

Application No: 20/00773/FULL Full Application

Site: Cloud Hotel, Meerut Road, Brockenhurst, SO42 7TD

Proposal: Change of use to B&B and tea room; single storey conversion to facilitate managers accommodation; first floor extension to facilitate managers accommodation; 2no. roof lights; alterations to fenestration; extension; pitched roof to kitchen extension; 2no. self-contained holiday lets and 2no. holiday lets (use class C3); 2no. bike stores and cycle racks; demolition of single storey rear extensions and outbuildings

Applicant: Mr C Legg

Case Officer: Clare Ings

Parish: BROCKENHURST

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area
Defined New Forest Village

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

SP4 Spatial strategy
SP5 Nature conservation sites of international importance
SP6 The natural environment
SP16 The historic and built environment
SP17 Local distinctiveness
SP46 Sustainable tourism development
DP2 General development principles
DP18 Design principles
DP45 Extensions to non-residential buildings and uses

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 6 - Building a strong, competitive economy
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

Brockenhurst Parish Council: Recommend refusal:

- The PC considers it is important to maintain hotel provision in the area to accommodate increasing numbers of visitors but are concerned that the addition of a tearoom will lead to over-intensification of use
- Parking is already very limited in this residential area and the proposals are likely to lead to further parking, traffic and road safety issues, particularly given the site's open forest frontage and proximity to a dangerous bend in the road

8. CONSULTEES

- 8.1 Building Design & Conservation Area Officer: No objection, subject to conditions
- 8.2 New Forest District Council (Employment & Tourism Officer): No objection
- 8.3 Highway Authority (HCC): No objection to receipt of amended plans

9. REPRESENTATIONS

- 9.1 No comments received.

10. RELEVANT HISTORY

- 10.1 Single storey extension; alterations to fenestration (18/00832) granted permission on 09 January 2019
- 10.2 Conservatory (03/79583) granted permission 27 November 2003

11. ASSESSMENT

- 11.1 The Cloud Hotel faces the open forest and is located within the Waters Green sub area of the Brockenhurst, The Weirs and Sway Conservation Area, to the north of the village. The building dates from the early C20 and was originally two pairs of cottages which were later altered and extended to the front and rear over many years. The central entrance is art deco in style. The building is characterful, and it is noted as a non-designated heritage asset within the Conservation Area Appraisal. To the rear is a mix of single storey additions and extensions with a small garden area for the hotel. The hotel lies in a primarily residential area but fronts the open Forest. Directly opposite is a small parking area.

- 11.2 The proposals seek to rationalise the site and enhance the original buildings to create a bed and breakfast business with tea rooms, together with four cottages, two of which would be for self-contained holiday lets, and a manager's cottage to the rear. This would involve the removal of the flat roofed extensions and conservatory ranges attached to the rear and a garage, and reinstatement of windows and doors to the cottages. The parking area to the rear would also be slightly increased and re-arranged.
- 11.3 The key considerations are:
- The implications for policy, especially the loss of the hotel use;
 - The design of the proposal and its impact on the character and appearance of the conservation area;
 - The impact on parking and traffic;
 - Any impact on ecology; and
 - Any impact on neighbour amenity.
- 11.4 Policy SP46 (sustainable tourism) supports tourism development in the National Park and one of the ways to do this is included in subsection b) of the policy by seeking the retention of existing serviced accommodation where it contributes to the sustainability of local communities. The current hotel has 17 bedrooms, and the revised proposal would retain seven of these for B&B accommodation (one of the B&B units is a family suite with two bedrooms). In addition, two of the cottages would be retained as self-catering holiday lets and these would be subject to a condition. Whilst this does represent an overall reduction in the number of units available to visitors, with the combination of B&B and some self-catering accommodation, it is considered that the wider contribution to the visitor economy is retained. This would help to ensure that, whilst the number of direct jobs on site is likely to reduce, the benefit to the wider local economy through the wider spend of visitors will be preserved. The inclusion of a tea room would also attract additional visitors, not necessarily those staying at the premises, and would result in increased use, thus assisting with sustainable tourism in the area.
- 11.5 As the existing building is a non-designated heritage asset, any consideration has to be made with regard to Section 16 of the NPPF, Sections 72 of the 1990 Act and Policy DP2 (General Development Principles), SP16 (Historic & Built Environment), Policy SP17 (Local Distinctiveness) and Policy DP18 (Design Principles) of the New Forest National Park Local Plan). The proposals are advocating very little change to the facade of the building, other than a re-arrangement of doors and windows to allow the conversion to the cottages - both for sale and for holiday let. At the rear, a number of the single storey elements would be removed to create amenity space for the cottages, and also a sitting out area for the tea room. The main construction works would be to the manager's flat, which would involve adding some limited first floor accommodation. In design terms, this would have a similar appearance to the existing first floor elements with

regard to roof heights and pitches, and would be considered appropriate to the site. Overall, the works would be considered to enhance the setting of the buildings, and with the use of quality materials and finishes, would improve the ambience of the buildings and their setting within the Conservation Area in accordance with Policy SP16 of the adopted Local Plan.

- 11.6 The proposal includes five spaces on site for the five residential units. Whilst this equates to only one space per unit (rather than the usual two), as two of the units would be for holiday lets, and the site lies within a defined village which contains all services, together with a railway station, it is considered that a reduced number of spaces per unit would be acceptable in this case. In addition, there is an informal parking area in front of the building which is for sole use by the premises. In respect of parking provision, there is no objection from the Highway Authority. The Highway Authority also made no comment in relation to traffic movements which is unlikely to be significantly different from a 17 bedroom hotel.
- 11.7 The Highway Authority's main concern was with the layout of the parking area to the rear which was described as being "tight", particularly space 5 which could require reversing out of the site. However, additional information has been submitted showing the tracking of vehicles and, based on this information, the Highway Authority has now indicated no objection.
- 11.8 An Ecological Survey was submitted which did not reveal the presence of any protected species at the site, and also the fact that the site, which contains a small area of lawn and other decked sitting out areas, is unlikely to have potential for protected species. One element where additional survey work may be required for bats relates to the garage which is to be demolished. Whilst there was no evidence of bats and it is also considered to have low potential, a Phase II Survey was recommended prior to its demolition as small gaps, which could be suitable for roosting bats, were observed. However, as this is a separate element to the main conversion at the site, it is considered that a suitable condition could be recommended to ensure that no work to remove the garage would commence until such time as this additional survey was submitted.
- 11.9 As a result of the proposed development, the number of bedrooms would remain the same; that being the case, and with regard to the Habitats Regulations, it is not considered that there would be any increase in potential harm to the ecological interests of the nearby New Forest SPA such that any contributions towards mitigation would be required. Similarly, as there is no net increase in the number of bedrooms, the impacts surrounding nitrate neutrality do not require further assessment.

- 11.10 It is not considered that there would be any adverse impact on the private amenities of adjoining dwellings.
- 11.11 In conclusion, the proposal is considered to be acceptable with respect to the loss of the hotel, given that some tourist accommodation would still be retained, and would not be contrary to policy. The design would be acceptable and would preserve both the existing non-designated heritage asset and the character and appearance of the conservation area. No contribution would be necessary with regard to the Habitats Regulations, but contributions would be sought with respect to public open space in light of the introduction of the two open market cottages through the submission of a Section 106 agreement, to which the applicant has agreed.

12. RECOMMENDATION

Subject to the prior completion of a section 106 agreement to secure public open space contributions, the Executive Director of Strategy & Planning be authorised to grant planning permission subject to the following conditions:

- 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:
9470-SHA-SW-SW-DR-A-100 Rev P1
9470-SHA-SW-SW-DR-A-103 Rev P2,
9470-SHA-SW-ZZ-DR-A-104 Rev P3,
9470-SHA-SW-ZZ-DR-A-105 Rev P2,
9470-SHA-SW-ZZ-DR-A-106 Rev P2,
9470-SHA-SW-XX-DR-A-107 Rev P2,
9470-SHA-SW-SW-DR-A-108 Rev P2 and 2009063-TK02.
- 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 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).

- 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 and sections for the replacement windows and doors at a scale of 1:10

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).

- 5 The development hereby permitted shall not be occupied until the arrangements for parking and turning within its curtilage as since shown on Drwg No. 2009063-TK02 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.

- 6 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) details of the boundary with Meerut Road;
- (e) all external lighting including that attached to the buildings; and
- (f) 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).

- 7 Prior to the demolition of the garage, a Phase II Bat Survey shall be submitted to and approved in writing by the National Park Authority. The measures thereby approved shall be implemented and retained at the site in perpetuity. The measures shall be based on the recommendations set out in the ecological report (Preliminary Ecological Appraisal dated 6 November 2020 from ecosupport approved as part of this planning application.

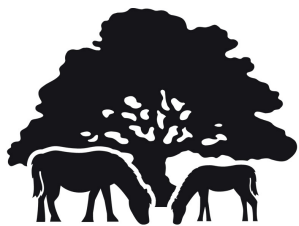
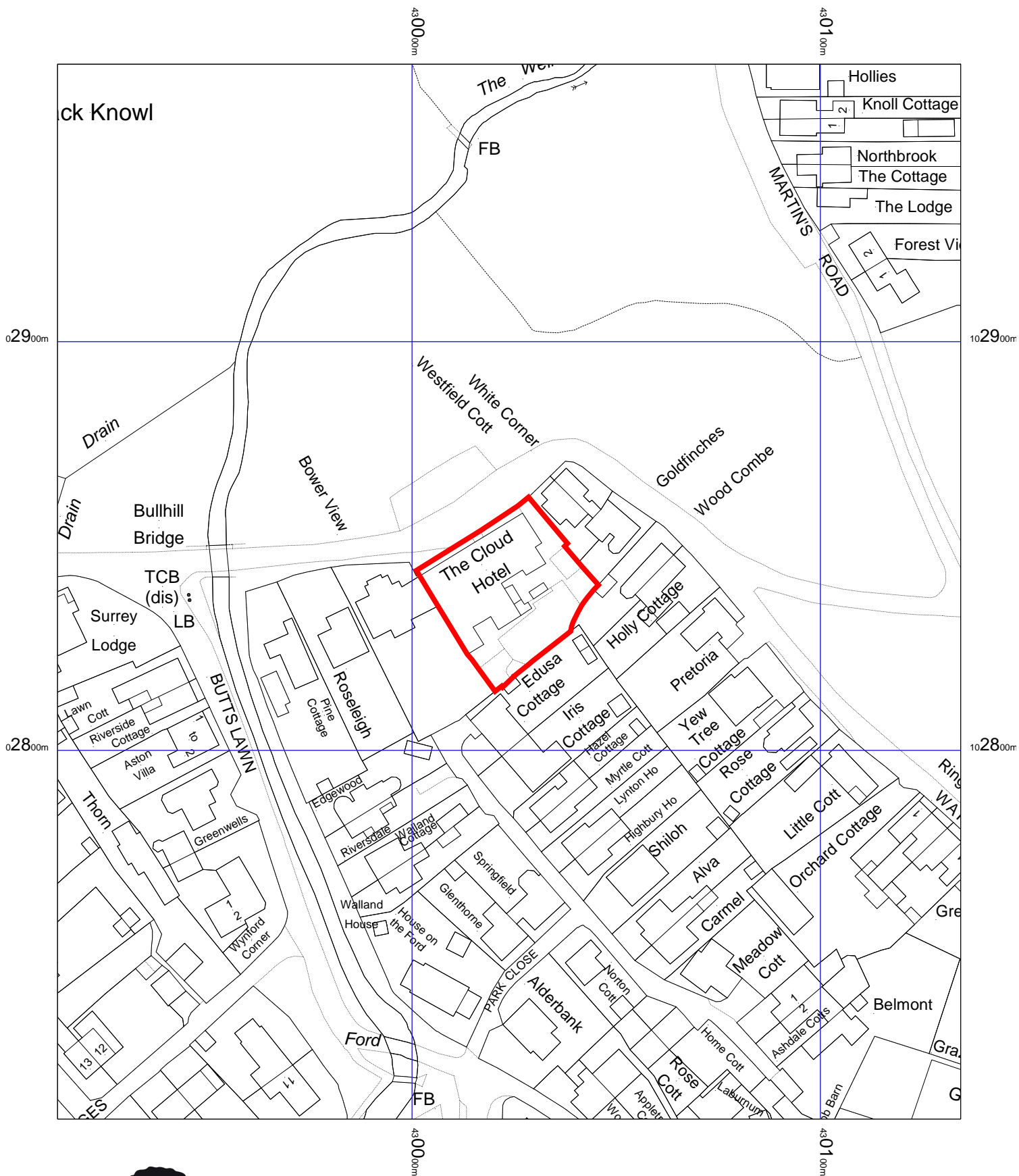
Reason: To safeguard protected species in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 8 No development shall take place until details of a compound to be provided for the storage of materials, machinery, waste materials and spoil have been submitted to and approved in writing by the National Park Authority. All materials, machinery, waste materials and spoil shall be stored within the approved compound.

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

- 9 Cottages 3 and 4, the subject of this permission, shall not be used as permanent dwellings and shall only be used for holiday use by the same person, group of persons or family for periods not exceeding a total of 28 days in any one calendar year. A register of holiday makers shall be kept and made available at the request of the New Forest National Park Authority.

Reason: In order to retain a suitable level of serviced accommodation in accordance with Policy SP46 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).



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New Forest National Park Authority
Lymington Town Hall, Avenue Road,
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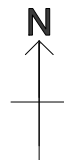
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Date: 26/02/2021

Ref: 20/00773

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Application No: 20/00799/FULL Full Application

Site: Coombe Grange, Coombe Lane, Sway, Lymington, SO41 6BP

Proposal: Formation of access

Applicant: Mr Hayter

Case Officer: Clare Ings

Parish: SWAY

1. REASON FOR COMMITTEE CONSIDERATION

Referred by Authority Member.

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

SP7 Landscape character

DP2 General development principles

4. SUPPLEMENTARY PLANNING GUIDANCE

Sway Village Design Statement

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 15 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

Barry Rickman – application should be referred to the Planning Committee for a decision due to local interest.

7. PARISH COUNCIL COMMENTS

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

- Questioned the necessity for a new access, given that the existing access is not a material source of danger and that it was considered adequate when the starter homes received consent. It is the same as when the site was in use as a care home.
- Noted the objections in the consultations from the Landscape Officer relative to the withdrawn application 18/00869 as being pertinent

relevant to this application. The loss of the hedgerow would be most regrettable, even though it is in need of maintenance.

- The proposal shows just two parking spaces to the south of the starter home. If the driveway around the north of the wider site were to be removed, there would be no means of accessing the four spaces to the north of the outbuilding.
- The location of a parking area in full view of this section of Paul's Lane would be intrusive and in direct contravention of the statement about the visual impact of parking on page 6 of the Design and Access Statement submitted with application 16/00457.

8. CONSULTEEES

- 8.1 Highway Authority (HCC): Standing advice applies. Visibility splays recommended.
- 8.2 Landscape Officer: Verbal update to be provided at committee.

9. REPRESENTATIONS

- 9.1 Nine representations received objecting to the proposal on the following grounds:
- There have been previous refusals
 - Dangerous access point on to a well-used road, which is also used by walkers and horse-riders
 - Loss of hedgerow would affect the rural character of the lane; the hedgerow has gradually been diminished
 - There is already an access to the houses
 - Loss of hedgerow would impact on wildlife

10. RELEVANT HISTORY

- 10.1 Application for a Lawful Development Certificate for a proposed vehicular access (20/00519) determined planning permission required on 21 September 2020
- 10.2 Application for a Certificate of Lawful Development for the proposed creation of a vehicular access from Paul's Lane in association with a driveway and parking area lying within the curtilage of "House B", Coombe Grange (19/00352) determined planning permission required on 26 June 2019
- 10.3 Part demolition of Rest Home to form 2 no. detached dwellings and 2 no. semi-detached dwellings; garage block; access and parking (application for non-material amendment to 16/00457) (19/00227) no objections raised on 10 April 2019
- 10.4 2 no. semi-detached dwellings; new access; 6 no. parking spaces; 1.8m and 2m high fencing (18/00869) withdrawn on 31 January 2019

- 10.5 Part demolition of Rest Home to form 2 no. detached dwellings and 2 no. semi-detached dwellings; garage block; access and parking (application for non-material amendment to planning permission 16/00457) (18/00397) no objections raised on 3 July 2018
- 10.6 Part demolition of Rest Home to form 2 no. detached dwellings and 2 no. semi-detached dwellings; garage block; access and parking (16/00457) granted on 14 December 2016

11. ASSESSMENT

- 11.1 The site lies about 1km to the south-east of the defined village of Sway off Pauls Lane. The wider site (of the former care home) now comprises two large detached dwellings, a large breeze block shed, and a semi-detached pair of dwellings (the two starter homes permitted under 16/00457). The semi-detached pair of dwellings is currently accessed off Coombe Lane via a lengthy driveway running along the northern boundary of the wider site. The boundary with Pauls Lane comprises native vegetation and trees on a bank, with sparser patches. Within the vicinity of the site is linear residential development, concentrated along Pauls Lane, and adjoining the site, to the north, is a dwelling with equestrian uses to the rear.
- 11.2 The proposal is to form an access off Pauls Lane to serve the semi-detached pair. As part of the proposal, the current "northern" access would be removed and the area re-seeded. In addition, trees would be planted adjacent to the access and the remainder of the hedgerow replanted with native species.
- 11.3 The key consideration would be the impact of the proposal on the character and appearance of the area, and whether it would harm the safety of other road users.
- 11.4 The suggestion of a separate access has been the subject of several applications for a certificate of lawfulness (20/00519 and 19/00352 refer) and it has always been considered to require planning permission. In the case of 18/00869, the planning application was withdrawn as concerns were raised with this latter proposal. The key difference at the time of this application is that the semi-detached pair of dwellings approved under 16/00457 has been erected and their presence has had an impact on the character of Pauls Lane. However, it should also be noted that this permission required the submission of a landscape plan (which was approved) for the whole site which indicated the presence of trees along Pauls Lane.
- 11.5 The hedgerow along Pauls Lane is sparse, especially to the east, and, at the point of the proposed access, does not contain any trees and neither is the bank of any particular significance. It is proposed that trees would be planted within the site adjacent to

the access and the hedgerow to the east of the access point replanted with native species. In addition, the existing track within the site would be removed and re-seeded.

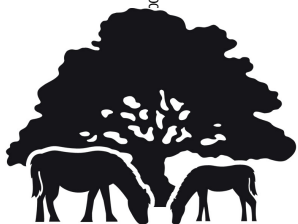
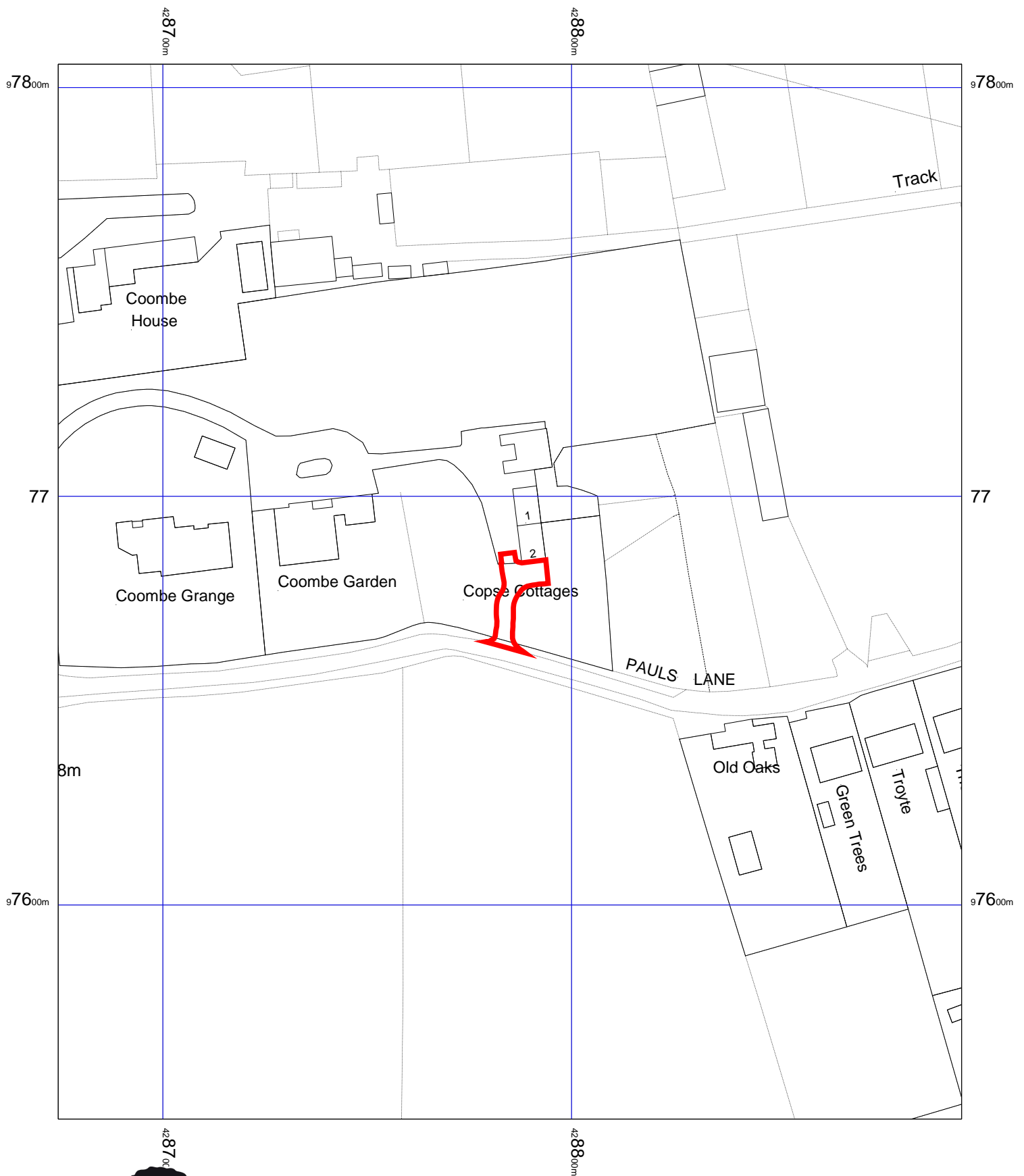
- 11.6 The New Forest National Park Landscape Character Assessment (LCA) (2015) illustrates that the site falls within Landscape Character Area 18: Sway Pasture and Residential Settlement and the Landscape Type of Ancient Forest Farmlands. In this document, 'Key positive landscape attributes' include, 'Ancient field patterns, with small wavy parliamentary fields surrounded by a dense hedgerow network' and also 'A network of winding leafy lanes', and this points to the importance of retaining hedgerows in the immediate and wider area, as an integral part of the local landscape character and historic landscape of traditional field patterns and boundaries.
- 11.7 Pauls Lane is narrow and informal with limited openings and simple verges especially in the vicinity of the site, and punching in additional access points can have a suburbanising impact on the rural character of the area, and would also be seen to fragment hedgerows which may be of value to nature conservation. The proposed loss of the hedgerow on Pauls Lane for the accommodation of a new entrance to the site would therefore be unacceptable and harmful to the rural landscape character of Pauls Lane. In addition, this proposal would represent the creation of an additional access where currently one already exists (albeit slightly lengthy). It is therefore considered that the proposal would be contrary to Policy SP17 through its suburbanising impact in a rural location and also contrary to the advice contained in the Design Guide which seeks to retain existing boundary treatments.
- 11.8 The proposed access also lies on the outside of a small bend, and, whilst the Highway Authority has not objected to the proposal in terms of its location, it has recommended that a visibility splay of 2.4m by 120m in both directions should be provided. Pauls Lane is unclassified, and whilst this is advice only, the inclusion of such splays is likely to significantly harm the rural appearance of the lane.
- 11.9 Therefore, due to the presence of the existing access and the impact the new access would have along Pauls Lane, the application is recommended for refusal.

12. RECOMMENDATION

Refuse

Reason(s)

- 1 The proposed access and necessary loss of the hedgerow on Pauls Lane would result in a suburban form of development in a rural landscape at odds with the locally distinctive character of the New Forest National Park, contrary to Policies SP17, DP2 and DP18 of the New Forest National Park Local Plan 2016-2036 (August 2019) and the adopted Design Guide.



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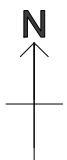
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Application No: 20/00959/FULL Full Application

Site: Pastures Mead, Brighton Road, Sway, Lymington, SO41 6EA

Proposal: Single storey side and rear extension; roof alterations; flue; render; raised decking; demolition of existing conservatory

Applicant: Mr Kempster

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 (unanimous):

Another very large single storey, flat-roof extension with three upward

facing roof lanterns, presenting all the usual concerns. The demolition of the conservatory, it could be suggested, compensates for the roof lanterns, but the likely occupancy pattern of the new extension does not support this. Again, the proximity to the forest is a concern; being surrounded by other properties also throwing light along a road where the lighting is limited does not justify the increase in upward light. Light pollution is still pollution which should be minimised when the opportunity arises.

The reduction in garden space and proximity to the boundary are also concerns.

8. CONSULTEEES

8.1 Tree Officer: No objection subject to condition.

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 Single storey addition (demolish existing side lobby) (02/73976) granted on 18 March 2002.

11. ASSESSMENT

- 11.1 The application site contains a detached two storey dwelling with a detached outbuilding, set centrally within a modest plot within the defined New Forest village of Sway. The site is located to the southern end of Brighton Road and the surrounding area is residential in character, with neighbouring dwellings varying in size and appearance.
- 11.2 This application seeks consent for a single storey side and rear extension; a flue; roof alterations; render; raised decking; and the demolition of the existing conservatory and outbuilding. The relevant considerations relate to compliance with Policy DP36; the impact of the proposed development upon the dwelling, its curtilage and the local area; and impact upon neighbour amenity. By way of history, an application for a single storey addition and the demolition of the existing side lobby was granted in 2002 (our reference 02/73967). The side lobby was removed, however the extension was not built.
- 11.3 The existing dwelling features facing materials of tile hanging, render and facing brickwork. This application proposes to render the principal elevation of the dwelling, and to replace the existing roof tiles with slate tiles. These proposed alterations are considered to enhance the appearance of the dwelling and the facing materials to be used are appropriate to the surrounding streetscene and wider National Park, ensuring that the development would integrate appropriately with the surrounding built environment in accordance with Policy SP17.

- 11.4 The site is located within the defined village, and the dwelling is not a small dwelling. As such, there are no specific floorspace restrictions to adhere to. However, Policy DP36 of the Local Plan states that extensions to dwellings must be appropriate to the existing dwelling and its curtilage and regard will be given to the scale and character of the core element of the original dwelling in determining whether an extension is sympathetic to the dwelling.
- 11.5 The proposed single storey extension would be set back from the existing principal elevation of the dwelling and would extend, at the furthest point, to the rear of the existing outbuilding. It is proposed to demolish the existing conservatory upon the rear elevation of the dwelling. The proposed single storey extension would have a ridge height of 3.8 metres at the highest point and would feature a slate tiled parapet. The proposed extension would extend 3.5 metres in width from the existing side elevation, and would extend between 4 metres and 6.6 metres in depth from the existing rear wall of the dwelling. The proposal includes three rooflights upon the extension and modest glazing upon the side (south) and rear (east) elevations. The single storey extension would be finished with facing brickwork, so as to match the existing dwelling. The proposed extension would be in keeping with the character and proportions of the existing dwelling, and is considered to be suitably subservient. The proposal would be sympathetic to the dwelling and its curtilage, in accordance with Policies DP36, DP2 and DP18 of the Local Plan. The impact of the development on the public realm would be minimal in light of its location, and the proposal would accord with Policy SP17 which seeks to avoid the erosion of the character of the National Park.
- 11.6 The proposed raised timber decking would cover an area of 14 square metres, and would feature a balustrade with glass panels. This is considered to be appropriate to the existing dwelling and its curtilage and would therefore be compliant with Policies DP2 and DP18.
- 11.7 With regard to the impact upon neighbour amenity, no representations have been received, and, due to the siting of the proposed extension in relation to the adjacent dwelling and the modest height, there would be no adverse impact upon neighbour amenity. The raised decking does not give rise to a harmful level of overlooking towards neighbouring dwellings in accordance with Policy DP2.
- 11.8 The proposed flat roof and light emissions from the proposed rooflights have led to a recommendation of refusal from the Parish Council. Whilst Parish Council support for Policy SP15 of the Local Plan is welcomed, and the protection of the dark skies of the forest is a key policy objective, the property lies 570 metres from the SPA and is located in a residential area with other properties located between itself and the open forest. The extent

of the glazing proposed within the application is considered to be modest. Additionally, the demolition of the existing conservatory will result in a 51% reduction in glazing and an overall reduction of light emissions. Overall, the proposal will decrease the impacts of light pollution in accordance with Policy SP15. The Parish Council also raised concerns with regard to proximity of the development to the boundary of the curtilage of the dwelling, and overdevelopment of the plot. Whilst the proposal would reduce the space between the dwelling and the neighbouring property, due to the modest height of the proposed extension and the presence of a tall fence at the boundary, the proposal would not lead to overdevelopment of the plot, and sections of the proposed extension would replace the footprint of the existing outbuilding and conservatory.

- 11.9 The Authority's Tree Officer has been consulted due to the presence of a mature Oak tree on the northern boundary of the neighbour dwelling which is protected by a Tree Preservation Order. The proposed extension would encroach into the root protection area of the protected Oak. However, the encroachment is minimal and, given the presence of the existing conservatory, is considered acceptable providing the construction method statement and precaution detailed in the method statement are adhered to. There is therefore no objection from the Tree Officer, subject to the inclusion of a suitable condition.
- 11.10 For the reasons set out above, permission is recommended to be granted subject to conditions.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

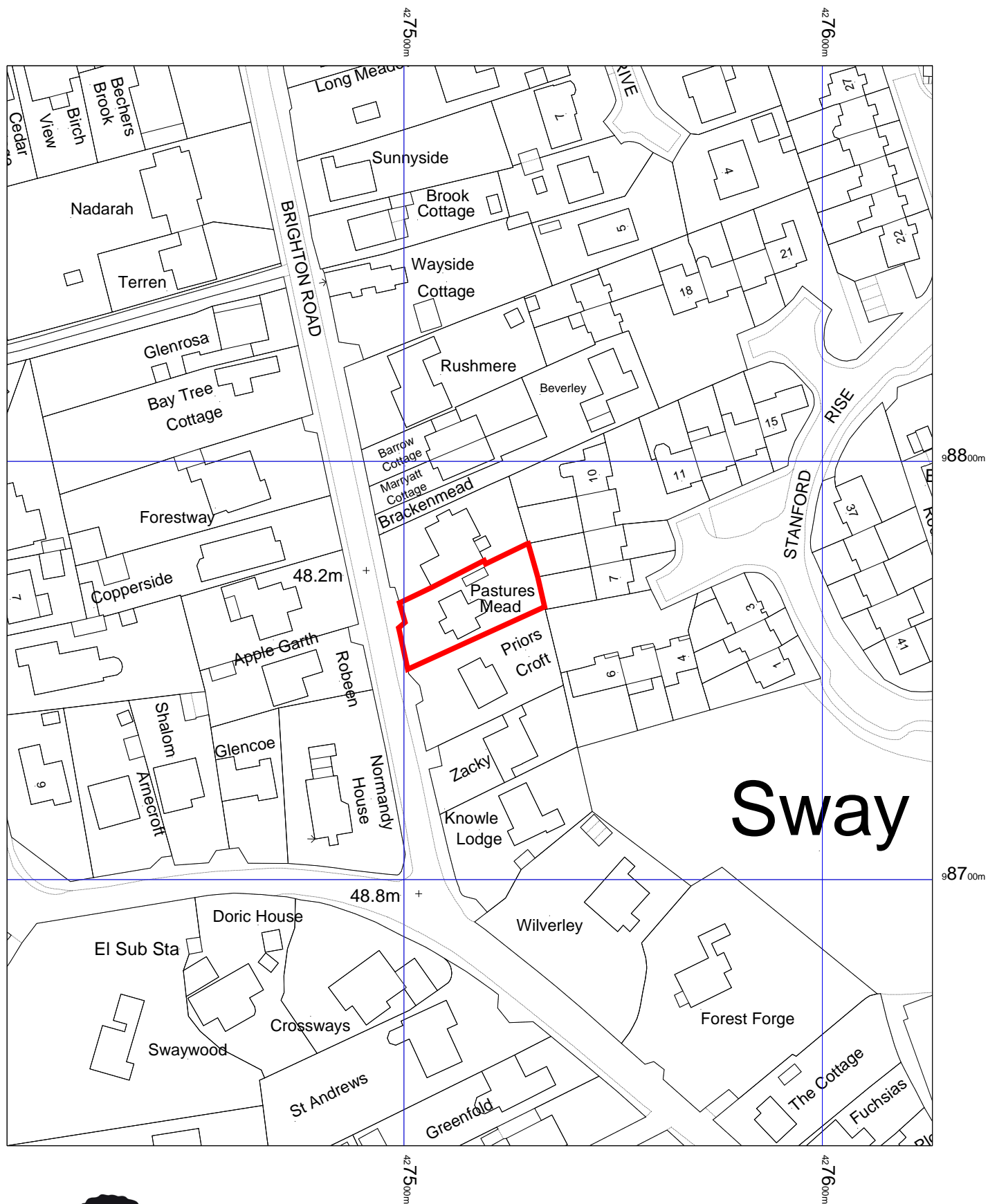
- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external facing materials 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: 01 Rev E, 02 Rev A, 04 Rev D, 05 Rev A (Site), 05 (Block), 06 Rev C, 08, WTP1 Rev 1. 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).

- 4 The trees 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 Wadey Trees Arboricultural Method Statement and Tree Protection Plan (ref -WT P11379491 AIA Pastures Mead) while in accordance with the recommendations as set out in BS5837:2012.

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).



NEW FOREST
NATIONAL PARK

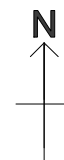
New Forest National Park Authority
Lymington Town Hall, Avenue Road,
Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666

Date: 26/02/2021

Ref: 20/00959

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