

Application No: 20/00620/FULL Full Application

Site: Brookwood, Sway Road, Brockenhurst, SO42 7RX

Proposal: 2No. Detached bungalows; fence; cattle grid; alterations to driveway and parking; demolition of existing dwelling and outbuilding

Applicant: Mr Tyrell

Case Officer: Ann Braid

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

SP17 Local distinctiveness
SP6 The natural environment
DP2 General development principles
SP19 New residential development in the National Park
SP55 Access
DP34 Residential character of the Defined Villages
SP15 Tranquillity
SP21 The size of new dwellings

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

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

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Brockenhurst Parish Council: Object to this application on the basis that plans to culvert the existing ditch give rise to the risk of flooding to neighbouring properties. The absence of a landscaping plan also causes loss of amenity to neighbouring properties and affects the character of the Sway Road street scene, particularly given that much of the original hedging has been removed with attendant loss of screening.

8. CONSULTEES

8.1 Ecologist: No objection subject to condition

8.2 Highway Authority (HCC): No objection subject to condition

9. REPRESENTATIONS

9.1 Six letters have been received, two of which are follow up letters following receipt of amended plans. Objections are raised on the following grounds:

- Drainage issues and potential flooding
- lack of landscaping
- impacts on ecology, including the protected areas.

9.2 The Friends of Brockenhurst object on the following grounds:

- Distance to and impact on SPA;
- Impact on watercourse;
- Type of dwelling proposed; and
- Boundary treatment.

10. RELEVANT HISTORY

10.1 1no. replacement detached dwelling; 2no. semi-detached dwellings; 3no. carports; 4no. parking spaces 2m high close boarded fence; access alterations; demolition of existing dwelling (19/00522) refused on 11 September 2019

10.2 4no. 2 bedroom flats; 2no. car ports/storage outbuildings; 4no. car parking spaces; 1no. bin store; boundary fencing; alterations to existing access (demolition of existing dwelling and outbuilding) (19/00069) withdrawn on 3 April 2019

11. ASSESSMENT

11.1 The site lies on the east side of Sway Road and currently comprises a bungalow with a detached double garage. The plot rises slightly from the road and measures 27 metres wide by 59 metres deep. To the east of the plot are the rear gardens of the houses in Tattenham Road, to the north lies a house, Amberlea, and the doctors' surgery and to the south is Robin Cottage, which

backs on to the application site. There is a drainage ditch which runs parallel with the northern boundary and the front boundary is enclosed by a close boarded fence. The site lies within the defined village boundary.

11.2 Consent is sought to demolish the existing bungalow and to redevelop the site with two single storey dwellings. Plot 1 to the north would have a similar floor area to the existing (132 square metres) and plot 2 to the south would have a floor area of 100 square metres. The design has been amended to include features such as traditional porches, small paned windows, and a revised bay window to plot 1. The rear of the roof to plot 1 has also been amended to a hipped form to reduce its bulk and impact. Car parking would be provided in spaces at the front of the house, but it is not proposed to enlarge the access or the gate. The plots would be fenced with timber fencing as existing, and the drainage ditch would be enclosed in a culvert.

11.3 The issues to assess are:

- The impact of the proposed development on the site and its surroundings;
- The impact of the proposal on neighbouring amenity;
- Drainage considerations;
- Access; and
- The impact on ecology and trees.

11.4 The site lies within the defined New Forest village boundary where the principle of new residential development is acceptable. The existing dwelling is of no particular architectural merit and there is no objection to its demolition. Plot 1 would be a replacement for the existing bungalow, and would be two square metres smaller in floor area, thus complying with Policy DP35 of the Local Plan. Plot 2 complies with the requirement of Policy SP21 that all new dwellings in the defined villages should have a floor area of 100 square metres or less. The plots would be of a sufficient size to accommodate the proposed dwellings, and would be of a similar width to those in Tattenham Road to the east and the plots fronting Sway Road north of Highwood Road to the north. Local Plan Policy DP34 states that development must be informed by a consideration of the character of the defined village. The use of traditional materials and design features as well as the plot density means that the proposal would not contravene the requirements of that policy. With regard to the wider locality, the proposed parking areas would open up the front of the site, but once the proposed trees and planting have matured this would not appear overly suburban, or erode the existing character of the locality, and would comply with Policy SP17 of the Local Plan.

11.5 The single storey design of the proposed dwellings avoids the overlooking of neighbouring properties. The neighbours to the north have raised concerns relating to their outlook and have

requested additional planting along their boundary. Despite additional information having been provided, the neighbours have continued to express concerns relating to the drainage of the site, and this is considered below. The Friends of Brockenhurst have suggested that two larger semi-detached houses would be more in-keeping, but larger two-storey houses would not comply with Policy SP21 or meet the neighbours' concerns with regard to overlooking. Overall the scale and impact of the proposal would comply with Policy DP2 and is considered to be acceptable.

- 11.6 A revised tree planting scheme has been included in the arboricultural report and shows new trees (of about 2m height) to be planted, as well as indicating the remaining trees, which will be retained and protected during construction. A full landscaping scheme will also be secured by condition which will ensure their replacement should they fail to thrive. The proposed fencing along the front of the site would be softened by the planting. With regard to ecological issues the proposal has been accompanied by a report which sets out mitigation and enhancement measures which fulfil the requirements of Policy SP6.
- 11.7 A drainage report has been submitted which is intended to form the basis of an application for Ordinary Watercourse Consent, which will need to be made to Hampshire County Council (HCC) as Lead Local Flood Authority (LLFA). The submitted report concludes that the culverting of the ditch would not have any adverse impact on flooding on the locality and provides calculations to show this. The grille entrance to the culvert would be on the site of Plot 1 so the householder would have responsibility for keeping it cleared rather than responsibility falling to neighbours to the east. A condition would ensure that works are carried out in accordance with the strategy. It should be noted that Ordinary Watercourse Consent will be required prior to works taking place and the works should be in accordance with any conditions HCC may require.
- 11.8 The Highway Officer has advised that the areas for parking and turning are adequate, and has raised no objection subject to a condition to ensure the retention of the areas for their intended purpose. The existing access scales at five metres at its widest point, and it is intended that the existing access will be used. The plans show that the gate and cattle grid would be 2.8 metres wide, with the drive widening to 4.9 metres. The loss of verge grazing is therefore avoided as is the erosion of the existing character of the locality.
- 11.9 Any additional residential development in this locality has the potential to increase recreational impacts on the internationally designated New Forest and Solent Special Protection Areas (SPAs). In accordance with the Conservation of Habitats and Species Regulations 2017, 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. The applicant has indicated that he would prefer to provide mitigation in the form of a contribution and a condition will be attached to secure the necessary agreement.

- 11.10 Natural England has also recently advised that there is uncertainty as to whether future housing and visitor accommodation development will adversely impact the protected habitats of the Solent due to increased levels of nitrates entering the system. In accordance with Natural England's recent advice to local planning authorities along the Solent coast, the potential impacts from nitrates have been considered in assessing this application and a condition is included to address the issue. This is consistent with the approach adopted by other planning authorities in the Solent to address the issue and ensures the Authority's obligations as a 'competent authority' under the Conservation of Habitats and Species Regulations 2017 are met.

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: MBA/100/104, MBA/100/105 REV B, MBA/100/106 Rev B, MBA/100/107 REV A and MBA/100/108 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 typical joinery details including window/doors, eaves, verge, bargeboards have been submitted to, and approved in writing by the New Forest National Park Authority.

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

Reason: To protect the character and appearance of the development in accordance with Policies DP2, DP18 and SP17 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) boundary treatments and 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 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).

- 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 by Abbas Ecology dated November 2020 hereby approved. The specified measures shall be implemented and retained at the site in perpetuity and, post completion, a statement confirming their implementation shall be submitted to the Authority.

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 external lighting shall be installed on the site unless details of such proposals, which shall be in accordance with the recommendations of the approved ecological report, 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 SP6, DP2 and SP15 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 9 Unless otherwise agreed in writing, development shall take place in accordance with the details of the means of disposal of surface water from the site set out in the drainage design statement dated August 2020 by Odyssey consultants, hereby approved.

Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 10 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.

- 11 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 defined village and to comply with Policies SP21 and DP35 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 12 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 impact statement and tree protection plan by Hearne Arboriculture dated November 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).

- 13 Prior to the occupation of the development, ecological mitigation for the Solent and New Forest Special Protection Areas, Special Areas of Conservation and 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.

- 14 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;

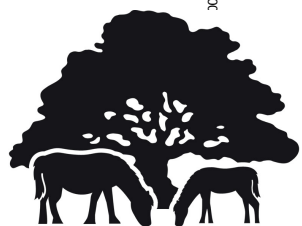
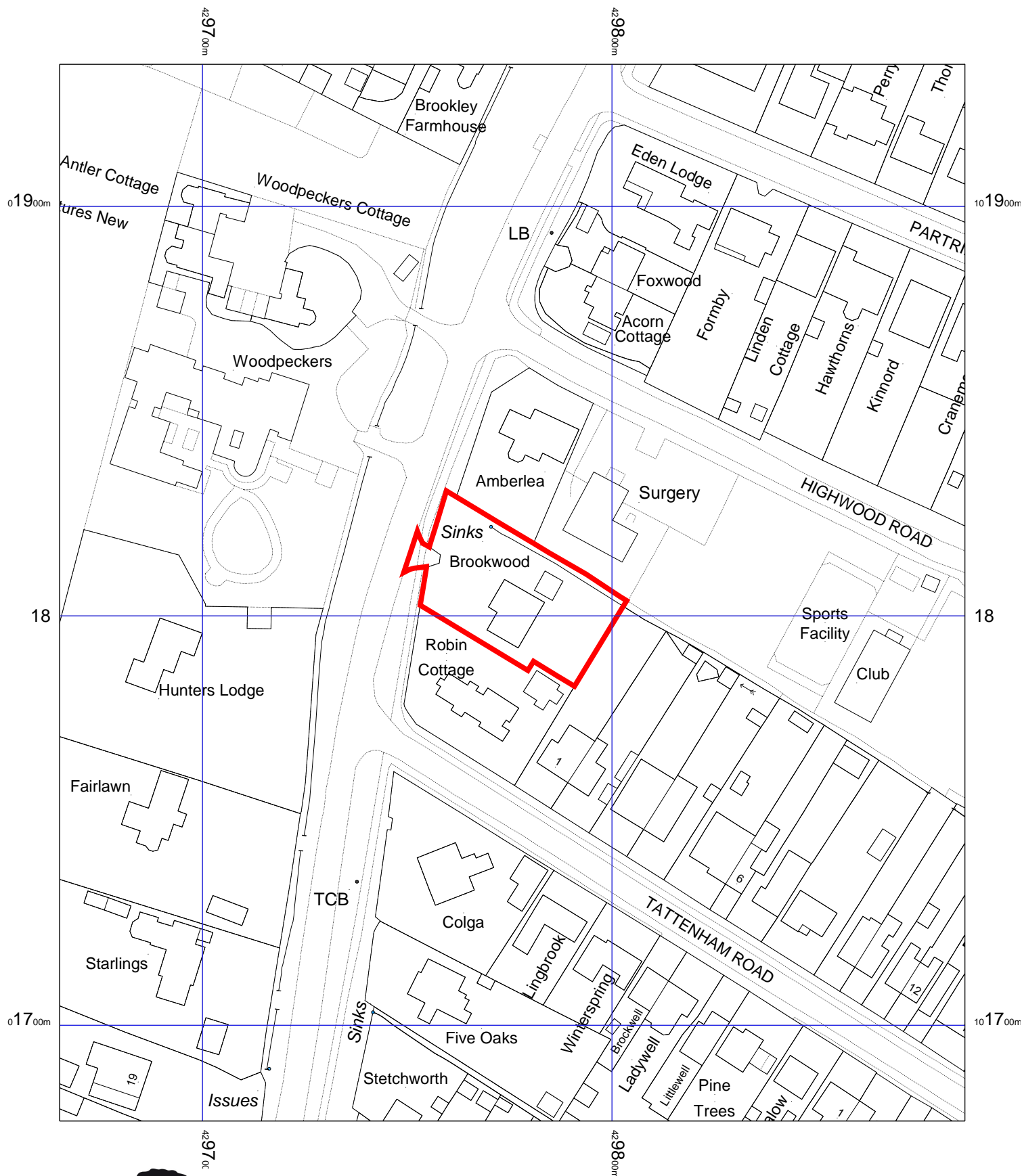
b) A mitigation package addressing the additional nutrient input arising from the development has been submitted to, and

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 DP8 of the New Forest National Park Local Plan 2016-2016 (August 2019).



NEW FOREST
NATIONAL PARK

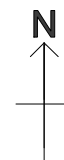
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