no near neighbours whose amenity would be affected by the proposal.

11.4 As stated above, the proposal is for a replacement dwelling, and the principle of replacing the existing cottage has been demonstrated to be acceptable. The proposal also includes the erection of a car port/garage which would be on the footprint of the existing residential annexe.

11.5 The site lies outside the four defined villages of the New Forest National Park, and therefore would be subject to restrictions in the increase in habitable floorspace contained within Policies DP35 and DP36. Specifically, Policy DP35 restricts the size of the replacement dwelling to *"no greater floorspace than the existing dwelling"*. At the same time, however, an extension can be considered under Policy DP36, and this policy restricts this increase to no more than 30% of the original floorspace (or, if a small dwelling, to no more than a total of 100m²). The existing property had a floorspace of approximately 136m² and therefore would not be classed as a small dwelling. This current proposal would result in a total habitable floorspace of just over 168m², equivalent to 23% and therefore within the 30% set out in Policies DP35 and DP36. The proposed basement would have a footprint of 45m², less than the actual footprint of the dwelling, and would not contain any habitable accommodation or have any external access or natural light. It would therefore not contribute to the overall size of the dwelling.

- 11.6 The replacement dwelling would be a more modern "ranch" style split level dwelling, which would include a basement, taking advantage of its position on the hillside. It would be constructed of red brick with a slate roof - making use of traditional materials. Considerable negotiation has taken place to ensure that the proposal would be acceptable in this location within a conservation area. Previous schemes contained significant areas of glazing which have been reduced within the current proposal, and it is now considered acceptable and would not result in light pollution. The northern elevation, i.e. that facing the public footpath, now contains some openings to provide some interest on this elevation. The detailing of the balconies from glass to timber also better reflects its location within a conservation area. In terms of design, the proposal is therefore now considered acceptable, and would preserve the character and appearance of the conservation area and comply with Policies DP2, DP18 and SP17.
- 11.7 The proposed car port, which would involve the partial demolition of an existing outbuilding, is also considered appropriate. Its orientation, again the subject of negotiation, is now considered acceptable, and would create a courtyard appearance. Its design, scale and use of appropriate materials are all acceptable and would not result in overdevelopment of the site. Notwithstanding the fact that it would replace an existing residential annexe, its use would be incidental, and overall it would comply with Policy DP37. Landscaping and regrading of the ground appears natural, although further details of hard and soft materials are required, and this will be secured through condition.
- 11.8 A Bat Report was submitted with the application which confirmed that the cottage has a bat roost of low conservation value, although the annexe and stables support important bat roosts of common (brown long-eared bats) and one rare species (barbastelle). Mitigation and compensation are both detailed in the report. However, it is still necessary to consider the three tests of a European Protected Species (EPS) Licence prior to granting planning permission. Failing to do so would be in breach of Regulation 9(5) of the Conservation of Habitats and Species Regulations (2010) which requires all public bodies to have regard to the requirements of the Habitats Directive in the exercise of their functions.
- 11.9 The first and second tests relate to the work being in the public interest (this is met by its being in compliance with adopted Policy) and there being no satisfactory alternative (although the dwelling is not in need of immediate replacement, in the long term it would require replacing due to its poor construction; the stable building would remain relatively untouched by the proposal).
- 11.10 The third and final test is that the maintenance and favourable conservation status of the species should be ensured. The

ecological consultant considers that this would be the case, provided that the mitigation as outlined was implemented. The application has addressed the issue of bat presence and the consultant's report is from a respected source and has identified the presence of bats. Mitigation/compensation is proposed which would be suitable for maintaining the favourable conservation status of the local population. As the three tests have been met, it is likely that a Licence would be granted so the proposal is considered to meet with the Habitats Directive and thus the proposal would accord with Policy SP5 subject to a condition requiring measures for ecological mitigation and enhancement to be submitted for approval. Other mitigation/ enhancement measures are recommended for nesting birds.

- 11.11 In conclusion, following extensive negotiations, it is considered that the proposal for the replacement dwelling and garage would be acceptable, and would not harm the character and appearance of the either the conservation area or the wider New Forest landscape, and would comply with policy.

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: 130.000 Rev P4, 130.004 Rev P2, 130.022 Rev P1, 130.100 Rev P6, 130.101 Rev P9, 130.102 Rev P10, 130.104 Rev P8, 130.105 Rev P4, 130.111 Rev P5, 130.113 Rev P4, 130.121 Rev P6, 130.122 Rev P5, 130.123 Rev P5 and 130.124 Rev P2.

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 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.

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

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

- 5 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).

- 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 DP35 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 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 (Assessment of the Impacts on Bats and Nesting Birds Ecological Consultancy Services Ltd March 2019) hereby approved. 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 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).

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

- 10 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.

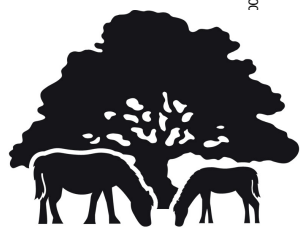
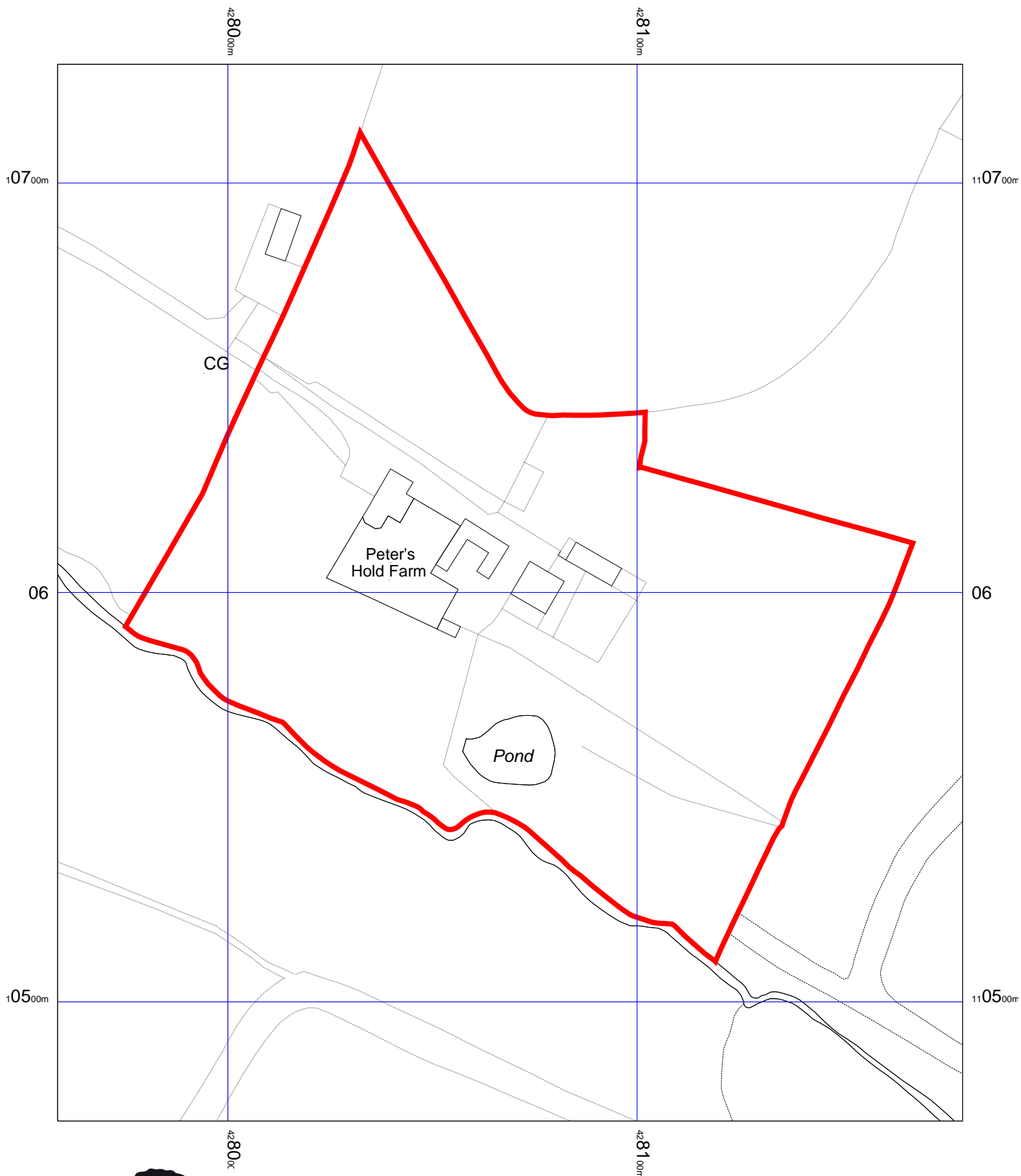
Reason: To protect the amenities of the area in accordance with Policies DP2 and SP15 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

Informative(s):

- 1 The Authority has considered the application in relation to its adopted Local Plan, the National Planning Policy Framework and

any other relevant material planning consideration and has recommended changes which have been accepted by the applicant to ensure the development is compliant and does not harm the character and appearance or amenities of the area.

- 2 All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 41 of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given the relevant contact number for Natural England, which is 0300 060 3900.



NEW FOREST
NATIONAL PARK

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Tel: 01590 646600 Fax: 01590 646666

Date: 01/09/2020

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Scale: 1:1250

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Application No: 20/00176/FULL Full Application

Site: Land Adjacent To Newtown Honey Farm, Newtown Lane,
Mockbeggar, BH24 3NN

Proposal: Single storey building for use as music rehearsal room and music library

Applicant: Mr J Cook, Hyde Band

Case Officer: Liz Young

Parish: ELLINGHAM HARBRIDGE AND IBSLEY

1. REASON FOR COMMITTEE CONSIDERATION

Member Referral

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area
Tree Preservation Order
Special Area of Conservation
Site of Special Scientific Interest
Special Protection Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP2 General development principles
SP5 Nature conservation sites of international importance
SP6 The natural environment
SP16 The historic and built environment
SP17 Local distinctiveness
DP18 Design principles
SP39 Local community facilities
SP55 Access

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

Ann Sevier: Requests that the application be determined by the Planning Committee:

- The history of Brass Bands in this small area goes back to the late 1800's.
- There is in the Fordingbridge area an exceptional high standard of professional music making.
- They are an important part of the local community and play at the remembrance service in Fordingbridge and various local events.
- They have a training band which supports young people's playing and will be the band's future.
- The band have struggled to find a bespoke location where they could practice and are in need of a permanent home.
- The Planning Officer should take into consideration the cultural heritage of Brass Bands in the North west of the Forest and that the National Park should recognize they have a duty to support this cultural heritage.

7. PARISH COUNCIL COMMENTS

Ellingham, Harbridge & Ibsley Parish Council: Recommend permission but would accept a delegated decision:

- Proposal would bring about community benefits and will support charitable causes.
- The proposal should be subject to a personal condition and should also include a restriction preventing residential use.
- Hours of use should be restricted to prevent harmful noise impacts.
- Car parking should be confined within the site.
- Proposed building would be sympathetic to its surroundings and would not be harmful to the character of the conservation area.
- There should be a tree management survey to accompany the proposal, including additional parking along Newtown Lane.
- A site survey should be carried out to record the relationship with RAF Ibsley (it has been noted that the 'Maycrete' design of billet was not in use at the time the airfield was built).

Hyde Parish Council: Recommend permission:

- Proposal would be in accordance with Policy SP39.
- The Hyde Band brings about significant community benefit and contribute to many local charities.

- Planning approval would ensure continuing community benefit.
- This area has been their base for 125 years.
- The public benefit of the building has not been considered by the Conservation Officer.
- Proposal would not have a harmful impact upon the SSSI.
- Policy SP16 does not apply as the application site is not a historic feature.
- Proposal would comply with Policy DP18 as a result of its modest design.
- Parking is already in place and many band members live within walking distance of the site.
- Most third party comments received have been positive.

8. CONSULTEES

- 8.1 Highway Authority (HCC): No objections based upon additional information provided by the applicant.
- 8.2 Tree Officer: No objections based upon amended plans and subject to conditions.
- 8.3 Building Design & Conservation Area Officer: No objections based upon amended plans and subject to an appropriate photographic recording condition.
- 8.4 Natural England: No objections subject to conditions.
- 8.5 Environmental Protection (NFDC): No objections subject to conditions.
- 8.6 Ecologist: No objections subject to appropriate mitigation and enhancement.

9. REPRESENTATIONS

- 9.1 60 letters of support received (including a letter from Sir Desmond Swayne, Member of Parliament):
 - The band's equipment is currently being stored in dispersed locations.
 - The band needs a permanent venue for rehearsals.
 - A permanent venue would enable the band to attract more members.
 - The band are very active in the local community, perform nationally and provide free tuition to members of the community.
 - The band are an important part of the history of the New Forest.
 - The majority of band members car share to rehearsals.
 - The band actively support local charities.

9.2 Four letters of objection and five comments:

- Inadequate vehicular access.
- Increased traffic levels would be detrimental to the SSSI verges.
- Proposed provision would not be sufficient to accommodate all the band members.
- Granting this application would send the wrong message out about the necessity of fully approved plans for well-designed buildings, large or small, that will enhance the Forest.

10. RELEVANT HISTORY

10.1 Change of use of former RAF building to music room/library for temporary period of 3 years; car parking (18/00721) approved on 7 November 2018

(Brooklands Farm, South Gorley)

10.2 Erection of Band Hall with storage facilities and tuition rooms (Outline application with all matters reserved) (05/85137) refused on 15 August 2005

11. ASSESSMENT

11.1 The application site comprises an area of flat ground extending to just under 0.2 hectares. The site lies within a woodland clearing and the trees enclosing the site form part of a wider woodland tree preservation order. The site lies within the Western Escarpment Conservation Area. Access to the site is gained from Newtown Lane, a small rural lane which runs along the north boundary. The wider area comprises a mix of farms and secluded, rural dwellings. The site was one of the dispersed accommodation and ancillary sites serving Ibsley Airfield and the concrete bases of old nissen huts as well as an air raid shelter and the remains of a campsite toilet remain on site. Other second world war remains survive in the wider area. With the exception of these hardstandings, there are no buildings on the site.

Proposal

11.2 Consent is sought to erect a building to be used for band practice by the Hyde band. The building would also accommodate a music library and kitchen. The external footprint would measure just under 125 square metres. The building would have a simple, rectangular footprint with a gabled roof line. The facing materials would comprise timber cladding, timber joinery and either slate or corrugated roofing. It is not envisaged that any other uses will take place within the building and it would not be used for performances. Additional information provided on behalf of the

applicant indicates that the use would take place typically between 9 am and 11pm.

Background

- 11.3 In terms of background, permission was refused on this site in 2005 for a similar proposal. The main concerns related to the lack of an identified direct benefit to the local community, highway safety concerns and the impact upon the surrounding woodland. More recently permission was granted at a nearby site (Brooklands Farm) to re-use a former RAF building for band practice. However, this building is no longer available to the applicant.
- 11.4 The main issue to consider for the purposes of this application is the extent to which the proposed development would meet the requirements of Policy SP39 and whether sufficient changes have been made to overcome previous concerns. Policy SP39 does not rule out new community buildings where they are of clear and direct benefit to the local community and where the scale of the development is proportionate to the use. Other key issues to assess relate to the impact upon protected trees, highway safety (also the provision of on-site parking), the impact upon the character and appearance of the conservation area and any potential loss of amenity to neighbours. The site also lies directly adjacent to the New Forest SSSI and the impact upon the biodiversity of the site and adjacent designations would also need to be assessed.

Local Community Benefit and Sustainability

- 11.5 In terms of policy context, Policy SP39 of the Local Plan seeks to support the development of community facilities where they are essential to the local community and where the proposal would bring about a clear and direct benefit to the rural community. The proposal should be accessible to the local community that it serves. Paragraph 84 of the National Planning Policy Framework recognises that to meet local community needs in rural areas some developments may need to be located in areas which lie outside existing settlements and in areas not well served by public transport. However, it sets out clearly that in these circumstances it will be important to ensure the development where possible would use previously developed land and would relate well physically to existing settlements.
- 11.6 Information which accompanies the application states that the band compete nationally and are also involved with many local charities. The band was established in 1895 and there are 30 senior members and also a training band (approximately 18 members at present). Since 2009, the band has rehearsed in many different venues. Most recently it has occupied a former RAF building at Brooklands Farm, South Gorley (following the

granting of a temporary permission). However, the benefactor involved is not able to continue with this arrangement and the building was also too small for the band's requirements. The application site was gifted to the band, who are now in need of a permanent venue for rehearsals.

- 11.7 Additional information received states that, because of the specialist nature of the establishment, it does attract attendees from a wider geographical area. One of the difficulties faced is that purpose built venues are not widely available. Whilst six representations have been received from the immediate area, the greatest proportion of comments in support have originated from Fordingbridge, Ringwood and Salisbury. It has also become apparent that a large number of members originate from Lymington and also Winchester, Eastleigh and Bournemouth.
- 11.8 The application site (which falls outside the defined settlement areas of the New Forest) is rural and remote, with no established built development. There is no established commercial, business or community use taking place from the site at present and it does not currently generate any significant levels of activity. The previously permitted change of use at Brooklands Farm was permitted prior to the adoption of the Local Plan and because it related to the use of an existing building it was primarily assessed against the re-use of buildings policy (which permits a broader range of uses in rural areas subject to ensuring no wider impacts upon the area). This proposal would introduce a substantial new element of built development along with associated parking and activity into the open countryside. Whilst Policy SP39 does not rule out the introduction of new community buildings, this would be restricted to situations where the proposal would be providing an essential service to the local community in the immediate area.
- 11.9 Whilst it is evident that some band members do live in the immediate vicinity, it has become increasingly apparent (from additional information submitted on behalf of the applicant) that the specialist nature of the use attracts members from a much wider geographical area. It is also apparent that many of the band's activities (performances) take place nationally and are not restricted to the Hyde or Gorley area. Having regard to the fact that the development now under consideration would result in the introduction of a significant element of built development and activity into the open countryside, the key test would relate to whether there is a demonstrated need for the use to be carried out in this location (i.e. whether it provides an essential service to the local community). Whilst it is acknowledged that the band enjoys considerable public support and makes a valuable contribution to communities within the Avon Valley and also the wider area within the New Forest and locations further afield, the applicant has not demonstrated a proven and specific need for the rehearsal venue to be located within Mockbeggar. This is because the majority of band members are travelling from much further

airfield (and significantly less rural locations) and also because other elements of the band's activities take place nationally.

- 11.10 The impact of introducing a significant element of built development and activity into a rural, tranquil location within the Western Escarpment Conservation Area needs to be balanced against the benefits the proposal would bring to the communities within Mockbeggar and Hyde. In his case, based on all the information submitted, it is considered that the proposals would not meet the objectives of Policy SP39 of the Local Plan and would also be at odds with Paragraph 84 of the National Planning Policy Framework. Whilst it is appreciated that purpose built venues are difficult to come by, it is evident that the band have carried out rehearsals previously within buildings designed for alternative uses. Furthermore, there is no information accompanying the application which could rule out the possibility of adapting existing buildings to accommodate the use under the re-use of buildings policy. The band have clearly faced difficulties in finding appropriate venues for rehearsals and the importance of securing an appropriate venue sooner rather than later is acknowledged by officers. However, there is insufficient information accompanying this application to show that other options to secure a venue or site within a less rural location have been explored. The wide geographical area of members benefiting from the use would suggest that there might be significant potential for an alternative site in a more appropriate location.

Trees

- 11.11 The trees on and adjacent to the site are all subject to a woodland tree preservation order. However, most of the proposed building would be positioned on the existing slab and is unlikely to have a harmful impact upon these trees. Installing the associated service routes, however, may have an impact but could be dealt with through conditions in the event that consent was granted. The Tree Officer had raised concerns in relation to the layout of the proposed parking and access as two parking spaces were shown in close proximity to a mature Oak tree and were likely to cause irreversible root damage. There was also no specification for the proposed ground treatment for the proposed access to the parking spaces. However, an amended plan has been submitted to address this issue and the Tree Officer is satisfied that, subject to appropriate conditions being imposed, the integrity of the protected woodland would not be adversely affected.

Conservation and Heritage Considerations

- 11.12 The application site contains the material remains of buildings from the second world war and the concrete slabs are therefore of archaeological interest, particularly if they form part of the complete remains of the Ibsley Airfield over a wider area. Whilst it

has not been established how much of the remains over the wider area remain intact, or whether the slabs are structurally capable of supporting the proposed building, the Conservation Officer has raised no objections subject to a photographic record being undertaken prior to development. In terms of the design of the buildings themselves, this has been amended with a simplified roof form and scaled down fenestration and the proposed building would therefore not result in any direct harm to the character of this part of the Conservation Area.

Parking and Neighbouring Amenity

- 11.13 Based upon Annexe 2 of the Local Plan which sets out parking standards, the proposal would generate a parking requirement of 9 spaces. The proposed plans show a parking provision of 11 spaces and that would clearly meet these requirements. Initially, the Highway Authority requested further information in relation to the likely visitor numbers, frequencies, days and times of rehearsals. The applicant has come forward with further details, including an assessment of what has occurred in the past. Whilst detailed visitor / trip numbers have still not been provided, the further information sets out that the proposed uses of the building will include a music library. There would be at least two main rehearsal nights each week and training of the band on another night. Once a month there would be a directors' meeting. There would also be one to one tuition when required, an Annual General meeting, the Annual RAF Ibsley Historical Society Exhibition and occasional meetings. The applicant states that the times of use proposed would be the same as for the permission given at Brooklands Farm. These were from 09:00 and 23:00 every day. This earlier consent also included a personal condition to ensure the building in question would be used only by Hyde Band. Based upon this further information, the Highways Authority have advised that they are now satisfied that the proposal would not generate a level of vehicular activity which would impact significantly upon the local highway network and consider that there earlier concerns have been addressed.

Ecology

- 11.14 The application site lies within an ecologically sensitive location as it is located within 35 metres of a local wildlife site (SINC), within a clearing that is integral to a priority habitat, within 200 metres of standing water bodies and adjacent to the New Forest Site of Special Scientific Interest. The application should therefore have ideally been informed by a professional ecology survey. Notwithstanding this, the condition of the site is such that impacts upon fauna (for example, from external lighting) could reasonably be addressed through appropriate mitigation. The impact upon botanical interests is less clear and the proposed septic tank would also have potentially implications for the water environment in terms of increased nutrient levels. However, the Authority's

Ecologist raises no objection to the proposal on the grounds that (if consent were to be forthcoming) a scheme of mitigation and enhancement could reasonably address these issues.

Conclusion

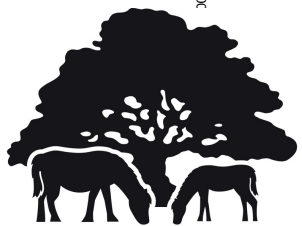
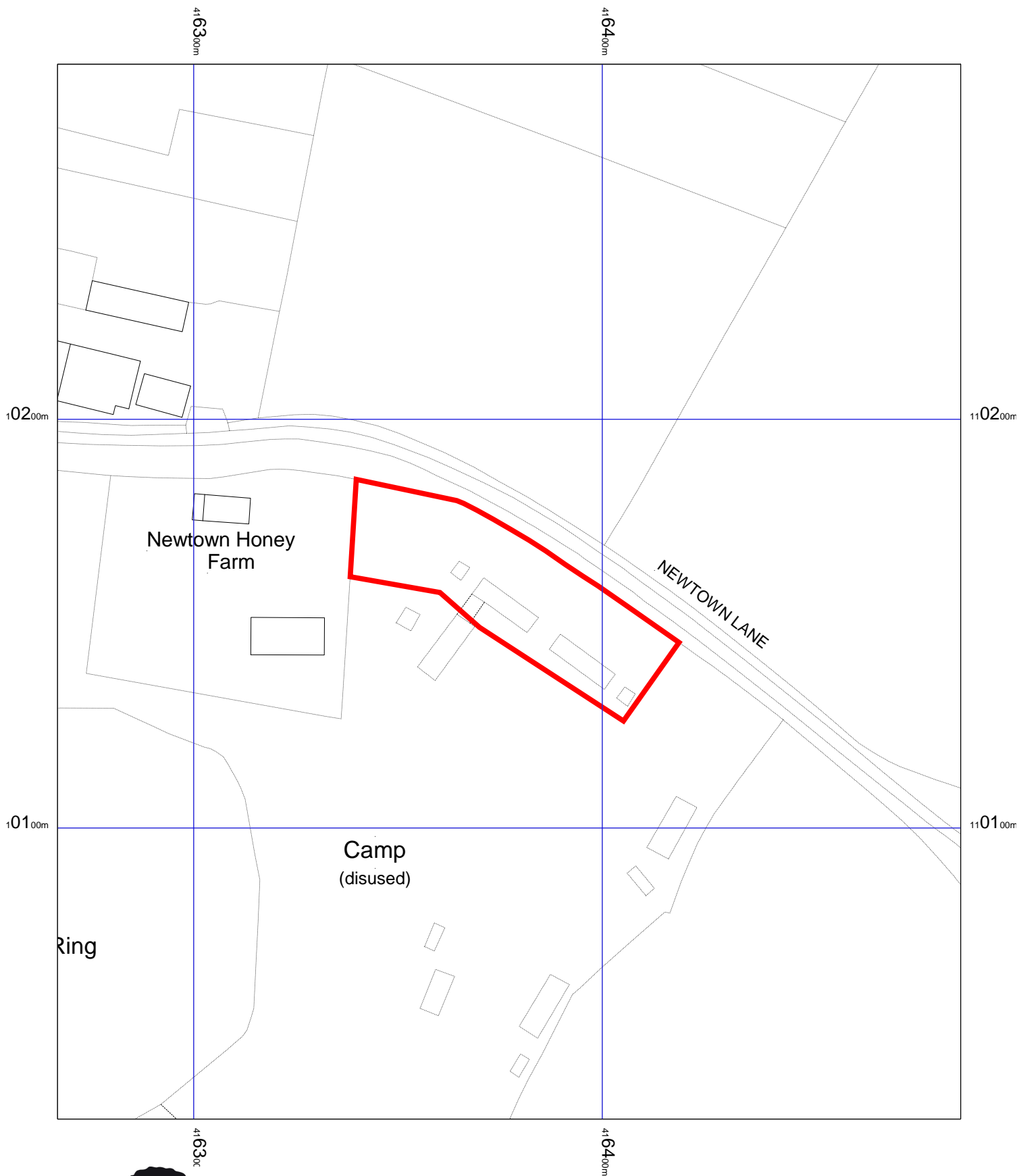
- 11.15 Whilst it has been established that the proposal would not bring about any direct harm to the built heritage or natural features of the Western Escarpment Conservation Area, ecology or the amenities of neighbouring residents, the proposal would result in the introduction of a significant element of built development, parking and activity into the open countryside on a site which has not been previously developed. This would significantly alter the delicate balance between built development and the open countryside and this impact would not be sufficiently outweighed by any benefits to the local community in terms of providing essential services and reducing the need to travel. The proposals (which would evidently serve a need which is not wholly restricted to the National Park) would therefore fail to meet the objectives of the National Planning Policy Framework which seeks to ensure great weight should be given to conserving and enhancing the landscape and scenic beauty in National Parks and focusing new built development toward previously developed land, close to settlements and areas well served by public transport.
- 11.16 The band undoubtedly enjoys a high level of public support but for the reasons set out above, it is considered that the application has failed to adequately demonstrate why this particular site in this location is the only option for the band (other than the fact that the land has been gifted to the band). Refusal is therefore recommended.

12. RECOMMENDATION

Refuse

Reason(s)

- 1 It has not been demonstrated that the proposal (which would introduce a substantial element of built development and activity into the open countryside) would be of any direct benefit to the local community or that it would contribute to the understanding and enjoyment of the New Forest. The development would appear to serve a need which originates from areas outside the immediate area and also beyond the National Park. The proposal would set an undesirable precedent for similar proposals thereby leading to further erosion of the visual amenities of the area and a significant increase in vehicular activity. The proposed development would therefore be contrary to Policies DP2 and SP39 of the New Forest National Park Local Plan 2016- 2036 (August 2019).



NEW FOREST
NATIONAL PARK

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Lymington Town Hall, Avenue Road,
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Tel: 01590 646600 Fax: 01590 646666

Date: 01/09/2020

Ref: 20/00176

Scale: 1:1250

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Application No: 20/00377/FULL Full Application

Site: 7 Cruse Close, Sway, Lymington, SO41 6AY

Proposal: 2No. dormer windows; 3No. rooflights and a window to facilitate first floor accommodation; Demolition of attached garage

Applicant: Mr & Mrs Scott

Case Officer: Emma Shaw

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
SP17 Local distinctiveness
DP18 Design principles
DP36 Extensions to dwellings

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
Sway 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

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

- Do not support an application which includes rooflights in contravention of the dark skies policy except in exceptional circumstances.

8. CONSULTEEES

No consultations required

9. REPRESENTATIONS

None received

10. RELEVANT HISTORY

- 10.1 3no. dormer windows; 3no. rooflights and a window to facilitate first floor accommodation (20/00146) refused on 28 April 2020.

11. ASSESSMENT

- 11.1 7 Cruse Close is a modest bungalow situated in a residential area within the Defined New Forest Village of Sway. The application site contains a small dwelling with an attached outbuilding. The surrounding area is characterised by properties of a similar size and design to the application property, some of which have facilitated additional floorspace at first floor level through the addition of dormer windows.
- 11.2 By way of background, planning permission was refused (ref. 20/00146) in April 2020 for a proposal for three dormer windows, and the addition of rooflights to facilitate habitable accommodation at first floor level. The proposal exceeded the floorspace restrictions outlined within Policy DP36 of the Local Plan with regard to small dwellings, and was considered to be of an inappropriate scale with regard to the existing dwelling.
- 11.3 This application seeks consent for two dormer windows, three rooflights, a window to facilitate first floor accommodation, and the demolition of the existing garage. The relevant considerations relate to the floorspace restrictions of Policy DP36, whether the proposed extension would be appropriate and sympathetic to the existing dwelling, its curtilage, and the local area, and whether there would be any impact upon neighbouring amenity.
- 11.4 The application site is situated within the defined New Forest village boundary, and the dwelling is a small dwelling, having had a total internal habitable floorspace of less than 80 square metres on 1 July 1982. As such, any extensions must not result in a total internal habitable floorspace exceeding 100 square metres. The proposed extension would result in a total floorspace of just under 100 square metres, and as such is compliant with this element of Policy DP36.
- 11.5 With regard to design, the Authority will have regard to the scale and character of the core element of the original dwelling in determining whether or not an extension is sympathetic to the dwelling. As aforementioned, the previously refused application

was considered to be of an inappropriate form and scale with regard to the existing dwelling. This application has sought to address this reason for refusal through the reduction of the number of dormer windows proposed. The reduction in the number of dormer windows ensures that the proposal would not appear out of scale with regard to the existing dwelling, and the proposed extension is now considered to be appropriate and sympathetic to the dwelling, adhering to Policies DP2 and DP18. The two proposed dormer windows would be set back toward the rear of the dwelling, and this would reduce their impact upon the streetscene.

- 11.5 With regard to the impact upon the local area, a number of properties within Cruse Close, and adjacent Anderwood Drive, have had similar dormer window extensions. It is therefore considered that the proposal would not have an adverse impact upon the streetscene, and would be in keeping with the local area. Given the style of the existing dwelling, the proposal would not appear visually incongruous, and the character of the area would therefore be preserved in line with Policy SP17.
- 11.6 In terms of neighbour amenity, the proposed dormer windows would front onto the blank roof planes of adjacent neighbouring dwellings, and it is considered that neighbour amenity would be suitably retained. No representations raising concerns have been received from neighbouring dwellings.
- 11.7 The inclusion of rooflights within the proposal has led to a recommendation of refusal from the Parish Council. However, it is considered that they would be appropriate to the design of the proposal and would not result in an excessive extent of glazing causing excessive light pollution. In terms of Policy SP15, the application site is situated within a residential area of the defined New Forest village, and as such the inclusion of the rooflights is not considered to have a detrimental impact.
- 11.8 The proposal complies with the floorspace restrictions set out within Policy DP36. Additionally, the amendments following the previously refused proposal have ensured that the extension would not have a detrimental impact upon the streetscene and ensured that it would be appropriate to the existing dwelling. For these reasons, 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.

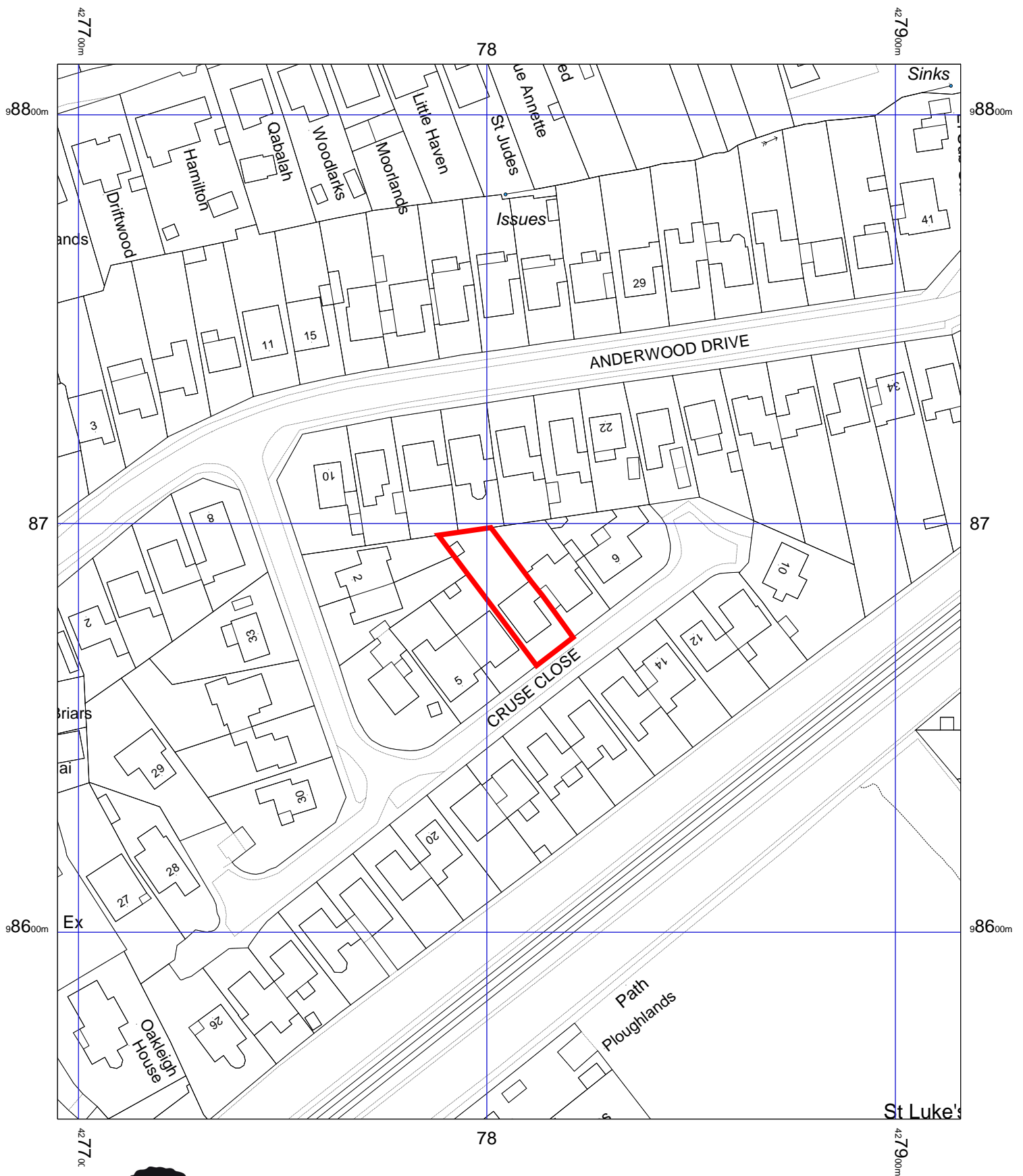
Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The external facing 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).

- 3 Development shall only be carried out in accordance with drawing nos: 7692 PL 01 Rev A, and 7692 PL 02 Rev B. 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).



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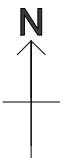
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Application No: 20/00448/FULL Full Application

Site: Willow Cottage, Manchester Road, Sway, Lymington, SO41 6AP

Proposal: Single storey extension; roof alterations; demolition of conservatory

Applicant: Mr Cecil

Case Officer: Ann Braid

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
DP36 Extensions to dwellings
SP17 Local distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
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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

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

- Concerned at the large area of flat roof which is in direct contravention of the Sway Village Design Statement. This roof would be clearly visible from Manchester Road.
- The inclusion of the rooflights is unnecessary given the areas of vertical glazing proposed, and in contravention of the NFNPA's Dark Skies

Policy.

- Otherwise supportive of the principle of an extension to this dwelling but the extension proposed in this application is still not acceptable.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 Single storey rear extension; removal of conservatory (19/00785) granted on 29 November 2019

11. ASSESSMENT

11.1 Willow Cottage is a chalet style property located on a modest garden plot within the defined village of Sway. The house has been extended with a single storey flat roofed side extension. To the rear of the garden is a detached garage and there is a conservatory on the rear elevation of the house.

11.2 Consent is sought for a single storey extension. This would replace the conservatory with a flat roof extension of a similar footprint, and continue the extension across the rear wall of the existing sitting room. The existing flat roof at the side would be raised and it is proposed to add a small area of pitched roof towards the front of the extension above an existing external door.

11.3 Consent was granted in 2019 for substantially the same development. The extensions were granted under delegated powers as the Parish Council raised objections but did not veto a delegated decision. The difference between the approved plans and this case is that the applicant now wishes to install roof lanterns in place of the flat rooflights that have been approved. The applicant's agent has advised that work has commenced on the approved extension.

11.4 The statement submitted with the application indicates that artificial lighting may be installed in the extension in such a way that upward light emissions are reduced. Whilst this is to be welcomed, it would not be reasonable to include such requirements in a planning condition, as the works would be internal to the house, and planning conditions should not be used to control such matters as they fall outside the scope of planning control. The development should therefore be assessed as if the measures were not to be put in place.

- 11.5 The key issue is therefore the inclusion of the roof lanterns as the only difference between the approved development and the current proposal, and their impact on the dwelling and the locality. The Sway Village Design Statement SPD advises that rooflights on new builds or alterations should be in proportion to the building and not project above the roof surface. The area of roof glazing would be the same, and although the ridge of the lanterns would protrude 45 cm above the flat roof surface, the approved scheme is a material consideration in the determination of this case and needs to be weighed against the advice in the SPD. It is considered that the proposed lanterns would be in proportion to the building and the area of roof glazing would be the same as the approved scheme. The minimal area of glazing that would be discernible from the street would not materially add to the visual impact or to artificial light levels in this locality, which is situated in a residential street within the defined New Forest village. The proposed alteration to the design would not significantly increase the impact of the dwelling and it is considered that the revised design of the proposed extension, to include lanterns in place of roof lights, would be acceptable, subject to the re-imposition of previously applied conditions.

12. RECOMMENDATION

Grant Subject to Conditions

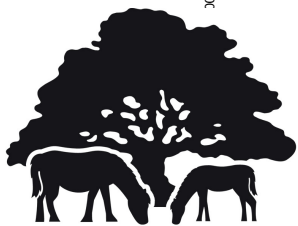
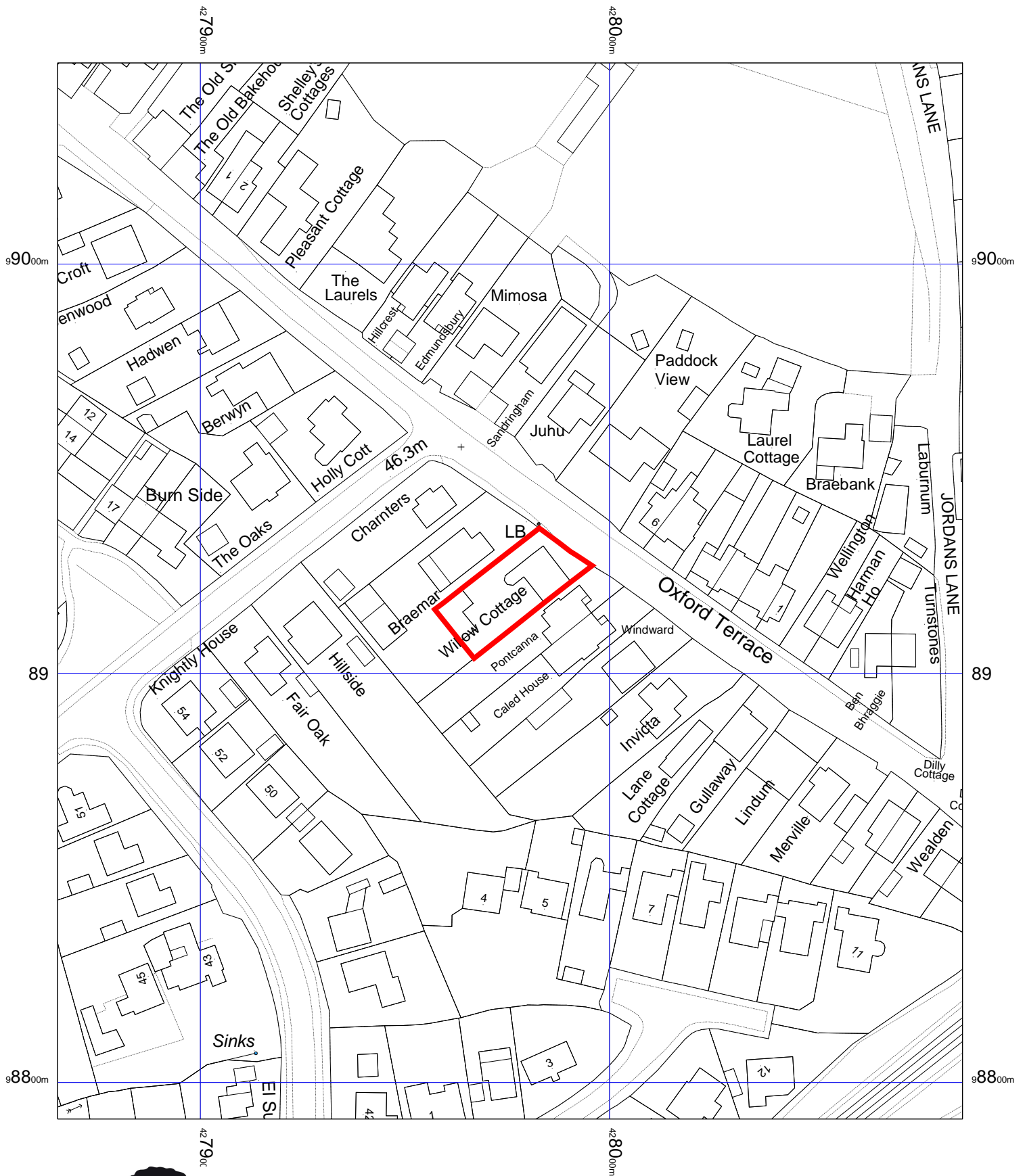
Condition(s)

- 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 number: 19.280.01 Issue D. 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 The external facing materials to be used in the development 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).



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