

Application No: 20/00718/FULL Application

Site: Lyndhurst Park Hotel, 78 High Street, Lyndhurst, SO43 7NL

Proposal: Part demolition of existing hotel and conversion of retained element to C3 residential and erection of a mixed-use development comprising a total of 79 dwellings and three commercial units (Class E), with associated landscaping, access and parking

Applicant: Burry and Knight Ltd

Case Officer: Clare Ings

Parish: LYNDHURST

1. REASON FOR COMMITTEE CONSIDERATION

Significant local interest

2. DEVELOPMENT PLAN DESIGNATION

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

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

SP4 Spatial strategy
SP5 Nature conservation sites of international importance
SP6 The natural environment
SP7 Landscape character
SP16 The historic and built environment
SP17 Local distinctiveness
SP19 New residential development in the National Park
SP24 Land at the Lyndhurst Park Hotel, Lyndhurst
SP43 Existing employment sites
DP2 General development principles
DP18 Design principles
DP44 Redevelopment of existing employment sites

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 5 - Delivering a sufficient supply of homes
Sec 11 - Making effective use of land

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

Lyndhurst Parish Council: Recommend permission, but would accept the decision reached by NFNPA Officers under delegated powers for the following reasons:

- when considered as a whole rather than as individual issues, the proposed development offered many positives for the residents of Lyndhurst
- well designed, taking cues from prominent existing village properties to inform the styles and finishes proposed for the various blocks
- retention of the historic elements of the old hotel, together with the proposed sympathetic repatriation of some original design features, is to be applauded and was considered to complement the street scene upon entering the village from the East
- the number of dwellings was considered reasonable when account is taken of the wording of policy SP24 of the local plan, which suggests 'around 50 dwellings alongside retention of the historic elements of the existing building'

Ashurst and Colbury Parish Council: Object on the following grounds:

- the number of dwellings far exceeded the number stated in the NFNPA policy SP28 (58% increase) - this would set an alarming precedent of raising the number of dwellings specified by the local plan on designated sites within the forest.
- detrimental impact on traffic in the local area.
- the site is a gateway site into the village, the scale and density of development appears inappropriate and is an overdevelopment of the site.
- there is insufficient parking provision on site given the number of proposed units and this would put pressure on the immediate area, including the free parking at Bolton's Bench

8. CONSULTEES

- 8.1 Ecologist: No objection, subject to conditions. Comment:
- appropriate information has been submitted to address issue of on site protected species
 - additional information has been submitted to address concerns over impact on adjoining designated sites
 - legal agreement can assist in managing site to mitigate against fly tipping and pet predation

- appropriate to secure contributions towards strategic recreational management scheme
- conditions will be needed to address issue of nutrients

- 8.2 Natural England: Welcomes the further information provided within the updated HRA to address earlier concerns. The additional information provided includes :
- undertaking to control pet ownership and fly tipping concerns through a legal agreement/ covenant
 - commitment to contribute £277,438 towards recreational mitigation strategy – this should be used to undertake measures on the area directly impacted by the proposed development
 - on site grounds to be sufficiently attractive to encourage residents to remain on site
 - no direct access into the open Forest (a further amended site plan has addressed this issue and removed the path providing direct access)
- 8.3 Tree Officer: Objection. Comment:
- The proposed development, by virtue of its excessive scale, layout and lack of useable open space, would result in the direct loss of a number of trees with public amenity value which would significantly harm the overall existing verdant character of the site.
 - There is particular concern with the six units (Blocks E, F and G) to the rear (south) of the site and the foreseeable undue pressure to fell or reduce protected trees due to the shading, overbearing presence and nuisance from falling debris from trees will contribute to unacceptable habitable accommodation and amenity space.
- 8.4 Highway Authority (HCC): Comment following further information:
- happy with relocation of bus stop to avoid obstruction in visibility splays
 - details of swept path analysis of refuse vehicles now provided
 - concerned over the shortfall of car parking and potential impact on adjoining Forestry England car parks
- 8.5 Environmental Protection (NFDC): No objection, subject to conditions for:
- the submission of a construction environmental management plan to include details of dust suppression facilities for charging electric vehicles
- 8.6 New Forest District Council - Development Control: Comment: care should be taken during construction to ensure there is no obstruction or encroachment upon the access road to Appletree

Court (NFDC Council Offices)

- 8.7 Planning Policy Officer: Support - the proposals generally accord with Policy SP24 in the Local Plan and would enable this important brownfield site to be positively redeveloped.
- The site is allocated in the statutory development plan for the National Park and is also on the Authority's Brownfield Register. National planning policy supports making effective use of brownfield development sites.
 - Policy SP24 does not set a ceiling on the quantum of development and the policy wording was amended following independent Examination to provide a degree of flexibility. There are acknowledged viability issues with developing the site and the overall site density of less than 50 dwellings per hectare is not excessive.
 - The Local Plan and supporting evidence base acknowledge that this brownfield site could only support more limited on-site affordable housing provision than the greenfield allocations in the Plan where there are no demolition costs, the Existing Use Value is lower, and there is no requirement to retain and enhance existing assets. The Government's Vacant Building Credit means affordable housing can only be sought on the net increase in floorspace. The level of affordable housing proposed (10%) is acceptable.
- 8.8 Building Design & Conservation Area Officer: No objection subject to conditions. Comment:
- scheme will work in this important edge of settlement location
 - frontage buildings re-introduce the alignment of buildings to the street together with the retention of the angled articulation of the hotel building
 - the design reflects the local vernacular style and materials
 - remodelling of the frontage acknowledges the Conan Doyle architecture
- 8.9 Landscape Officer: No objection, following the submission of revised landscape plans, subject to conditions relating to:
- details of hard landscape materials and features
 - all external lighting, both numbers and brightness details of all boundary treatment, including the boundary treatment for Blocks E, F and G
- 8.10 The Victorian Society: Objection: loss of a significant portion of hotel designed by Arthur Conan Doyle, especially that element of architecture symbolising Spiritualism
- 8.11 National Park Access Ranger: No objection.
- 8.12 Historic England: No objection

- 8.13 Ancient Monuments Society: Objection:
- loss of one third of historic Arthur Conan Doyle designed building
 - proposal exceeds the suggested number of residential units
- 8.14 Verderers of the New Forest: Raise concerns over the following:
- additional recreational pressures on the Forest as no children's play area shown
 - increased dog fouling, litter (garden waste)
 - insufficient parking
 - should not include any direct access to the Forest

9. REPRESENTATIONS

- 9.1 19 representations received in support:
- would result in the loss of an eyesore
 - provide an opportunity for local employment and housing
 - good design, sensibly proportioned and a sympathetic use of the original part of the hotel
 - would introduce commercial units to the east end of the High Street
 - improvement on previous schemes
 - asset to Lyndhurst
- 9.2 63 representations received objecting:
- loss of a significant historic portion of the original hotel designed by Arthur Conan Doyle which should be preserved
 - loss of the significance of the Spiritualist architecture of the building
 - too tall causing overshadowing of High Street and adding to air pollution
 - loss of tourism use
 - development would be out of character to Lyndhurst
 - number of dwellings proposed exceed the policy leading to overdevelopment of the site
 - design of the Mansard roof undermines the historic design and it unsympathetic
 - detrimental to location, building heritage and community
 - urban development in rural locality
 - too many flats, should contain more town houses
 - no need for the commercial units
 - poor design and cramped layout
 - lack of parking, and should be allocated
 - lack of affordable dwellings
 - loss of trees is unacceptable
 - adverse impact Bolton's Bench through increased recreational pressures
 - won't enhance area
- 9.3 20 comments received:

- concern over car lights shining into Rufus Court
- impact on traffic and parking in the area
- may become second homes
- should contain some hotel accommodation
- impact on facilities such as surgery
- increased in people using Bolton's Bench
- should contain more family homes

- 9.4 Friends of the New Forest comment as follows:
- redevelopment of the site is desirable
 - should not exceed the allocation in terms of number of units set out in SP24 as would lead to recreational pressures on National Park
 - should not be any relaxation in parking standards
 - some units should be used for short timer lets
 - need to open space within the development
 - need for affordable housing

10. RELEVANT HISTORY

- 10.1 Creation of 75 age restricted residential units integrated with communal, wellness and support facilities; 15no. affordable dwellings; associated car and cycle parking; landscaping; refuse store; sub station; alteration of existing vehicular and pedestrian access; demolition of existing hotel and buildings (17/00732) refused on 12 December 2017. Subsequent appeal withdrawn 24 December 2018.
- 10.2 Creation of 74 age restricted residential units integrated with communal, wellness and support facilities; 12 no holiday lets; associated car and cycle parking; landscaping; refuse store; substation; alteration of existing vehicular and pedestrian access; demolition of existing hotel and buildings (16/01000) refused on 15 February 2017

11. ASSESSMENT

- 11.1 The application site is some 1.6ha, lying at the junction of the High Street and Beaulieu Road. It is roughly rectangular in shape, and comprises a hotel building (vacant since 2015) at its northern end and wooded grounds within which lies a swimming pool and tennis court, long since abandoned. The original building dates from the early 1800s and was built as a private country house, known as Glasshayes, but it was subsequently extended in Victorian times, and remodelled by Sir Arthur Conan Doyle in 1912 when it was used as a hotel. Later additions from the 1970s and 1980s extended the building further to the west and these have flat roofs. The former hotel building, which is of white render, is between 3 and 4 storeys high. A central rear portion of the building collapsed in 2020. To the front of the building is an area of car parking (tarmac), but the majority of the site comprises

open grounds with areas of mature vegetation. The east, south and west boundaries are all formed by mature tall trees and dense rhododendron and laurel understorey.

11.2 To the west of the application site is the High Street with three storey terraces on the south side comprising commercial units on the ground floor and offices/residential above, and lower buildings on the north side. Immediately opposite is a looser-knit form of development, including a small listed building (B&B). To the south are the District Council's offices (Appletree Court), whilst to the east is the iconic 'Bolton's Bench' - an area of rising land with the open Forest beyond (SSSI, SPA, SAC, Ramsar). The site lies outside the defined village boundary for Lyndhurst and within the Lyndhurst Conservation Area. Furthermore, its location at the eastern entrance into Lyndhurst makes it immediately visible and highly prominent to all visitors, such that it is a landmark location.

11.3 The site was allocated in the New Forest Local Plan (policy SP24) for redevelopment for around 50 dwellings alongside the retention of the historic elements of the former hotel building, subject to a number of criteria. The proposal is for the partial demolition of the former hotel and the conversion of the retained element for residential use, and the erection of further residential blocks resulting in a development of 79 dwellings. Three commercial units would also be provided. There would also be associated parking, a new access and associated landscaping. The built form of the development would comprise seven separate blocks as follows:

Block A which would front the High Street closest to the existing shops and premises. This would be three storeys with accommodation in the roof space, and would consist of three retail units, bike and bin storage and 30 one and two-bed units ranging in size between 50sqm and 96sqm. The materials would be red brick, some painted off-white, a mix of plain clay tile and natural slate roofs, with features such as bays, projecting gables and dormers.

Block B which would also front the High Street. This would be two storeys with accommodation in the roof space and would consist of 12 two-bed units of between 70 to 100sqm. This would be angled and would have facing materials of red brick (again some painted off-white) with either plain clay tiles or natural slate roofs.

Block C is the conversion of the historic part of the hotel. It would re-introduce previous architectural features such as the crenellations and introduce a mansard roof. It would be converted into seven two and three-bed units of between 72 and 100sqm.

Block D would extend at right angles into the site and would have accommodation on three floors. There would be a mixed palette of materials including red brick, painted reconstituted stone with

roofs of plain clay tiles and slate. Gables and half timbering would be featured. It would consist of 24 two-bed units, ranging in size between 78 and 100sqm.

Blocks E, F and G would comprise three pairs of three-bed two storey town houses and would lie at the south of the site. They would all be 99sqm and would have external materials of red brick under a plain clay tile roof.

Parking for 115 cars is proposed with that along the western boundary within open car ports.

- 11.4 Consideration of the proposal shall be made against the various criteria of policy SP24.

Principle and quantum of development

- 11.5 The site is allocated for “*around 50 dwellings*” in the Local Plan alongside the retention of the historic elements of the existing building. This application is for 79 residential units which represents a lower quantum of development than in previous applications refused in February 2017 (86 units in total) and December 2017 (90 dwellings). As part of the Local Plan-making process and the independent Examination held by the Government-appointed Inspectors in 2018/19, it was emphasised that the site capacities in the Local Plan were not to be considered as absolute minimum or maximum limits; and at the application stage a more detailed assessment could justify a variation, and this is particularly so in this case, where there is scope for a larger development footprint than the existing hotel building and where built heritage benefits are being sought.
- 11.6 National planning policy supports making effective use of brownfield development sites and requires planning authorities to promote the effective use of land in meeting the need for homes and other uses; including policies to accommodate needs in a way that makes as much use as possible of previously-developed or ‘brownfield’ land. The site of the former Lyndhurst Park Hotel is on the Authority’s Brownfield Register, and on a brownfield site with acknowledged viability issues – including site clearance costs, a high Existing Use Value and the need to deliver wider benefits for the New Forest’s built heritage through the retention of part of the existing building – it is recognised that this higher quantum of development would be justified. The overall site development density equates to just under 50 dwellings per hectare and this would not be considered excessive. By way of comparison, ‘The Boltons’ redevelopment on Gosport Lane in Lyndhurst (which has previously received a New Forest National Park Building Design Award) equates to circa 100 dwellings per hectare and demonstrates that higher density development can be successfully incorporated into the core of the village.

Retention of the historic elements of the hotel

- 11.7 This element represents a significant departure from the previous schemes which proposed the total loss of the hotel building. A portion therefore forms part of the proposal, but concern has been raised by third parties that more of the historic element should be retained, and this is based on evidence from a drawing attributed to Sir Arthur Conan Doyle and his link with Spiritualism in Architecture, which envisaged the four sections of the frontage of the building as 'Life', 'Death', 'Afterlife' and 'Higher Spiritual Place' represented by the pseudo turret. However, the frontage has been substantially altered since 1912, such that the effect of the "steps" has been lost and the turret and crenellations have been removed. The third section is now lower than the second section.
- 11.8 The proposed scheme would represent a significant way to meet the criteria of the local plan, and would retain the majority of historic elements of the existing hotel building, particularly the principal elevations to the east, including the majority of the stepped elements relating to spiritualism. The proposals would involve the substantial re-modelling of the principal eastern frontage to recreate the elevation from 1912, reintroducing the crenellations, key features which are acknowledged as being of importance in relation to the Conan Doyle connection. It should be noted that Historic England has been asked to consider listing the building and, following further assessment, has declined to do so.

Design and scale of the development

- 11.9 This follows much of the advice provided during pre-application discussions, and would create a scheme which would be sympathetic for this important location in the village. The proposed frontage buildings to the High Street reintroduce the alignment of buildings to the street to this part of the Conservation Area, and this is supported, particularly in retaining the angled articulation of the building footprint along the former line of the hotel. The central apartment block would be broken up with detailing to reflect the local vernacular of the Arts and Crafts styles seen on other local buildings. This element is welcomed and considered would be more sympathetic to the general local vernacular of the Arts and Crafts period. The varying gabled treatments, mock timber and articulations are also considered acceptable. The design of the three semi-detached cottages is considered acceptable and this element has been redesigned following earlier advice. Policy DP18 of the Local Plan (Design Principles) advocates the highest levels of design in all new development, ensuring that development is contextually appropriate and would not harm the landscape setting, making it accessible, enhancing the local character and would be environmentally sustainable. These elements are considered to

be met within this scheme.

- 11.10 The current building appears as an anomaly within the village, being finished in white render and of a much greater size and scale than the shops and cottages, which characterise the village. Much of Lyndhurst dates from the Victorian and Arts and Crafts period, with clay roofs, red bricks, decorative hanging tiles, and mock Tudor timber detailing. The attractive steep gabled roofs of the development would be of clay tiles or slate, and the proposed palette of materials would reflect the local characteristics of the village. The proposals are therefore considered to be of less than substantial harm to the character of the Lyndhurst Conservation Area and the Lyndhurst Park Hotel and are acceptable.

Trees and landscaping

- 11.11 There is a concern that a significant number of trees would be lost from the site as a result of the development; in particular those towards the south of the site and which would be affected by the three blocks of town houses. In addition, there is concern that owing to the orientation of the gardens for these houses, and the proposed retention of the southern tree-lined boundary, there would be considerable overshadowing of the gardens which could result in future pressure to fell and significantly prune these trees. Other pressure to fell other individual trees would come from parking. However, whilst the development would undoubtedly cause the loss of trees, a significant proportion of the tree cover and many of specimen trees would be retained. The loss of tree cover has to be balanced against the appropriateness of the development as a whole, and it is considered that the balance would be met with the current proposal. The overall characteristic of the site would still be one of a largely wooded site on the edge of the village of Lyndhurst. None of the trees along the south boundary would be located within private gardens, and all would therefore be subject to an over-arching management company; thus the pressure to fell is considered to be less of an issue. As the site lies within a conservation area, permission would also be required to either prune or fell further trees.
- 11.12 Linked with the issue of trees is that of landscaping and considerable negotiation has taken place with the aim of securing an appropriate landscape master plan which would ensure that boundary treatment to help retain the soft edge of the site with the open forest beyond would be retained. External lighting would be important, and it is acknowledged that this should be kept to a minimum especially due to the sensitive location of the site. Conditions to ensure that the appropriate form of landscaping is provided and retained are therefore recommended.

Affordable housing and viability

- 11.13 In terms of affordable housing provision, it should be emphasised

that the policy wording for policy SP24 is different than the similar wording used for Local Plan greenfield site allocations. The policy and supporting evidence base acknowledge that the site is unlikely to support a significant level of affordable housing due to viability considerations. In addition, the Government's Vacant Building Credit is relevant to this case. National policy provides an incentive for brownfield development on sites containing vacant buildings, such as the former Lyndhurst Park Hotel site. Paragraph 64 of the NPPF (2021) confirms that to support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing required should be reduced by a proportionate amount. Footnote 30 to the Framework and the NPPG guidance on 'Planning Obligations' provide more detail on the Government's 'vacant building credit'.

- 11.14 The existing floorspace of the vacant hotel building amounts to circa 4,835m² and the floorspace of the proposed new development amounts to 8,076m². Therefore the existing Lyndhurst Park Hotel building floorspace amounts to 60% of the total floor area of the application proposals. The application proposes a net increase in total floorspace of 40% which would equate to 32 dwellings. The 50% affordable housing target, having regard to the Vacant Building Credit for the Lyndhurst Park Hotel site, would therefore be 20% (16 dwellings) of the overall quantum of development (79 dwellings). However, the applicant is proposing 10% affordable housing in the form of shared ownership housing (8 dwellings). Viability evidence has been submitted and independently verified by the Valuation Office Agency. It has concluded, based on the site's value, the other Local Plan policy criterion and the constraints within the site (a clear site devoid of important trees and a historic building could deliver a higher density of development and therefore more affordable units) that the proposal cannot realistically provide any affordable units, and therefore the provision of eight affordable dwellings (just over 10%) would be acceptable.

Impact on ecology

- 11.15 There are two aspects to the consideration of the ecological impacts: on the site itself and the impact on the adjoining designated sites - as stated in paragraph 11.2 above, the site directly adjoins the open Forest which is a designated as SSSI, SPA, SAC and Ramsar site. In respect of the site itself, since the application was submitted further surveys have been undertaken, identifying protected species such as reptiles, nesting birds and the presence of a badger sett. This additional survey work is broadly in accordance with and reflects national standards, techniques and survey guidelines, and the compensation and mitigation proposed is likely to be acceptable avoiding any direct harm. Conditions are included in the recommendation below to ensure that mitigation and enhancement is fully provided.

- 11.16 The ecology report also establishes the presence of bat species associated with the building to be demolished. As the proposal would result in the destruction of several identified roosts, and also other features of high bat potential, the Authority must engage with the tests of the Habitats Regulations. The first test relates to overriding public importance and compliance with policy, and it is considered that this test has been met. The second test is that there must be no satisfactory alternative, including the option of not undertaking the development. The former hotel building is now in a very poor condition, as evidenced by the partial collapse and, other than the historic element, is in need of removal. In the long term it would require replacing and as such the development is also considered to be in accordance with this test.
- 11.17 The third test relates to the maintenance of conservation status of the populations of protected species. The scale and importance of the roosts impacted mean that their loss is likely to be capable of being compensated. Suggestions as to how the maintenance of the species can be protected have been suggested and are suitable, and this can be ensured through an appropriate condition. It is also likely that a Protected Species Licence would be obtained and that this also would secure appropriate compensation.
- 11.18 The impact on the adjoining designated sites would be as a result of nutrient impacts, increased recreational impacts and other issues such as cat predation and dumping of garden waste. As the site would be controlled by a management company, the two latter concerns would be fully addressed, and appropriate legal agreements, which have been referred to in the Ecology report, should be secured.
- 11.19 It should be noted that the site has had a previous use as an hotel, and has also been allocated for residential use in the local plan; thus the impact on nutrient impacts and visitor pressure has already been addressed through the local plan process. The main concern is therefore with the additional 29 units proposed and this impact. Mitigation in the form of financial contributions has been offered by the applicant and it is suggested that this could be ring-fenced to be directed to the adjoining area, together with the removal of direct access from the site and information boards and residents information packs, and these can be secured with a legal agreement.
- 11.20 Likewise, a Grampian style condition would be recommended to secure a level of contribution towards mitigating harm from nitrates. The applicant has submitted a nutrient budget, and also has advised that they are actively pursuing a new scheme with the Isle of Wight in respect of obtaining appropriate credits.

Transport, parking and air quality

- 11.21 The Highways Authority (HA) raised a few concerns with regard to visibility splays and insufficient space for refuse vehicles. To avoid the visibility splay for the main (new) entrance into the site being occasionally blocked by stationary buses at the bus stop, amended plans have been submitted which show the relocation of the bus stop to the east, outside the visibility splays. The HA has also suggested that the main access into the site should be widened to allow the standard refuse vehicles to enter the site without blocking it. However, a significant bell-mouth into the new development would be considered inappropriate to both the layout and design of the development, and also visually within the High Street. There are provisions in the Manual for Streets to allow for a reduced size, especially where roads are likely to have low speeds, which would be the case with the proposed development. Minor changes are also to the existing bell-mouth to reduce its impact.
- 11.22 The development comprises a mix of one, two and three bed units, together with three commercial units. Based on the parking standards within Annex 2 of the Local Plan, the provision for car parking does fall short of the overall requirement. The standards require 147 spaces, and 115 are proposed. However, a reduced number can be considered acceptable in certain circumstances, for example where there is access to public transport. There is a bus stop in very close proximity to the development and, in addition, Lyndhurst has a full compliment of shops and other facilities within easy walking distance, such that a reduction in parking provision could be accommodated. A significant amount of cycle parking is also proposed and, as this is not an age-restricted scheme, it would be deemed acceptable. No bespoke parking would be provided for the commercial units which are considered an extension to the High Street facilities.
- 11.23 The air quality assessment uses relevant guidance and notes the Air Quality Management Area (AQMA) in Lyndhurst High Street for the likely exceedance of the annual mean nitrogen dioxide air quality objective. However, detailed assessment of the impact of the proposed development on the AQMA is not required due to the traffic data advising fewer than 50 vehicles a day from the development are projected to travel through Lyndhurst, with the majority of the traffic generated from the site (179AADT) travelling on other routes out of and into Lyndhurst. Furthermore, as the monitored nitrogen dioxide concentrations within the current AQMA have reduced significantly over the past 8 years and whilst the AQMA remains, the impact of the traffic from the proposed development on the AQMA is considered likely to be negligible.
- 11.24 The air quality assessment refers to the intention of the developer to install electric charging points for 10% of the development. Whilst such a scheme is encouraged it would be expected that a

higher percentage of electric charge points could be installed at the development which would encourage further uptake of electric vehicles particularly considering the likelihood that petrol and diesel vehicles will be phased out of production in the near future. A condition is therefore recommended to be added.

Impact on adjoining properties

- 11.25 Some concern has been expressed that the development of Block A close to the back edge of the pavements would result in overshadowing of the proposed opposite to an unacceptable degree. Given the orientation of the proposed development, due south of the High Street, the presence of the existing three storey terrace to the west, and the set back of the development on the north side of the High Street, it is not considered that there would be any undue impact loss of sunlight or daylight.

Conclusion

- 11.26 To conclude:
- this is an important housing site allocation in the Authority's adopted Local Plan which was endorsed by the independent Planning Inspectors in 2019
 - the site is a significant brownfield resource and national policy encourages the re-use of such sites to meet local needs
 - compared to previously refused applications on the same site, this proposal has a lower quantum of overall development and importantly retains historic elements of the existing building
 - the proposals also include 8 affordable dwellings for local people and this level of provision has been independently verified on viability grounds
 - Historic England has considered several requests to nationally list the building, but on each occasion have declined to do so
 - it would comply with the policies of the Local Plan

Permission is therefore recommended subject to a number of conditions, and also requiring the applicant to enter into a S106 agreement to:

- Secure the provision and location of affordable housing. Affordable housing (8 Shared Ownership flats) will be provided and be available for occupation prior to the sale of 75% of the open market units.
- Secure the relocation of the bus stop to be available for use, prior to the occupation of the 79th dwelling.
- Secure, 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. Such mitigation shall be submitted to and approved in writing by the New Forest National Park Authority. The ecological mitigation will take the form of a financial contributions (£277,438) in accordance with the Authority's Habitat Mitigation Scheme and the Solent (SRMP) Explanatory Note. The level of such

contribution shall be agreed prior to the commencement of development and shall inform the phasing/ delivery of the development and also prioritise where it should be spent.

- Secure the provision of a management company who will be responsible for controlling cat and dog ownership, ensuring that there is no fly tipping, providing interpretation boards and residents packs.
- Prior to the commencement of development, agree a phasing programme for construction and occupation of the development shall be submitted to and in writing by the National Park Authority.

12. RECOMMENDATION

Subject to the applicant and the National Park Authority first entering into a S106 agreement, then delegate to Executive Director (Strategy and Planning) to Grant Permission subject to the following Conditions:

Condition(s)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

- 2 Development shall only be carried out in accordance with:

Drawing nos: 19349-BT3, 2228/1H, 2228/2G, 1642-DFL-LSD-001 Rev D, 9256/100 Rev N, 9256/101 Rev C, 9256/102 Rev B, 9256/103 Rev C, 9256/104 Rev C, 9256/105 Rev B, 9256/106 Rev B, 9256/107 Rev B, 9256/108 Rev B, 9256/109 Rev D, 9256/110 Rev B, 9256/111 Rev C, 9256/112 Rev C, 9256/113 Rev D, 9256/114 Rev D, 9256/115 Rev B, 9256/116 Rev B, 9256/117 Rev B, 9256/123.

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. All facing works to the former historic hotel should be carried out using natural materials, including lime, lime plaster and timber.

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 shall be installed until the following details have been submitted to, and approved in writing by the New Forest National Park Authority.

a) Details of all fenestration – at 1:20 elevation for all units and for 1:10 for the former hotel with 1:10 sections, including the proposed colour of windows and doors.

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

Reason: To protect the character and appearance of the buildings and the conservation area in accordance with Policies DP2, DP18, SP16 and SP17 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 5 All materials used in making good the historic building should be carefully carried out to match the original detailing, and details should be submitted to and approved in writing by the National Park Authority.

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

Reason: To protect the character historic interest of the building in accordance with Policies DP2, DP18, SP16 and SP17 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 6 Acoustic mitigation shall be provided to the proposed residential properties as outlined in Table 5-2 in section 5 and Figure H in Appendix H of the Noise Impact Assessment carried out by WSP PROJECT NO. 70066062, dated November 2020.

Reason: In the interest of the amenity of the surrounding neighbouring properties in accordance with Policies DP2 and SP15 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 7 The combined noise rating level of plant and equipment on the site shall not exceed the background level (LA90) as defined as 51 dB Daytime (07:00-23:00 hrs) and 30dB Night-time (23:00-07:00 hrs) at 3.5m from the facade of any residential premises in

accordance with BS4142:2014.

Reason: In the interest of the amenity of the surrounding neighbouring properties in accordance with Policies DP2 and SP15 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).

- 8 Prior to construction (including demolition) commencing on the site, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the National Park Authority. The CEMP shall include the following details:
- Development contacts, roles and responsibilities
 - Public communication strategy, including a complaints procedure
 - Dust Management Plan (DMP) including suppression, mitigation and avoidance measures to control dust
 - Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation
 - Use of fences and barriers to protect adjacent land, properties, footpaths and highways
 - Details of parking and traffic management measures
 - Pest control

Reason: In the interest of the amenity of the surrounding neighbouring properties in accordance with Policies DP2 and SP15 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).

- 9 No external lighting (to include balcony lighting) shall be installed anywhere on the site unless details of such proposals have been submitted to and approved in writing by the New Forest National Park Authority.

Any lighting installed at the hereby approved development shall not exceed the following maximum values of vertical illuminance at the facade of any residential premises in accordance with Environmental Zone E2: 5 lux pre-curfew (07:00- 23:00hrs) and 1 lux post-curfew (23:00- 07:00hrs).

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).

- 10 Prior to occupation of any of the proposed development, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved development shall be submitted to the Local Planning Authority for approval and thereafter implemented in accordance with the approved details and the charge points shall thereafter be retained and maintained in perpetuity.

Reason: To ensure that the development would not adversely

harm the air quality of the High Street in accordance with policy DP2 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).

- 11 Landscaping of the site shall be implemented solely in accordance with Drwg Nos: 2228/1H and 2228/2G. Notwithstanding the approval of those plans, within three months of the date of this decision, precise details of the soft landscaping and the areas for hard surfacing and the materials to be used shall be submitted to and approved in writing the National Park Authority.

No development shall take place unless these further 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).

- 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 statement (Arboricultural Assessment and Method Statement ref: 19349-AA2-PB dated 16 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 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, or means of enclosure otherwise approved by Class A of Part 2 of Schedule 2 to the Order shall be erected or carried out without express planning permission first having been granted.

Reason: In view of the physical characteristics of the plot, the New Forest National Park Authority would wish to ensure that any future development proposals do not adversely affect the visual amenities of the area and the amenities of neighbouring properties, contrary to Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 14 Prior to the commencement of development (including site and scrub clearance), measures for ecological mitigation and enhancement (including timescales for implementing these

measures) 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 (AECOM Ltd Ecological Impact Assessment June 2021) approved as part of this planning application and shall include:

Final details in respect of badger sett closures and management of operations to ensure direct harm does not occur

Location and ongoing provision of artificial features including swifts bricks, bat features and other bird nesting opportunities

Provision of details to demonstrate delivery of sufficient measures to meet biodiversity net gain for loss of habitats, utilising Defra metrics 3.0

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).

- 15 The 60th dwelling of 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 adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

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

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

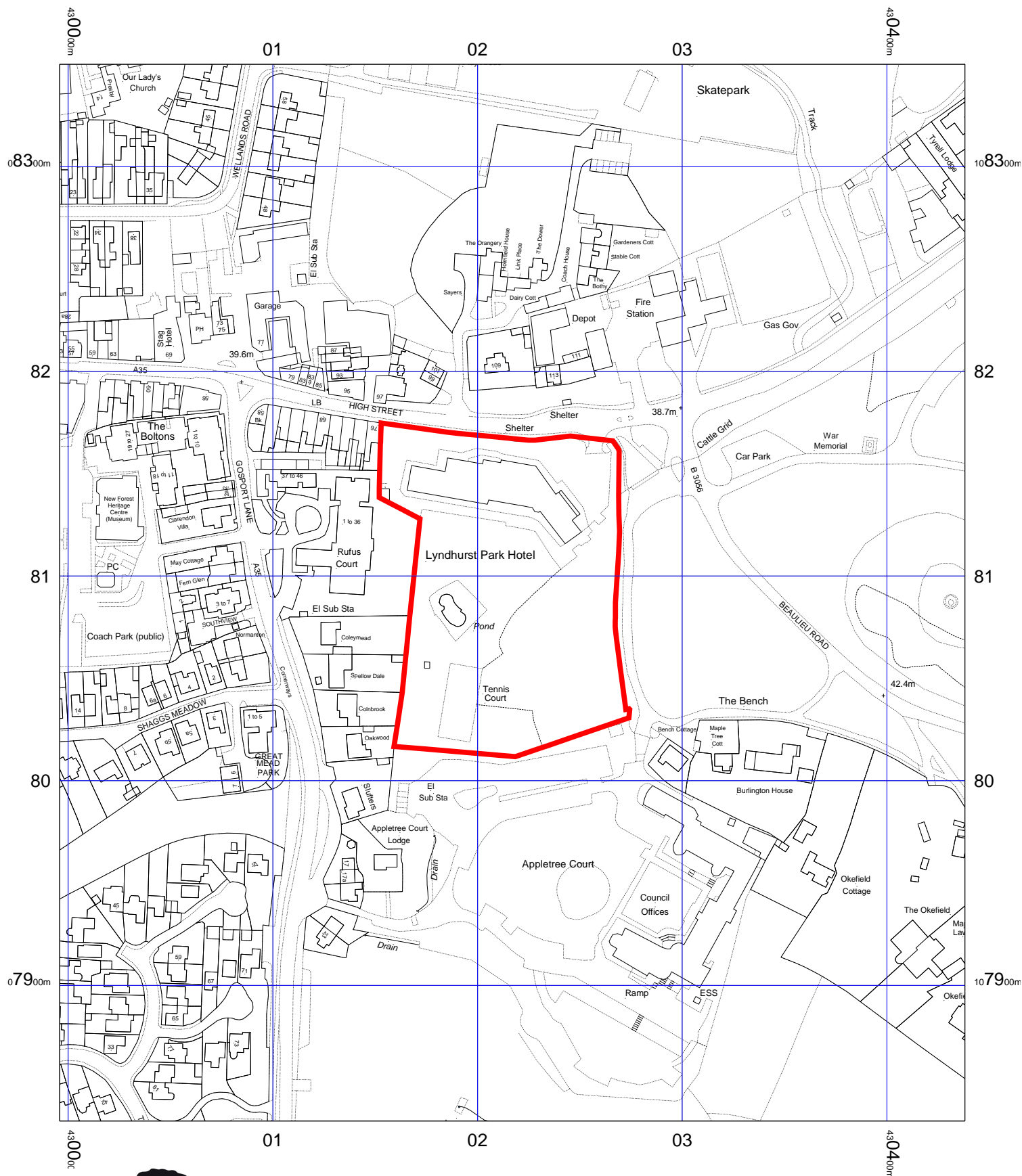
Reason: To ensure adequate parking provision is made in the interest of highway safety and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019) and Section 9 of the National Planning Policy Framework.

- 17 Notwithstanding the provisions of the Town & Country Planning General Development Order nothing over 600mm in height shall be placed or permitted to remain on the land shaded green on the approved plan.

Reason: In the interest of highway safety and to comply with Policy SP55 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019). and Section 9 of the National Planning Policy Framework.

Informative(s):

- 1 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.



Application No: 21/00642/FULL Application

Site: 190 Burley Road, Bransgore, Christchurch, BH23 8DJ

Proposal: First floor extension with 3no. rooflights to outbuilding to facilitate home office; balcony; 2no. french doors

Applicant: Mr & Mrs Howarth

Case Officer: Carly Cochrane

Parish: BRANSGORE

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP2 General development principles
DP18 Design principles
DP37 Outbuildings
SP17 Local distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

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

Bransgore Parish Council: In response to the amended plans:

Although the dormers have been removed, and 5 roof lights added instead, and there are no other changes to the height etc, it still does not appear subservient to the main dwelling and has the appearance of habitable

accommodation, therefore still do not believe it is compliant with DP37.

Initial response:

Recommend refusal. It was noted that the current plans did not comply with DP37. The building was not subservient to the main dwelling and the proposal of dormer windows gives it a more residential appearance as opposed to an incidental outbuilding.

8. CONSULTEEES

No consultations required

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 None

11. ASSESSMENT

11.1 The application site is located to the eastern side of Burley Road, and is accessed via a gravelled track which serves a number of other properties. The property comprises the left-hand facing dwellinghouse in a semi-detached pair, with two outbuildings to its north, adjacent to the driveway. The site is surrounded by woodland, and the dwelling is not visible from the access track.

11.2 The application as initially submitted featured five dormer windows within the roof slope. These have been omitted, and therefore the application seeks planning permission for a first floor extension to the existing outbuilding located closest to the driveway. The ridge height would be raised by two metres to a height of approximately seven metres, and the eaves would be raised by approximately 1.2 metres, and there would be two cabrio rooflights upon the front, and one rooflight upon the rear roof slopes. There would be two sets of patio doors upon the western elevation, and a set of patio doors and balcony upon the southern elevation. The first floor elevation would be clad in timber, and all other materials would remain as existing. The outbuilding would accommodate a home office at first floor within the roof, with a gym and shower at ground floor.

11.3 In relation to outbuildings, Policy DP37 of the Local Plan sets out that domestic outbuildings will be permitted where they are proportionate and clearly subservient to the dwelling they are to serve in terms of scale and design; located within the residential curtilage; would be used for purposes incidental to the main dwelling and not include any habitable accommodation; and would not reduce the private amenity space or parking provision

around the dwelling to an unacceptable level. In this instance, whilst the extended outbuilding would be of an increased height, it would still appear proportionate and subservient by virtue of the scale of the main dwellinghouse. The proposal would not result in any increase in footprint and therefore would not impact upon the driveway or parking area, although this is extensive. The resultant outbuilding would feature a number of patio doors and window openings upon the south and western elevations in order to take advantage of the natural light, along with a balcony upon the southern elevation facing the dwelling, however the east and northern elevations would be relatively bare. In this context, despite the amount of fenestration, it is considered that the outbuilding would remain subservient and proportionate in its scale, and would not compete with the main dwelling in relation to its appearance. The proposed new natural materials are considered appropriate, and the use of the outbuilding would be for incidental purposes, appropriate for a domestic outbuilding. A condition can reasonably be attached to ensure the use remain as such. Overall, it is considered that the proposal accords with the criteria of Policy DP37.

- 11.4 There is no set character and appearance to the area, and the outbuilding would not be directly visible from the gravelled track. The design of the extended outbuilding would not compete with or appear dominant in comparison with the main dwelling. Overall, it is not considered that the proposal would result in any significant adverse impact upon the character and appearance of the area.
- 11.5 There are no neighbouring properties from which the outbuilding would be visible, and the site is surrounded by woodland. As such, it is not considered that the proposal would result in any adverse impact upon neighbouring amenity.
- 11.6 It is therefore recommended that permission is granted, subject to conditions, as the proposal accords with Policies DP2, DP18, DP37 and SP17 of the adopted Local Plan 2016-2036.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Development shall only be carried out in accordance with

Drawing nos: 671/PL/01 Rev B, 671/PL/03 Rev A, 671/PL/04 Rev A, DR1.

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 Unless otherwise first agreed in writing by the New Forest National Park Authority the external facing and roofing materials shall be as stated on the application form hereby approved.

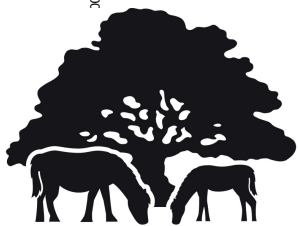
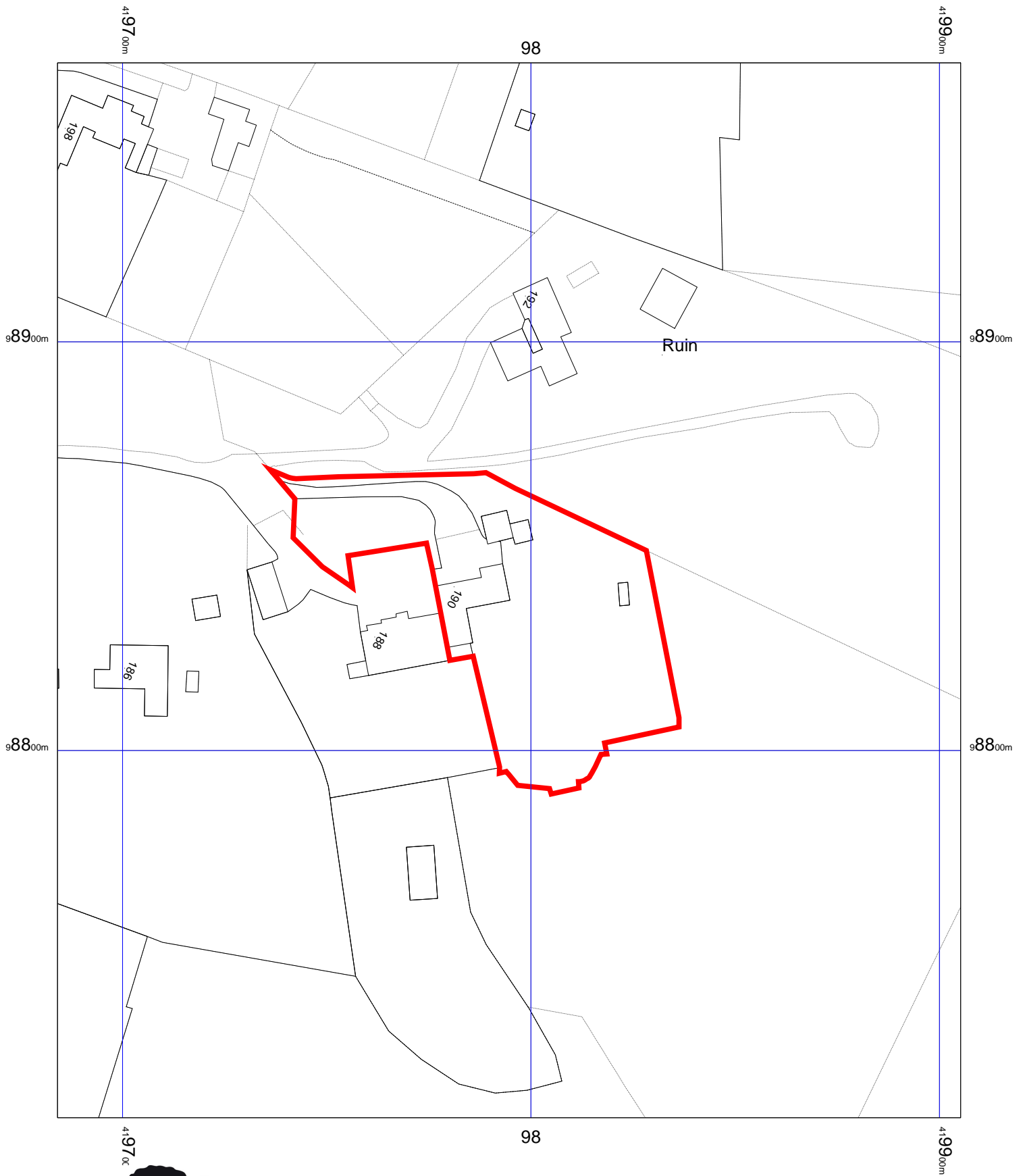
Reason: To ensure an acceptable appearance of the building in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 4 The outbuilding the subject of this permission shall only be used for purposes incidental to the dwelling on the site and shall not be used for habitable accommodation such as kitchens, living rooms and bedrooms.

Reason: To protect the character and appearance of the countryside in accordance with Policies DP36 and DP37 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 5 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).



NEW FOREST
NATIONAL PARK

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

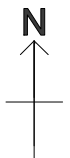
Tel: 01590 646600 Fax: 01590 646666

Date: 01/11/2021

Ref: 21/00642

Scale: 1:1250

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Application No: 21/00676/FULL Application

Site: Lisle Court House, Lisle Court Road, Lymington, SO41 5SH

Proposal: Two storey extension; single storey extension; 2no. single storey outbuildings; alterations to doors and windows; roof, chimney and dormer alterations; cladding; associated landscaping; demolition of attached garage annexe; demolition of porch

Applicant: Mr & Mrs McGrigor

Case Officer: Carly Cochrane

Parish: BOLDRE

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP2 General development principles
 DP18 Design principles
 DP36 Extensions to dwellings
 DP37 Outbuildings
 SP16 The historic and built environment
 SP17 Local distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Boldre Parish Design Statement

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

Boldre Parish Council: Recommend refusal. This ostentatious proposal is out of character with the neighbouring dwellings and would have a harmful urbanising impact on both Lisle Court Lane and the coastal scene in this very sensitive part of the Boldre Conservation Area. Light pollution is always of concern particularly with the Solent shipping being a factor as well as the proximity of the coastal SSSI.

8. CONSULTEES

8.1 Building Design & Conservation Area Officer: No objection subject to condition.

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 Two storey extension; single storey extension; basement; single storey outbuilding incorporating ramp to underground parking/basement; garden pavilion; alterations to doors and windows; roof, chimney and dormer alterations; cladding; associated landscaping; demolition of attached garage annexe; demolition of porch (21/00762) withdrawn on 28 October 2021

10.2 Two storey extension; single storey extension; basement; two storey outbuilding; alterations to doors and windows; roof, chimney and dormer alterations; associated landscaping; demolition of attached garage annexe; demolition of porch (21/00222) refused on 06 May 2021

10.3 Application for a Certificate of Lawful Development for Existing use of outbuilding as a residential unit (09/94157) Approval without conditions 17 September 2009

10.4 Conversion of cottages into single house with addition of bedroom, dressing room and bathroom, dining room and kitchen and garage (existing outbuildings to be demolished) (NFR/XX/16240/1) granted on 10 February 1971

11. ASSESSMENT

11.1 The application site of Lisle Court House is located to the southern side of Lisle Court Road and comprises a detached dwellinghouse within a moderately sized, elevated plot, surrounded by agricultural land to its south and east, and the property benefits from extensive views towards the Lymington River. A gravel track runs along the west boundary of the site and beyond this lies a neighbouring residential property. The property originally comprised two cottages prior to their conversion in the

1970s. The historic elements of Lisle Court House are constructed of local red bricks and clay tiles, with hanging tiles to the first floor gable of the early C20 alteration, representing Arts and Crafts detailing of this time. The property is therefore considered a non-designated heritage asset, and lies within the Forest South East Conservation Area.

- 11.2 By way of background, planning permission for a two and single storey extension, large basement, a two storey outbuilding and alterations to the roof and fenestration was refused earlier this year, for the following reasons:
- 1. The proposed extensions and replacement outbuilding would, by virtue of their scale, form and fenestration, fail to preserve the historic character of the existing building or its setting. Furthermore the overall amount of built development proposed would have a harmful and suburbanising impact which would be harmful to the special qualities of the New Forest National Park. The development would therefore be contrary to Policies DP2, DP36, DP37, SP17 and SP16 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019), along with the requirements of the Design Guide SPD.*
- 2. Based upon the information available the conservation status of the species cannot be ascertained and it has therefore not been demonstrated that the proposal would avoid or adequately mitigate unacceptable harm to bats. The proposed development would therefore be contrary to Policy SP6 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019) and paragraph 175(a) of the National Planning Policy Framework indicates that in the absence of avoidance or adequate mitigation of harm to biodiversity, planning permission should be refused.*
- 11.3 Following the refusal, an amended scheme was submitted at pre-application stage, and a site meeting was held between the applicant's agents, the Planning Officer and Conservation Officer. The proposal now reflects the on-site discussions, however the basement element of the proposal has since been omitted, during the course of this application. Further, a Phase 2 Bat Survey has been undertaken.
- 11.4 This application therefore seeks permission for the erection of a two storey side extension upon the eastern elevation; a single storey extension wrapping around the south western corner of the dwelling; a single storey outbuilding to the front of the dwellinghouse for use as a garage; a single storey outbuilding within the rear garden, for use as a home office; alterations to the roof including the addition of a flat roofed dormer window to match that existing; the application of cladding, and alterations to the fenestration.

- 11.5 The property is not a small dwelling, and is not located within a defined New Forest village. As such, it is subject of the additional 30% floorspace limitation of Policy DP36. The proposal would not exceed this limitation and is therefore policy compliant in this respect. However, a section of original rear elevation would remain intact, and therefore it is considered reasonable and necessary to remove permitted development rights to ensure that the dwelling is not further extended, contrary to policy.
- 11.6 Whilst the previous application was also compliant in respect of the floorspace limitation, it was also noted that the Local Plan states that the 30% limit is not an allowance or an entitlement, and it is important to emphasise that although an extension may comply with the criterion on size, there could be other harmful impacts which would make the proposal unacceptable. In all cases the Authority will have regard to the scale and character of the core element of the addition (rather than subsequent additions) in determining whether or not a proposed extension is sympathetic. Following on from this, the Design Guide Supplementary Planning Document recognises that many traditional small dwellings echo small-scale characteristics special to the Forest. Their modest features need not be lost in extensions or new building. The key point is to retain the essence of these qualities, concealing additional volume. The Design Guide states that extensions should be compatible with the main building, avoiding significant impact on the scale of the core or original element. Extensions which close the space between buildings, and conspicuously wrap around existing dwellings are also recognised as harmful.
- 11.7 It is evident from the planning history of the site that the original building (which would have consisted of two cottages) comprised a simple, linear form. Whilst additions have been added previously to the building and the original windows have been replaced, the original form of the property remains clearly legible and the dwelling continues to make a positive contribution to the character of the area. In terms of site context, the Forest South East Conservation Area Character Appraisal notes that modern development, mainly within the Forest edge settlement areas has, on the whole, respected small plot layouts but recognises that its historic character is now under pressure. This has led to the loss of some of the smaller cottages through their expansion or being replaced by large modern houses which do not respect the vernacular character or materials of the area. Ongoing incremental changes to traditional buildings also threaten the special character of the area. The designation of the conservation area seeks to ensure that the rural qualities and character of the area are preserved, with all new development respecting the special character of the area, and with historic and architectural features retained. The more modern buildings south of Lisle Court Road have generally been constructed in traditional materials and blend in reasonably well with the historic elements of the

character area and do not have an adverse impact on views into the conservation area from the Solent. The farm workers cottages, such as those at Lisle Court House which are scattered throughout the character area and are generally located alongside roads, enhance this particular part of the character area as they represent good local vernacular detailing and reflect the cultural history of the area. In relation to the application property, despite having been altered and extended over time, key features, such as the chimney stacks, clay tile roof and the important eastern aspect are still clearly discernible as a historic elevation.

- 11.8 In relation to the proposed extensions, the design and scale of which have been altered since the previous application and following a site visit, it is considered that these would appear sufficiently subservient so as not to detract from the character of the main dwellinghouse or appear overbearing or dominant. The proposals now reduce the impact upon the historic features of the dwelling in comparison to the refused scheme, as well as seek to rectify and improve upon the inappropriately designed additions constructed pursuant to the 1971 permission. The proposals therefore retain the historic character of the dwelling, as well as address the previous concerns raised. Overall, it is considered that the proposed extensions would be appropriate to the dwellinghouse, and would not result in any significant adverse impact upon the non-designated heritage asset or conservation area.
- 11.9 In relation to the proposed detached outbuildings, Policy DP37 of the Local Plan sets out that domestic outbuildings will be permitted where they are proportionate and clearly subservient to the dwelling they are to serve in terms of scale and design; located within the residential curtilage; would be used for purposes incidental to the main dwelling and not include any habitable accommodation; and would not reduce the private amenity space or parking provision around the dwelling to an unacceptable level. In this instance, the small home office outbuilding within the rear garden is considered to be modest in scale, appropriate in its design and materials, and would be used for incidental purposes. The proposed outbuilding to the front of the dwellinghouse would comprise a double garage and store, and form a courtyard area. The ridge height would be similar in height to the eaves of the main dwellinghouse, however its overall scale would not compete with that of the main dwelling, either in its current or extended form. Its use is considered incidental, and it would not result in any impact upon parking provision within the site. Overall, it is considered that the proposal accords with the criteria of Policy DP37.
- 11.10 Due to the separation of the site from its neighbouring properties, it is not considered that any element of the proposal would result in an adverse impact upon neighbouring amenity.

- 11.11 A Phase 1 Survey was submitted with the previous application, and identified the need for further survey work to be carried out in relation to protected species at the site. A Phase 2 Bat Survey has been undertaken, which confirms the presence of a bat roost for Common Pipistrelles within the roofspace of the dwellinghouse. As the proposal results in the disturbance and destruction of known roosts, the local authority should 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.
- 11.12 The first test is effectively whether the proposal is in accordance with the Local Plan. It is considered that the proposal does accord with Policies DP2, DP18, DP36, DP37, SP16 and SP17, and therefore the proposal meets the first test. The second test is whether there is any alternative. A previous scheme was refused due to it failing to preserve the historic character of the dwelling and its setting, and having a harmful suburbanising impact. The locations upon which an extension could be sited are therefore limited in order to minimise disruption and harm to the heritage assets. Pre-application discussions have been held, and the current proposal the subject of this application is a result of these discussions. Whilst there may be other alternatives and designs possible, the Authority cannot be prescriptive with regard to design in this instance. Therefore, the development is also considered to be in accordance with this test. The third test is whether the conservation status of the species would be affected. The Phase 2 Bat Survey makes recommendations for mitigation, compensation and enhancement in relation to bats, including the incorporation of new bat boxes upon the gable ends, a new eaves/soffit box and the retention of the gaps within the hanging tiles. It is therefore 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 SP6.
- 11.13 It is therefore recommended that permission be granted, as the proposal is in accordance with Policies DP2, DP18, DP36, SP6, SP16 and SP17 of the adopted Local Plan 2016-2036.

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; or

The carrying-out of any further extension or enlargement to the dwelling otherwise permitted under Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order subsequently revoking or re-enacting that Order;

whichever is the sooner.

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 and to ensure the dwelling remains of an appropriate size in accordance with Policies DP35 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 2 Development shall only be carried out in accordance with

Drawing nos: 8033/P01B, 8033/P04D, 8033/P05E, 8033/P06G, 8033/P07G, 8033/P10D, 8033/P13A, DR1 Rev B, MCG 0221 GP Rev C, MCG 0121 Rev G, MCG 0221 GPD.

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 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 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).

- 4 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).

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

- a) Typical joinery details including window/doors, eaves, verge, bargeboards.
- b) Any other detail relevant to the case

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).

- 6 The outbuildings the subject of this permission shall only be used for purposes incidental to the dwelling on the site and shall not be used for habitable accommodation such as kitchens, living rooms and bedrooms.

Reason: To protect the character and appearance of the countryside in accordance with Policies DP36 and DP37 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 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 Vesper Conservation & Ecology Limited 'Phase 2 Bat Survey' (dated 09 July 2021) hereby approved. The specified measures shall be implemented and retained at the site in perpetuity.

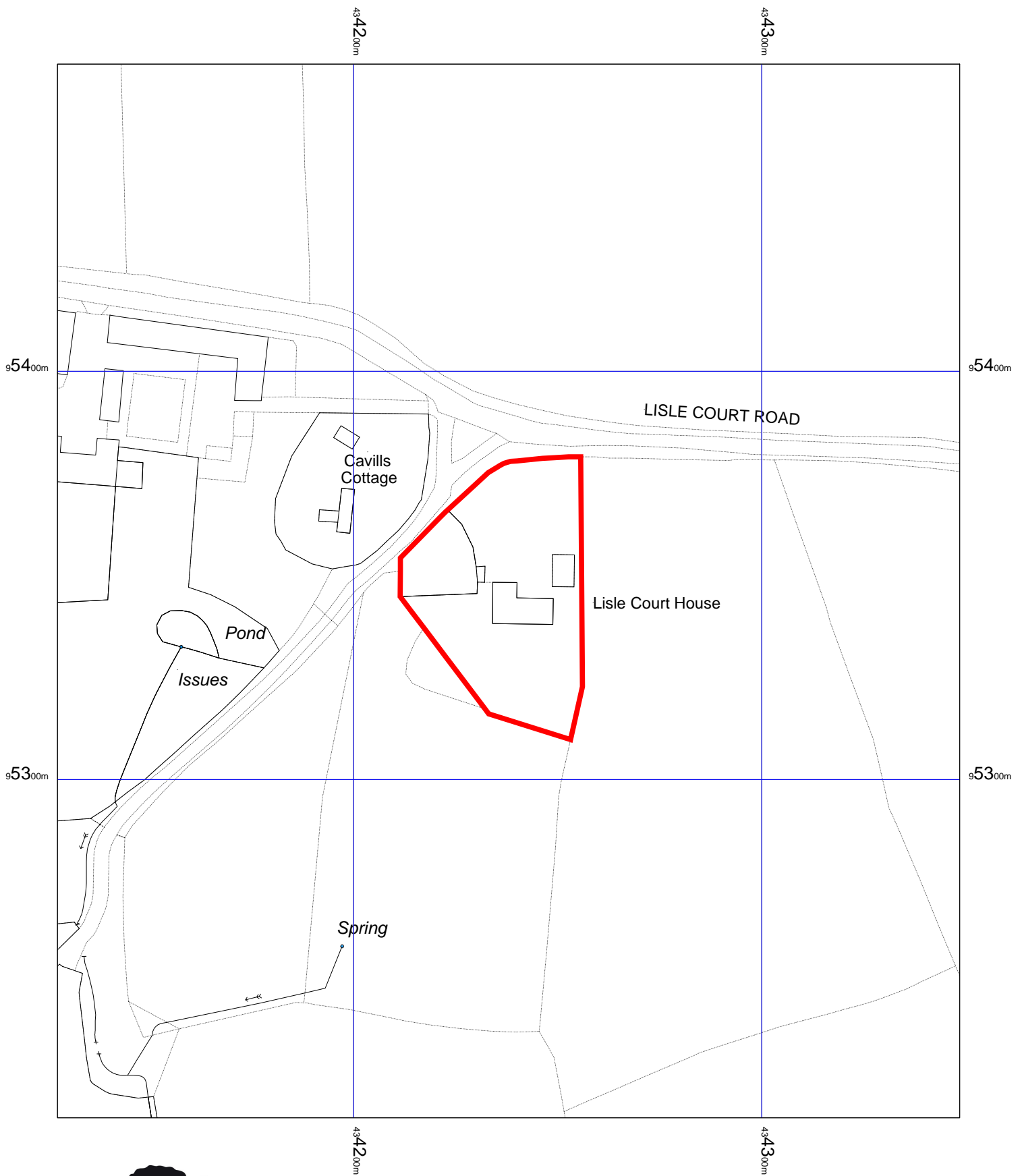
Reason: To safeguard protected species in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 8 Upon completion of the development, confirmation of the installation of the ecological mitigation, compensation and enhancement measures as set out within the Vesper Conservation & Ecology Limited 'Phase 2 Bat Survey' hereby approved, shall be submitted to the Authority. This should be undertaken by a professional ecologist, and can be in the form of an email/photos.

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).

- 9 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).



NEW FOREST
NATIONAL PARK

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

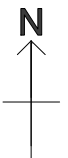
Tel: 01590 646600 Fax: 01590 646666

Date: 01/11/2021

Ref: 21/00676

Scale: 1:1250

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Application No: 21/00689/FULL Application

Site: 37 Peterscroft Avenue, Ashurst, Southampton, SO40 7AB

Proposal: Attached outbuilding and car port; demolition of existing carport and garage

Applicant: Mr & Mrs Haynes

Case Officer: Emma Shaw

Parish: ASHURST AND COLBURY

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
DP37 Outbuildings
DP12 Flood risk

4. SUPPLEMENTARY PLANNING GUIDANCE

Ashurst and Colbury Village Design Statement
Design Guide SPD

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

Ashurst and Colbury Parish Council: Recommend refusal.

Comment:

- out of character with surrounding properties
- cause overlooking
- height of extension would cause loss of light to neighbouring property

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

- 9.1 One representation received, objecting to the proposed development for reasons relating to flood risk, impact upon neighbour amenity, and overdevelopment of the application site.

10. RELEVANT HISTORY

- 10.1 Single and two-storey rear extension; loft conversion (09/93863) granted on 5 May 2009.

11. ASSESSMENT

- 11.1 The application site lies within the defined New Forest Village of Ashurst, and comprises a large detached dwelling set within a linear plot. Neighbouring properties are bounded by a combination of close-boarded fences and hedgerows and there are similarly designed and scaled properties within the locality.
- 11.2 This application seeks consent for a single storey outbuilding, to be joined to the dwelling by a carport. The existing outbuilding and carport would be demolished. The relevant considerations relate to compliance with Policy DP37; the impact of the proposed development upon the dwelling, its curtilage and the local area; and the impact upon neighbour amenity.
- 11.3 The proposed carport and outbuilding would be sited to the west of the dwelling, set 6.8 metres back from the principal elevation of the dwelling. The outbuildings would be positioned immediately adjacent to the western boundary of the application site, as is the case with the current carport and garage outbuilding. The carport would measure 7.2 metres in length and the outbuilding would measure 7.3 metres in length, providing a total length of 14.5 metres. The carport and outbuilding would have a ridge height of 4.5 metres and eaves at a height of 2.2 metres. The outbuilding would have a width of 3.5 metres, with an overhang to the roof extending 0.8 metres into the application site from the east elevation of the outbuilding. The proposed carport and outbuilding would be sited in place of the existing carport and garage, which have a combined length of 13.2 metres, and measure between 2.7 and 3.2 metres in width. The existing carport has a height of 2.6 metres, and the existing garage a height of 1.9 metres.

- 11.4 The proposal has been amended since the initial submission in response to initial concerns regarding the height of the development and the impacts this would have upon neighbour amenity and the dwelling. The proposed first floor has been omitted, and the development would now be single storey. This has reduced the height of the proposal by 1.2 metres, ensuring that the development would appear suitably subservient and also reducing the impact upon neighbour amenity.
- 11.5 Policy DP37 of the Local Plan permits domestic outbuildings where they are proportionate and clearly subservient to the dwelling they are to serve in terms of their design, scale, size, height and massing; are located within the residential curtilage; are required for incidental purposes; are not providing additional habitable accommodation; and do not reduce private amenity space around the dwelling to an unacceptable level.
- 11.6 The host dwelling of 37 Peterscroft Avenue is set back from the road in a long linear plot with close-boarded fencing and hedges at the boundaries; this is typical of the development along Peterscroft Avenue. The proposed outbuilding and carport would be set back from the principal elevation of the dwelling, and would occupy a footprint of 47.6 square metres, 8.5 square metres greater than the existing outbuildings. The proposed outbuilding would extend marginally beyond the existing line of development, by 1.3 metres. The development would not therefore encroach into the undeveloped part of the site, meaning that the private amenity space around the dwelling would be suitably retained. The proposed outbuilding and carport would be significantly narrower and lower than the dwelling, providing a suitably subservient appearance. The roof would be hipped at the principal elevation, which would reduce the bulk of the development at the shared boundary with No.35. The proposed replacement of the carport and outbuilding is considered to enhance the appearance of the application site, as the existing carport and outbuilding are unsympathetic in appearance.
- 11.7 The simple form of the carport would provide the development with the appearance of an outbuilding. The outbuilding would include modest windows upon all but the southwest elevation. Much of the development would not be visible from the streetscene. The design would be appropriate to the semi-rural surroundings of the area. The proposed carport and garage would occupy a small footprint of the spacious application site and would not compete in scale or detract from the appearance of the main dwelling. Whilst the development would occupy the width of the plot (as is the case with the existing development at the application site) many of the dwellings along Peterscroft Avenue have a similar layout and as such the development would not appear out of character with the surrounding area. Overall, the development would be proportionate and subservient to the dwelling it is to serve in terms of design, scale, size, height and

massing, as set out within Policy DP37. The development would not result in overdevelopment of the spacious application site, or lead to adverse impacts upon the streetscene or wider National Park. The development would therefore be compliant with Policies DP2, SP17 and DP18.

- 11.8 The outbuilding would be used as a home office with a storage area; these uses would be incidental to the main dwelling, and would not provide additional habitable accommodation. This would be secured by an appropriate condition.
- 11.9 The proposed development would extend 1.3 metres further into the plot than the existing garage outbuilding. The proposed development would retain the existing distance between the outbuildings and the shared boundary. The ridge height of 4.5 metres is an increase upon the existing outbuildings at the site, however the carport and outbuilding have been amended in design to reduce the impact upon the neighbouring dwelling; the height at the shared boundary would be 2.2 metres, rising to the full height of the ridge at 4.5 metres, which would be set 2.5 metres away from the shared boundary with the neighbouring dwelling to the west. The application site is located to the northeast of the neighbouring dwelling, and would not therefore result in unacceptable adverse shading impacts. There would be no overlooking as a result of the proposed development. Due to the roof design of the proposed outbuilding, it is not considered that the development would lead to visual intrusion or an undue sense of enclosure. Therefore the proposal would not lead to unacceptable adverse impacts upon neighbour amenity.
- 11.10 The application site is located within Environment Agency Flood Zone 3; standing advice for flooding therefore applies in this case. A flood risk assessment has been provided, and a suitable condition has been attached to ensure that the development would be carried out in accordance with the submitted document. The proposal would therefore be in accordance with Policy DP12.
- 11.11 One representation was received from the occupant of the neighbouring dwelling to the west on the initial plans submitted with the application, objecting to the proposed development for reasons relating to overdevelopment of the application site, impact upon neighbour amenity, and flooding. The Parish Council recommended refusal for reasons relating to overlooking, loss of light, and the impact upon the character of the area. Following re-consultation, a further representation was received objecting to the development on the same grounds. As outlined within paragraph 11.6 of this report, the proposed development would extend only marginally beyond the existing footprint of the carport and outbuildings at the site, and would not encroach upon the undeveloped areas of the plot. With regard to the potential for impact upon neighbour amenity, the proposal has been significantly amended since the initial submission, reducing the

height of the proposed carport and outbuilding and amending the design to ensure minimal visual intrusion at the shared boundary. Unacceptable shading impacts would not result from the development due to the siting of the proposed development in relation to the neighbouring dwelling. With regard to the potential for increased flood risk, the development would result in 8.5 metres of additional hardstanding. The applicant states that the development would make use of the existing surface water drainage systems, and the development would incorporate threshold drainage and doors would be raised above the external finished ground level.

- 11.12 For the reasons outlined above, it is recommended that permission is granted subject to conditions.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 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).
- 3 The building the subject of this permission shall only be used for purposes incidental to the dwelling on the site and shall not be used for habitable accommodation such as kitchens, living rooms and bedrooms.

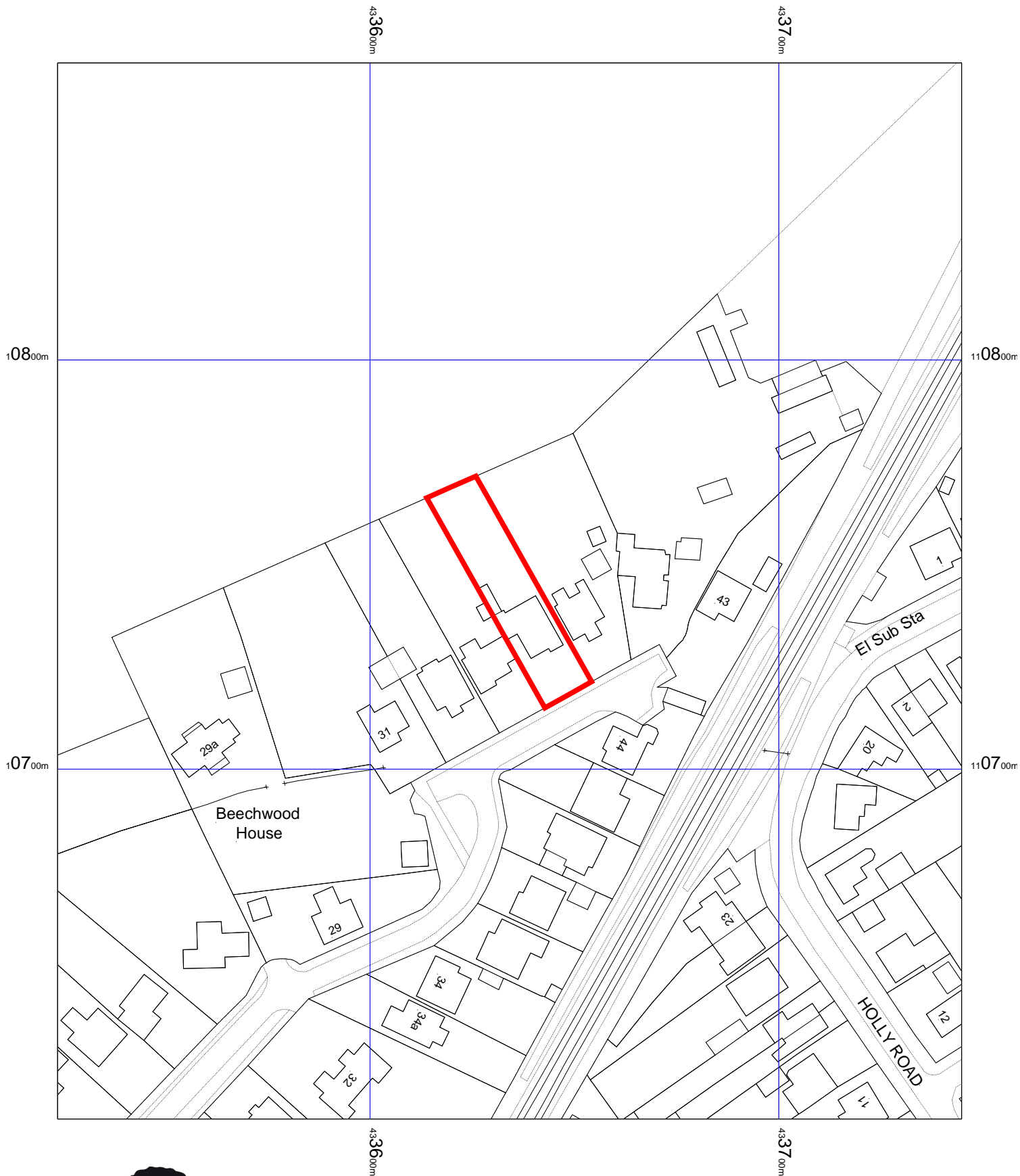
Reason: To protect the character and appearance of the countryside in accordance with Policies DP36 and DP37 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
- 4 Development shall only be carried out in accordance with Drwg Nos: PR01 Rev C, PR02 Rev C and SO1 Rev C. No alterations 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).

- 5 The development shall be carried out in accordance with the approved Flood Risk Assessment Form.

Following implementation, the measures shall be retained and maintained throughout the lifetime of the development.

Reason: To minimise the effect of flooding on the occupants of the site, and the wider locality in accordance with policies DP2 and DP12 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).



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Application No: 21/00725/PATC PA - Telecommunication

Site: Loaders Field, Abbotswell Road, Frogham

Proposal: Application under Part 16 of the Town and Country Planning (General Permitted Development) Order 2016 for installation of a 20m high monopole with wraparound cabinet supporting 6No. antenna apertures & 2No. 600mm dishes; installation of 5No. cabinets and ancillary development

Applicant: MBNL (EE UK LTD & H3G UK LTD)

Case Officer: Ann Braid

Parish: HYDE

1. REASON FOR COMMITTEE CONSIDERATION

Referred by NFNPA Member
Significant local interest

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

4. SUPPLEMENTARY PLANNING GUIDANCE

Hyde Village Design Statement

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 15 - Conserving and enhancing the natural environment
Sec 10 - Supporting high quality communications

6. MEMBER COMMENTS

John Sanger - the application should be determined by the Planning Committee irrespective of the officer recommendation

Councillor Edward Heron - given the level of public interest in the application, it should be referred to the Planning Committee if the case

officer is minded to either determine Prior Approval is not required and/or conclude that the submitted detail on siting and appearance should be approved

7. PARISH COUNCIL COMMENTS

Hyde Parish Council: Objects to this proposal and recommends that New Forest National Park Authority (NFNPA) should require prior approval for the siting and appearance of the development, and that approval for the details should be refused.

Comments:

SITING

Business/Local Economy: NFNP Local Plan 2016-2026 p100: “*Strategic Objective for a sustainable economy: develop a diverse and sustainable economy that contributes to the well-being of local communities*”. The proposed development is upsetting residents’ wellbeing and would damage the local economy, it therefore does not comply with this objective and it fails to comply with policies SP39 - Local Community Facilities and SP43 - Existing Employment Sites.

Camping: The Parish Council is strongly of the view that the siting of the proposal is unacceptable, in that it would undermine the viability of the current use of the site for camping to such an extent that camping would no longer be possible. Visitors are unlikely to camp under or close to the proposed mast and its associated paraphernalia for various reasons, including fears (whether real or not) about the danger to health caused by radiation (despite the ICNIRP certification); noise disturbance caused by the humming of the equipment; or the appearance of the equipment, etc. The camp site operator would be required to maintain a clear access route diagonally across the site, and space around the equipment for vehicles to manoeuvre, thereby reducing the site’s capacity and further reducing its viability and attractiveness to campers, who want a simple, rural site and not one dominated by an urban telecom mast.

The Foresters Arms: Frogham village’s only pub depends largely on the income generated during the summer months to keep it going during the rest of the year. Without the income generated by the campers, the pub’s viability would be undermined and closure would become a real possibility. This would be disastrous for the parish, and would be contrary to the NFNPA’s aims and objectives for a viable business base in the Forest.

Hyde Garden (Farm) Shop and the Potting Shed cafe: Both are small businesses run by local people and both need the seasonal boost to their trade. The pub, shop and café are sources of local employment.

Frogham Fair: - Loader’s Field, known locally as Harry’s Field, is in some way Frogham’s ‘village green’. The annual Frogham Fair has been held there for 50 years. It is Hyde Parish’s most important community activity and generates funds for the maintenance of the village hall and the support

of parish organisations and clubs. This is threatened by the proposed development as there is no other suitable site to hold the Fair.

Dwellings: - The proposed site is situated in the most populated area of the parish and will dominate the view from the low-lying two-storey surrounding dwellings and from the road through Frogham. Policy SP16 The Historic and Built Environment, is contravened by this proposal as it does not “*conserve and enhance the significance or special interest of designated or non-designated heritage assets*”. The mast would be an obtrusive, modern, urban structure surrounded by such designated dwellings, as shown on the NPA map in the applicant’s Supplementary Information document (page 21). HPC deplores the risible statement by the applicants that “*continuation and enhancement of mobile network services within the area, would indeed contribute to the character of the area, which is informed by the variety of uses and not simply by the historic or built environment*” (Heritage, p19).

APPEARANCE

The proposal’s appearance is, by virtue of its scale, materials, function and form, completely inappropriate, being perhaps the most visually dominant location in the parish, and at odds with all notions of what is appropriate in a village in a National Park and a conservation area, surrounded by locally listed buildings.

Visual Intrusion on the Landscape: The mast would rise approximately eight metres above the surrounding trees, and its alien industrial form would be visible from a wide area and blight many cherished views. Councillors are concerned that a mast on the proposed site would contravene so many NFNP Policies, such as the following examples, that they are proved to be ineffective: Policy SP15 (5.76) “*Tranquility can be damaged by intrusive sights and sounds particularly from man-made structures*” (the policy gives power lines as one example, but then omits telecom masts which can visually dominate and scar the landscape for miles); Policy DP2e “*development must demonstrate it would not result in unacceptable adverse impacts on amenity in terms of visual intrusion.....*”; Policy DP18e “*ensuring development...does not harm key visual features, landscape setting...*”; Policy SP7b development permitted if “*the design, layout, massing and scale of proposals conserve and enhance existing landscape... and do not detract from the natural beauty of the National Park*”.

Parish Councillors hope that Policy SP17 is given great weight when this proposal is being considered: “*Built development.....which would individually or cumulatively erode the Park’s local character or result in a gradual suburbanising effect within the National Park will not be permitted*”. We also expect great weight will be give to the NPA Landscape Officer’s report: her view is that the proposed mast would be an urban intrusion; and her detailed list of objections.

The National Planning Policy Framework states in paragraph 176: “*Great weight should be given to conserving and enhancing landscape and scenic*

beauty in National Parks...which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks.....The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas." The Parish Council considers the proposal to be diametrically opposed to the spirit of this guidance.

NPPF paragraph 177 is also relevant: *"permission should be refused for major developments in national parks other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest"*. Given the overwhelming local opposition to the proposal, it is difficult to see how it could be in the public interest. High speed fibre broadband is available in the parish and people have commented that WiFi supplies good mobile phone reception and they find it reliable and cheap.

The Parish Council is aware of the provisions in section 10 of the NPPF *"Supporting High Quality Communications"*, and remains willing to work with the operators to find a suitable site for a mast.

OTHER MATTERS As well as the anxieties included above, residents also expressed concerns about: the possible impact on bats (but survey evidence of their presence was not provided); the impact on birds and other wildlife; health; house prices; and the lack of a demonstrable need for a mast in the parish. However, those are not planning matters and cannot be taken into account by the Parish Council.

Over ninety visitors objected to the proposal as well as many residents; one local resident supported the proposal.

8. CONSULTEEES

- 8.1 Landscape Officer: Objection. Contrary to Policy SP7. Insufficient information to fully assess the impact on sensitive receptors located within the New Forest National Park.
- 8.2 Tree Officer: Insufficient information to conclude no impacts
- 8.3 Ecologist: Insufficient information relating to protected species

9. REPRESENTATIONS

- 9.1 133 representations have been received (four of which are second comments)
- 9.2 Two in support: There is a need for reliable communications
- 9.3 126 objections on the following grounds:

- Visual impact in the landscape and on the character and appearance of the locality
- Detriment to local businesses
- Health concerns
- Visitor wellbeing
- Ecological impacts
- The owners lack of rights to oppose
- Tree concerns
- Suggesting alternative locations
- No need for 5G
- The development exceeds permitted development tolerances
- The proposal exceeds the minimum required
- The proposal does not accord with the Code of Best Practice

9.4 One comment expressing concern about the visual impact, impacts on the campsite business and the wellbeing of visitors

10. RELEVANT HISTORY

10.1 None

11. ASSESSMENT

11.1 Loaders field is known locally as Harry's Field. It is situated on the north side of Abbotswell Road, to the east of the Foresters Arms public house. A 'pop-up' camping site operates from the field, which is level and surrounded by hedges. The site is accessed from Abbotswell Road by a field gate located in the south west corner.

11.2 This application seeks the approval of the Authority of the details of the siting and appearance of a 20m monopole mast, in a galvanised finish, at the top of which would be six antennae and two dishes. At ground level six cabinets are proposed to be located alongside the existing hedgerow on concrete bases. The cabinets would range in height between 0.65 and 1.9 metres and would be finished in dark fir green. The application is submitted under Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), which grants permission for the principle of the development. For this reason, only the siting and appearance of the development is to be considered.

11.3 The chosen site for the mast and cabinets would be along the northern hedge of the campsite field towards the eastern corner of the site. The cabinets would be visible against the hedge line, but would have a minor impact on the wider landscape but the mast would be a hugely intrusive feature, both within the site, in the conservation area locality and in the wider National Park landscape.

- 11.4 National Parks are confirmed as having the highest status of protection in relation to landscape and scenic beauty. The National Planning Policy Framework (paragraph 176) advises that within the National Parks, great weight should be given to conserving landscape and scenic beauty. Additionally this particular site lies within a designated conservation area.
- 11.5 The Western Escarpment Conservation Area Character Appraisal locates the site within area G, and notes that the area is traversed by roads mainly running east-west, which includes Abbotswell Road. The Appraisal notes that views out of the character area are extensive across the open forest heath to the east and Hyde Common to the south. The wide verges along Abbotswell Road are noted for the feeling of spaciousness they create. The mast would be very visible from Abbotswell Road, and in the light of the topography of the site, in the wider locality. Although it is a requirement that masts should ideally be located where they will gain the best coverage, the chosen site not only lies in a highly protected landscape, but is also in use as an established seasonal campsite and adjacent to a popular public house. The proposal would be contrary to Policy SP16 of the New Forest National Park Local Plan, as it would harm the special interest, character and appearance of the conservation area.
- 11.6 The New Forest Landscape Character Assessment locates the site in area 21 (open heathland) and recognises, in the section relating to Landscape change, the key issue of telecommunication masts standing out prominently in the open heathland landscape. The protection of undeveloped views and the skyline is listed as a landscape management guideline for the character area. The assessment therefore recognises the potential threat to the existing landscape quality posed by this type of development, especially where, as in this case, the mast would stand out against the skyline as none of the vegetation on the site is remotely as tall as the proposed mast. At 20 metres tall, the mast would also be visible above tree tops in the immediate and wider vicinity. No information has been submitted with the application in the form of a Landscape Visual Impact Assessment (LVIA), or mapping to show the Zone of Theoretical Visibility (ZTV) which would be expected for proposals on a site in this highly protected landscape. The proposal would be contrary to Local Plan Policy SP7 which states that great weight will be given to conserving the landscape and scenic beauty of the National Park.
- 11.7 A significant number of letters have been received, expressing strong objections on the grounds of the visual impact and the adverse effect the proposal would have on the campsite business. Other issues raised relate to impacts on trees and the local ecology. Strong objection has also been received from the Parish Council.

- 11.8 With regard to the ecology of the area, the site is not within the SSSI, or on land protected by any of the European designations. Given the use of the field, there is little evidence to suggest it plays a significant role in supporting SSSI or other designated site interests by providing essential supporting habitat. Several of the representations indicate that there are bat roosts in nearby buildings. The Government response to the consultation on proposed reforms to permitted development rights to support the deployment of 5G and extend mobile coverage states '*EMF (electro-magnetic field) radiation has the potential to impact the movement of insects and some species of animals. However, there is currently no evidence that human-made EMF radiation at realistic field levels has population level impacts on either animals or plants.*' There is no national or local advice or guidance from Natural England in respect of electromagnetic radiation on designated sites or protected species. The application provides insufficient evidence, as to whether there would be significant adverse effects through the operation of the mast in this location on the status of the local population.
- 11.9 The location of the site within the conservation area means that all trees with a stem diameter of 7.5cm or more are protected. There is a group of mature pine and spruce on adjacent land and relatively close to the proposal. These are prominent landscape trees and consideration should be given to the potential impact the proposal could have on the trees' rooting environment and crown encroachment over the new structure. The Tree Officer has advised that ideally the development should be sited further from these trees. No information has been provided to show that the development may be carried out without adverse impacts on the trees and it is not clear whether there would be a requirement to lop some trees on other sites. It is considered that the chosen location is not acceptable, because of the likely adverse impact on amenity trees.
- 11.10 The Authority, through National Parks England, has agreed to work with mobile network providers to achieve the necessary coverage, but this must be done in an environmentally sensitive manner. It is proving very difficult to find a site that provides suitable coverage and no adverse impacts. There will need to be a balance between the necessity for mobile connectivity and the protection of the designated landscape. Sites that are located further away from settlements are likely to be on nationally and internationally designated land, and would be unlikely to gain the support of the statutory bodies. The Authority remains committed to the principle of finding an appropriate solution to facilitate the delivery of the EE Emergency Services Network in this area. However, it is considered that the siting and appearance of the development as currently proposed would have an unacceptable adverse impact on the character and appearance of the area. As such, it is concluded that prior approval is required. However, the siting and appearance of the development is objected to and it is

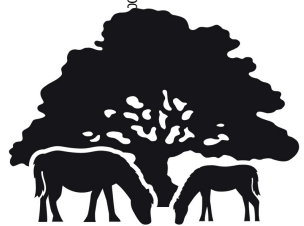
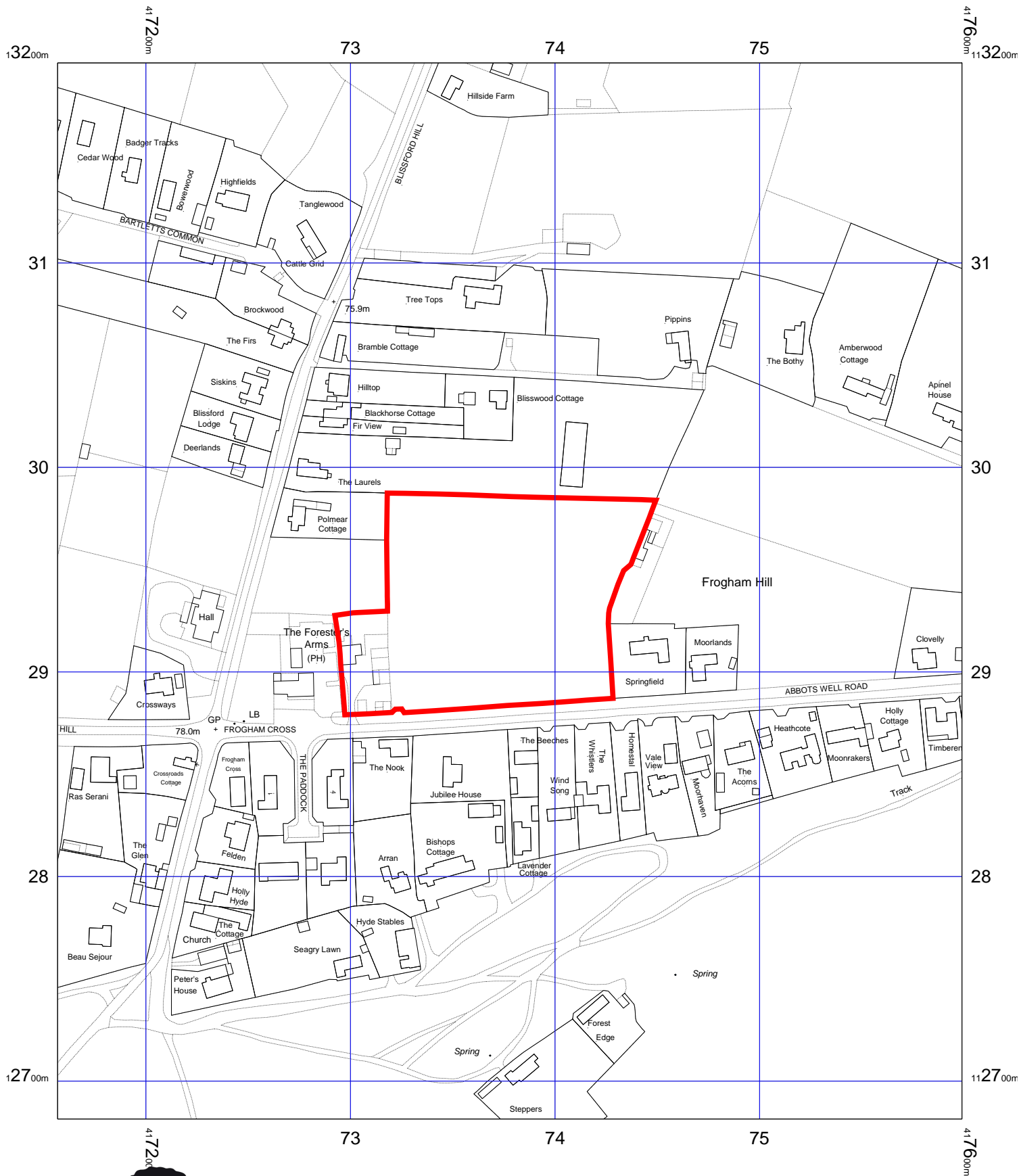
recommended that prior approval is refused.

12. RECOMMENDATION

Refuse

Reason(s)

- 1 The proposed mast and ground cabinets by reason of their size, appearance and siting, would have a detrimental impact on the character and appearance of this part of the New Forest National Park and Conservation Area. The proposal is therefore contrary to Policies DP2, SP7, SP16 and SP17 of the New Forest National Park Local plan 2016-2036 (August 2019) and sections 15 and 16 of the National Planning Policy Framework 2021.



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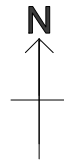
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Application No: 21/00772/FULL Application

Site: Forest View, New Road, Portmore, Lymington, SO41 5RZ

Proposal: Replace existing outbuilding with 2no. outbuildings for use as home office, bike store, car port and personal workshop

Applicant: Mr & Mrs Williams

Case Officer: Emma Shaw

Parish: BOLDRE

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP2 General development principles
 SP16 The historic and built environment
 SP17 Local distinctiveness
 DP18 Design principles
 DP37 Outbuildings

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
 Boldre Parish Design Statement

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

Boldre Parish Council: Recommend refusal. Comment:

- The proposed outbuildings are not considered to be proportionate being

almost the same footprint as the dwelling - contrary to Policy DP37

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

- 9.1 One representation received, objecting to the proposed development for reasons relating to scale, siting and impact upon neighbour amenity.

10. RELEVANT HISTORY

- 10.1 Replacement outbuilding for use as home office; bike store; carport; personal workshop (21/00475) withdrawn on 16 July 2021.
- 10.2 First floor extension; single storey extensions; roof alterations (Application for Non Material Amendment to planning permission 17/00030) (17/00399) no objections raised on 26 May 2017.
- 10.3 First floor extension; single storey extensions; roof alterations (17/00030) granted on 21 March 2017.
- 10.4 Single-storey rear addition & new roof to carport & store (NFDC/92/50354) granted on 11 August 1992.

11. ASSESSMENT

- 11.1 Forest View is a detached forest cottage which is sited within the Forest South East Conservation Area. The property has been identified within the Conservation Area Character Appraisal as being of historic/ vernacular importance and as such is considered to be a non-designated heritage asset which contributes positively to the rural character of the area. The cottage is accessed via an unmade track serving several other properties which are a mixture of traditional cottages and more modern dwellings. The large detached dwelling and existing detached outbuilding are set within a spacious rectangular plot. The neighbouring properties are bounded by a combination of close-boarded fences and hedgerows.
- 11.2 This application seeks consent for two detached outbuildings, to replace the existing detached outbuilding. The existing outbuilding would be demolished. The relevant considerations relate to compliance with Policy DP37; the impact of the proposed development upon the dwelling, its curtilage and the character and appearance of the conservation area; and the impact upon neighbour amenity. This application follows a recently withdrawn application; this application now proposes two separate outbuildings, which have been reduced in scale, to address

previous concerns raised by the Parish Council regarding the scale and proposed use. Separating the outbuildings would reduce the visual impact of the proposed development, reducing the bulk.

- 11.3 The proposed outbuildings would replace the existing large detached outbuilding to the northeast of the dwelling. The outbuildings would be located 13.6 metres from the boundary with the road, and 3.5 metres from the dwelling. The outbuildings would be located 0.7 metres from the boundary with the neighbouring dwelling of Oaklea to the north, and 1.7 metres from the boundary with the other neighbouring dwelling to the north, Inkersall House. The existing outbuilding is sited 0.7 metres from the shared boundary with the site of Oaklea. The proposed home office outbuilding would have an external footprint of 29 square metres, providing an internal floor area of 22.2 square metres. The second proposed outbuilding would have an external footprint of 28.5 square metres, and would provide space for a carport, workshop and storage area. These uses would be incidental to the main dwelling, and neither outbuilding would provide additional habitable accommodation. Both outbuildings would have a dual pitched roof; the home office outbuilding would have a main ridge height of 4.2 metres, diminishing in scale to 3.4 metres at the rear elevation. The second outbuilding would have a ridge height of 4 metres, and the roof would feature two modest rooflights serving the proposed home workshop area. The outbuildings would have a combined footprint of 51.1 square metres, replacing the existing outbuilding which has a footprint of 29.2 square metres and a height of 3.1 metres.
- 11.4 Policy DP37 of the Local Plan permits domestic outbuildings where they are proportionate and clearly subservient to the dwelling they are to serve in terms of their design, scale, size, height and massing; are located within the residential curtilage; are required for incidental purposes; are not providing additional habitable accommodation; and do not reduce private amenity space around the dwelling to an unacceptable level.
- 11.5 The host dwelling is set adjacent to the roadside western boundary of the application site, with close-boarded fencing and mature hedgerows at the northern and southern boundaries. The proposed outbuildings would be set back from the principal elevation of the dwelling, and would be narrower than the existing outbuilding. The outbuildings would be sited in the same place as the existing outbuilding and would be within close proximity to the dwelling. This would ensure that the proposal would not encroach into the undeveloped areas of the spacious application site, and as such the private amenity space around the dwelling would be suitably retained. The outbuildings would be significantly narrower than the dwelling, and would be sited 3.2 metres lower than the ridgeline of the host dwelling. The outbuildings would be set back from the principal elevation, ensuring that they would not compete

with the appearance of the host dwelling as viewed from New Road.

- 11.6 The proposed carport, workshop and storage outbuilding would be open upon the west elevation, providing the carport space. This outbuilding would also feature two doors and a window upon the south elevation. The proposed home office outbuilding would feature modest glazing upon each elevation. The outbuildings would be constructed using facing materials of natural timber cladding and tiled roofs; these materials would contrast with the materials of the main dwelling which would separate the appearance of the outbuildings and would enhance the appearance of the rural lane. The simple form of the outbuildings and the proposed materials would give the development a suitably subservient and rural appearance. Due to the siting of the outbuildings, only the open-fronted carport element of the proposal would be visible within the streetscene. The design, and the materials to be used, would be appropriate to the proposed uses of the outbuilding, and would be appropriate to the rural surroundings and the character and appearance of the Conservation Area. The proposed outbuildings would not lead to the overdevelopment of the application site, nor would the development detract from the appearance of the host dwelling. The outbuildings would not compete in scale with the host dwelling. Overall, the development would be proportionate and subservient to the dwelling it is to serve in terms of design, scale, size, height and massing, as set out within Policy DP37. The outbuildings would merge with, and reflect, their natural surroundings. The development would therefore be compliant with Policies DP2, SP16, SP17 and DP18.
- 11.7 The proposed development would retain the distance between the outbuildings and the shared boundary at the north of the application site. The existing mature hedgerow at this boundary would provide sufficient screening of the outbuildings, which would be located 18.4 metres from the dwelling of Oaklea to the north. The modest scale of the outbuildings would ensure that there would be no visual intrusion, and there would no adverse impacts with regard to loss of light or overlooking. Neighbour amenity would therefore be suitably retained, in accordance with Policy DP2.
- 11.8 One representation, objecting to the proposed development, has been received from the occupant of the neighbouring dwelling of Inkersall House to the northeast of the application site. The objection relates to the scale, siting, visual impact, and use of the outbuildings. The outbuildings would be sited 25.7 metres from Inkersall House, with 1.2 metres of the proposed home office outbuilding being adjacent to the shared boundary with Inkersall House. The section of the home office that would be adjacent to this boundary would have a modest height of 3.4 metres. It is not therefore considered that the development would lead to visual

intrusion. As outlined within paragraphs 11.5 and 11.6 of this report, the outbuildings would be suitably subservient to the dwelling as they would be significantly smaller in height and width, would be of a simple form and appearance, and constructed of appropriately contrasting materials. The proposed uses of the outbuilding would be incidental, and this would be conditioned. The existing outbuilding at the site is used as a home workshop; the proposed workshop would be of a smaller scale and located closer to the host dwelling than the existing. There would therefore be no additional impact upon neighbour amenity.

- 11.9 For the reasons outlined above, it is recommended that permission is granted subject to conditions.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 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 The buildings the subject of this permission shall only be used for purposes incidental to the dwelling on the site and shall not be used for habitable accommodation such as kitchens, living rooms and bedrooms.

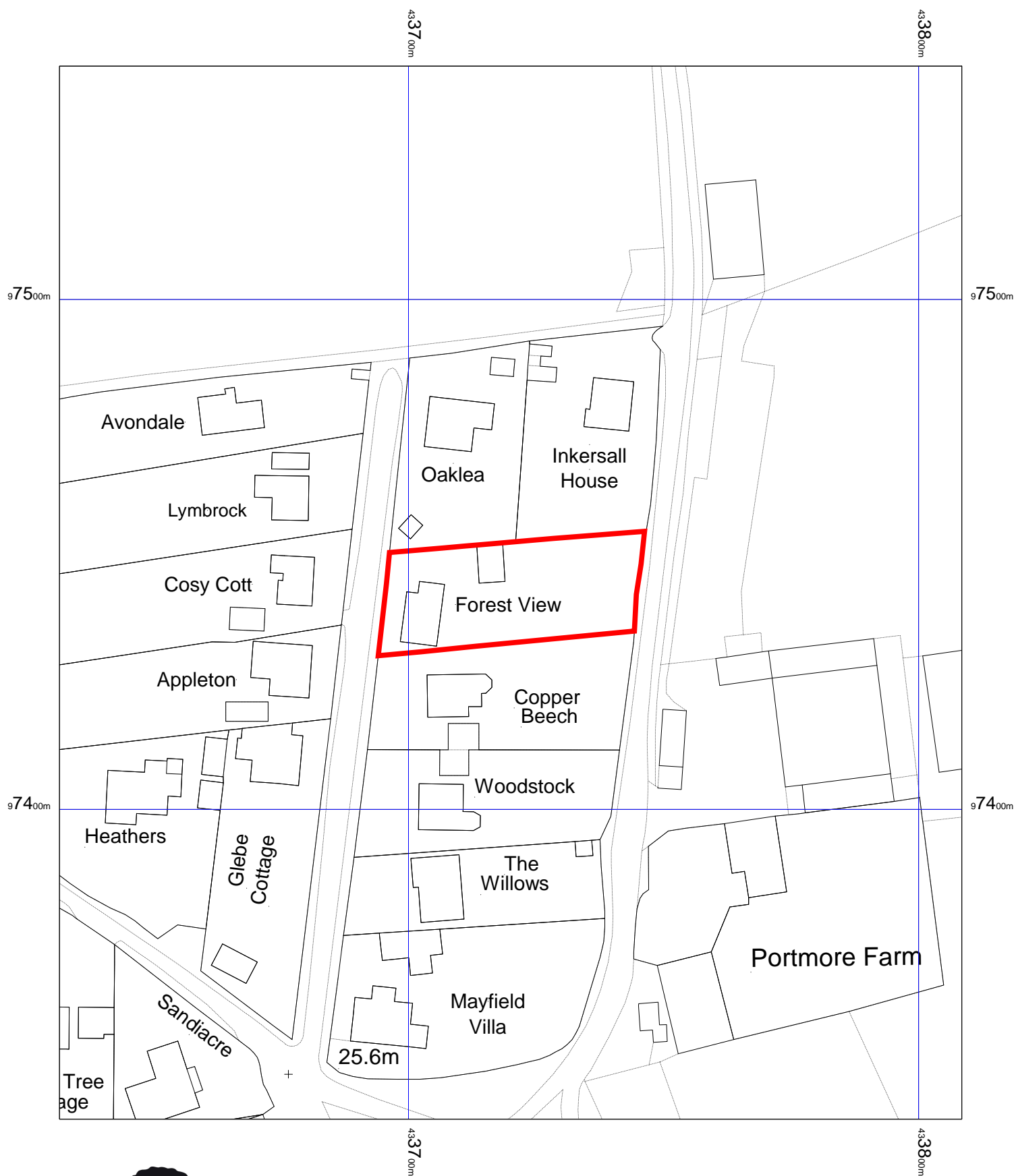
Reason: To protect the character and appearance of the countryside in accordance with Policies DP36 and DP37 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
- 4 No external lighting shall be installed on the site unless details of such proposals have been submitted to and 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).

- 5 Development shall only be carried out in accordance with drawing nos: 1, 2, 3, 4, 5, 6, 7, and 8. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

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



NEW FOREST
NATIONAL PARK

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

Tel: 01590 646600 Fax: 01590 646666

Date: 01/11/2021

Ref: 21/00772

Scale: 1:1000

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Application No: 21/00793/FULL Application

Site: Norwood, Holly Lane, Pilley, Lymington, SO41 5QY

Proposal: Single storey extension; 3no. outbuildings; re-siting of 1no. outbuilding; alterations to access; additional hardstanding and replacement of existing hardstanding; demolition of existing conservatories; demolition of 5no. outbuildings

Applicant: Mr Mais

Case Officer: Carly Cochrane

Parish: BOLDRE

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP2 General development principles
 DP18 Design principles
 DP36 Extensions to dwellings
 DP37 Outbuildings
 SP16 The historic and built environment
 SP17 Local distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Boldre Parish Design Statement

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

Boldre Parish Council: Recommend refusal. Comment: Query the increased habitable space resulting from this application and concerned that separate accommodation could be formed in the outbuildings.

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 Single storey extension; demolition of existing conservatories (21/00314) granted on 25 May 2021

11. ASSESSMENT

11.1 The application site is located to the western side of Holly Lane and backs onto agricultural land. The site is located within the Forest South East Conservation Area, and is screened from the highway by a high hedge and close boarded gates. The property comprises a detached bungalow, with a conservatory upon its front (east) elevation, an external 'covered area' attached to the side (south) elevation, and a number of outbuildings along its southern boundary.

11.2 Planning permission was granted earlier this year for a single storey extension upon the rear elevation. This application seeks a revision to this application, to include the replacement of the four outbuildings with three, and the re-location of an existing outbuilding (summerhouse) (total of four outbuildings) detailed as follows:

- A double garage located to the side (south) of the extended part of the dwelling, with an eaves height to match that of the main dwellinghouse, however with a subservient ridgeline height;
- Home office ('garden office'), located to the rear of the garage and facing into the garden, and measuring approximately 8 metres in width, 5.4 metres in depth to include a 1.4 metre deep overhang, and 2.7 metres in height, with a glazed front elevation;
- Garden room, located in the south western corner of the site, measuring approximately 4.5 metres in width, 5.3 metres in depth to include a 1.7 metre deep covered verandah and 3 metres at its highest point.
- The existing summerhouse outbuilding would be relocated to the north western corner of the site.

The outbuildings would be constructed using timber, with either slate or corrugated roofs. The application also proposes the installation of a new five-bar timber gate to the northern part of the front boundary. This would measure approximately 1.5 metres at its highest point (the posts).

11.3 The Parish Council have recommended refusal of the application on the basis that there was concern in relation to the increase in habitable space, and that the outbuildings could be used to form separate accommodation. In relation to the extension, Norwood is a small dwelling, and there would be no changes to its scale or design from the previous application which complied with the floorspace restrictions as set out in Policy DP36. This element therefore already benefits from permission; as such, it is not objectionable. The outbuildings are assessed in the following paragraph.

11.4 In relation to the outbuildings, Policy DP37 of the Local Plan sets out that domestic outbuildings will be permitted where they are proportionate and clearly subservient to the dwelling they are to serve in terms of scale and design; located within the residential curtilage; would be used for purposes incidental to the main dwelling and not include any habitable accommodation; and would not reduce the private amenity space or parking provision around the dwelling to an unacceptable level. In this instance, all outbuildings would be situated well within the site, primarily along the southern boundary as per those existing. Due to the overall size of the plot, the outbuildings would not occupy any significant proportion of the private amenity space, nor would they compromise the off road parking provision, essential as this section of Holly Lane is single width with no formal passing places. There would be an approximate 10 square metre net increase in the overall floorspace contained within the outbuildings over that which exists, from approximately 77sqm to 87sqm, which includes all covered areas. The heights of the outbuildings would also broadly match those which exist, thereby remaining subservient in their scale in comparison to the main dwelling. The proposed outbuildings would be constructed using natural materials, which are more sympathetic and appropriate to the conservation area than the existing partially concrete walls and concrete and asbestos roofs. Whilst there is a large amount of glazing featured upon the home office and garden room outbuildings, it is not considered that their appearance would compete with that of the main dwelling due to their otherwise proportionate and subservient scale and design. In terms of the use of the outbuildings, a garage, home office and garden room, along with the existing summerhouse, are all considered incidental and appropriate within domestic outbuildings. A condition can reasonably be attached to ensure the uses remain as such. Overall, it is considered that the proposal accords with the criteria of Policy DP37.

- 11.5 The design and scale of the proposed gate is considered appropriate, and the loss of part of the hedge is not considered to have any significant adverse impact upon the visual amenity of the area.
- 11.6 The application property is not visible from Holly Lane by virtue of the high hedge and gates; even if this were not the case, it would only be the front elevation of the garage which would be visible from within the street scene. As this would be set well back from the front elevation of the dwelling as well as from the front boundary, and by virtue of its subservient scale, it would not appear dominant or prominent when viewed from outside the site. The proposal is not considered to result in an undue proliferation of outbuildings and overall, it is not considered that the proposal would result in any adverse impact upon the character or appearance of the conservation area.
- 11.7 The summerhouse outbuilding would be in close proximity to the part of the northern boundary which adjoins agricultural land. The outbuildings adjacent to the southern site boundary would either be located immediately adjacent to the dwellinghouse at the neighbouring property of The Wrens Nest, and therefore not immediately visible from within this property, or adjacent to the rearmost section of boundary. Due to the location of the application site to the north, and modest heights of the outbuildings, it is not considered that the proposal would result in any significantly adverse impact upon neighbouring amenity.
- 11.8 It is therefore recommended that permission is granted, subject to conditions, as the proposal accords with Policies DP2, DP18, DP36, DP37, SP16 and SP17 of the adopted Local Plan 2016-2036.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Development shall only be carried out in accordance with
- Drawing nos: 052, 055, 057, 058, 059, 060, 063, DSL 02, 0261, DSL 01, 101 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).

- 3 Unless otherwise first agreed in writing by the New Forest National Park Authority the external facing and roofing materials shall be as stated on the application form hereby 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 The area covered by the cantilevered overhang upon the rear elevation of the extension shall at no point be in-filled or incorporated into the main dwellinghouse.

Reason: To ensure the dwelling remains of a size which is appropriate to its location within the countryside and to comply with Policy DP36 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 5 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 prevent the unnecessary proliferation of built development in accordance with DP36 and DP37 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 6 The outbuildings the subject of this permission shall only be used for purposes incidental to the dwelling on the site and shall not be used for habitable accommodation such as kitchens, living rooms and bedrooms.

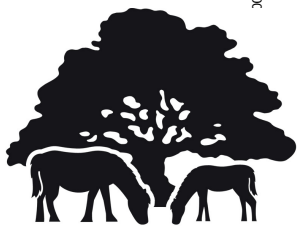
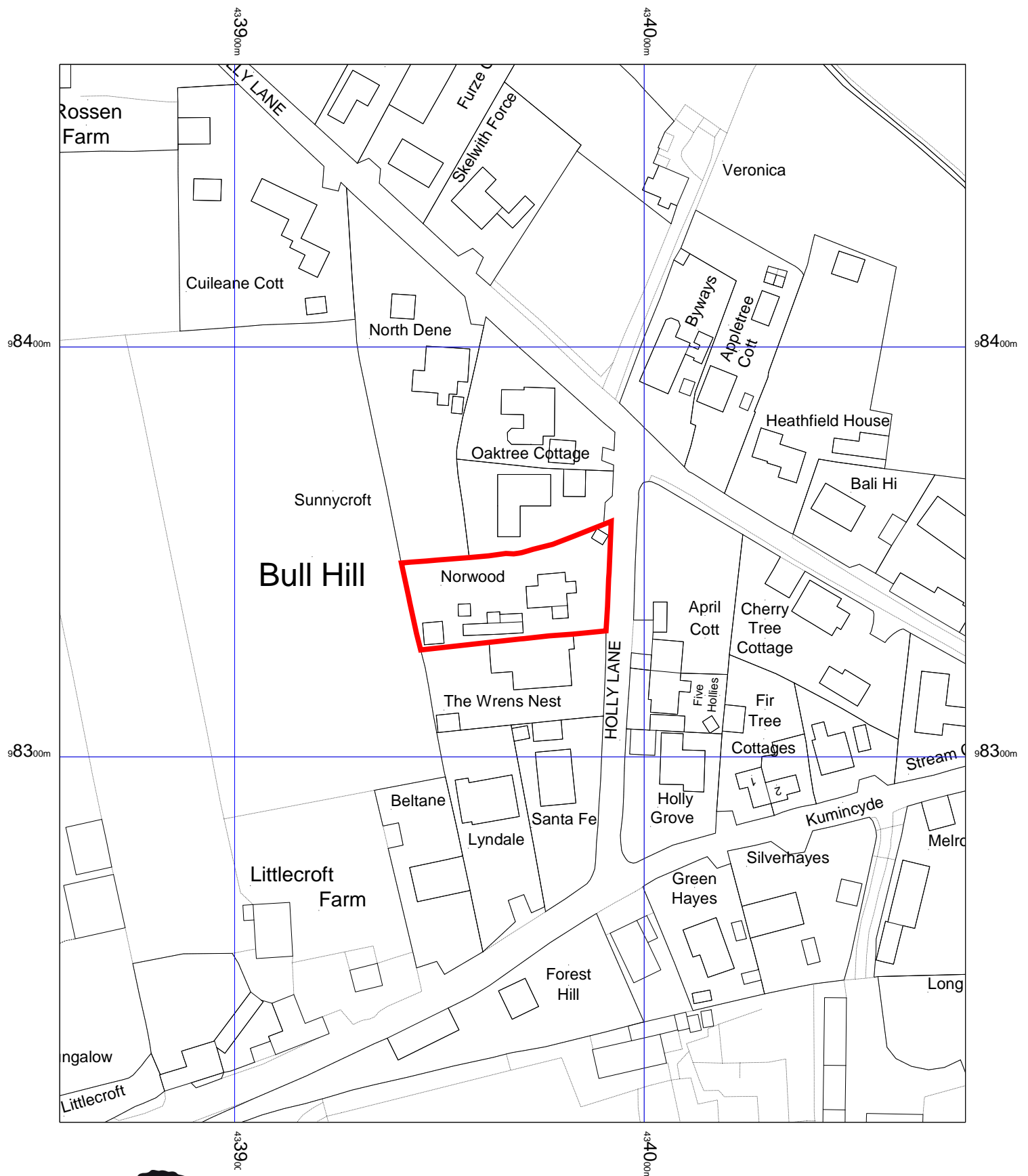
Reason: To protect the character and appearance of the countryside in accordance with Policies DP36 and DP37 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 7 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 It is noted that the development hereby approved involves construction on or near a boundary with an adjoining property. The applicant is advised that this planning permission does not authorise any other consent which may be required in accordance with the Party Wall Act or other legislation.



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Lymington Town Hall, Avenue Road,
Lymington, SO41 9ZG

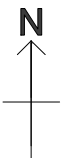
Tel: 01590 646600 Fax: 01590 646666

Date: 01/11/2021

Ref: 21/00793

Scale: 1:1250

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Application No: 21/00843/FULL Application

Site: East Salt Grass, Saltgrass Lane, Keyhaven, Lymington, SO41 0TQ

Proposal: Outbuilding

Applicant: Mr Bonsor

Case Officer: Emma Shaw

Parish: MILFORD-ON-SEA

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area
Listed Building

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP2 General development principles
SP16 The historic and built environment
SP17 Local distinctiveness
DP18 Design principles
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

Milford on Sea Parish Council: Recommend refusal.

8. CONSULTEEES

- 8.1 Building Design & Conservation Area Officer: Support subject to conditions
- 8.2 Tree Officer: No objections

9. REPRESENTATIONS

None received

10. RELEVANT HISTORY

- 10.1 Outbuilding (21/00389) granted on 15 June 2021.
- 10.2 Triple garage and store and landscaping (demolish existing garage) (02/74295) granted on 31 October 2002.
- 10.3 Erect detached triple garage with room in roof over (00/68977) refused on 5 October 2000. Subsequent appeal dismissed on 09 February 2001.
- 10.4 Partial demolition of walls & sun room (NFDC/LBC/97/62803) granted on 26 February 1998.
- 10.5 First floor addition (demolish existing sunroom) (NFDC/97/62394) granted on 14 November 1997.
- 10.6 First floor addition & alterations (demolish sunroom) (NFDC/LBC/97/62395) granted on 14 November 1997.

11. ASSESSMENT

- 11.1 East Salt Grass is a Grade II listed building, which, along with Salt Grass and Old Salt Grass, formed one large property until 1960 when it was subdivided into three dwellings. The dwelling is set back from the road within extensive grounds, at the western end of Saltgrass Lane in the Keyhaven Conservation Area. Mature hedgerows and trees define the residential curtilage, and there is a high close-boarded fence along the southern boundary.
- 11.2 Planning consent was granted in June 2021 (our reference 21/00389) for a pentagonal summer house in the eastern corner of the application site, adjacent to Saltgrass Lane with retention of the existing hedge. This application seeks consent for a smaller summerhouse outbuilding, with a similar design to that which was previously permitted. However, it is proposed to remove the hedge and site the smaller summerhouse further into the corner of the plot. The relevant considerations relate to compliance with Policy DP37; the impact of the proposed development upon the listed building, its curtilage and the local area; and the impact upon neighbour amenity.

- 11.3 The outbuilding would have an external footprint of 11.7 square metres and a height of 3.3 metres. The footprint would be 4.2 square metres smaller than the previous consent and 0.2 metres lower. The outbuilding would be constructed using natural timber cladding and would feature modest fenestration upon the north west and south west elevations, overlooking the applicant's own garden.
- 11.4 The design of the outbuilding would be suitable for its setting within the curtilage of the listed building. The scale of the outbuilding has been reduced since the previously approved application, however the hedgerow is proposed to be removed. The applicant has put forward that the previously approved scheme would have been detrimental to the hedgerow due to loss of light and as such this application proposes a reduction in the size of the outbuilding and amended siting closer to the boundary fence. As the proposed summerhouse outbuilding would be smaller than the previously approved scheme, and, with consideration to the topography of the application site, it is concluded that the proposed outbuilding would not have a greater impact on the setting of the listed building or the character of the conservation area than the consented scheme. The Authority's Building Design and Conservation Area Officer supports the application subject to relevant conditions.
- 11.5 Policy DP37 of the Local Plan states that domestic outbuildings will be permitted where they are proportionate and clearly subservient to the dwelling; are located within the residential curtilage; are required for purposes incidental to the use of the main dwelling; are not providing additional habitable accommodation; and do not reduce private amenity space to an unacceptable level. The proposal would meet all of the above criteria, and as such would be compliant with Policy DP37.
- 11.6 The Authority's Tree Officer has been consulted due to the proposed removal of the hedge. No objections were received. The small section of hedge is not protected by the Hedgerow Regulations or the conservation area legislation. The hedge is only slightly visible above the close-boarded fence, and has limited public visual amenity value.
- 11.7 For the reasons outlined above, it is recommended that permission is granted subject to conditions.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

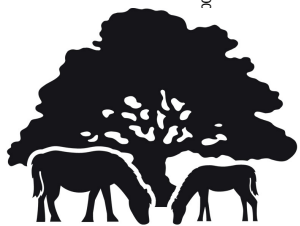
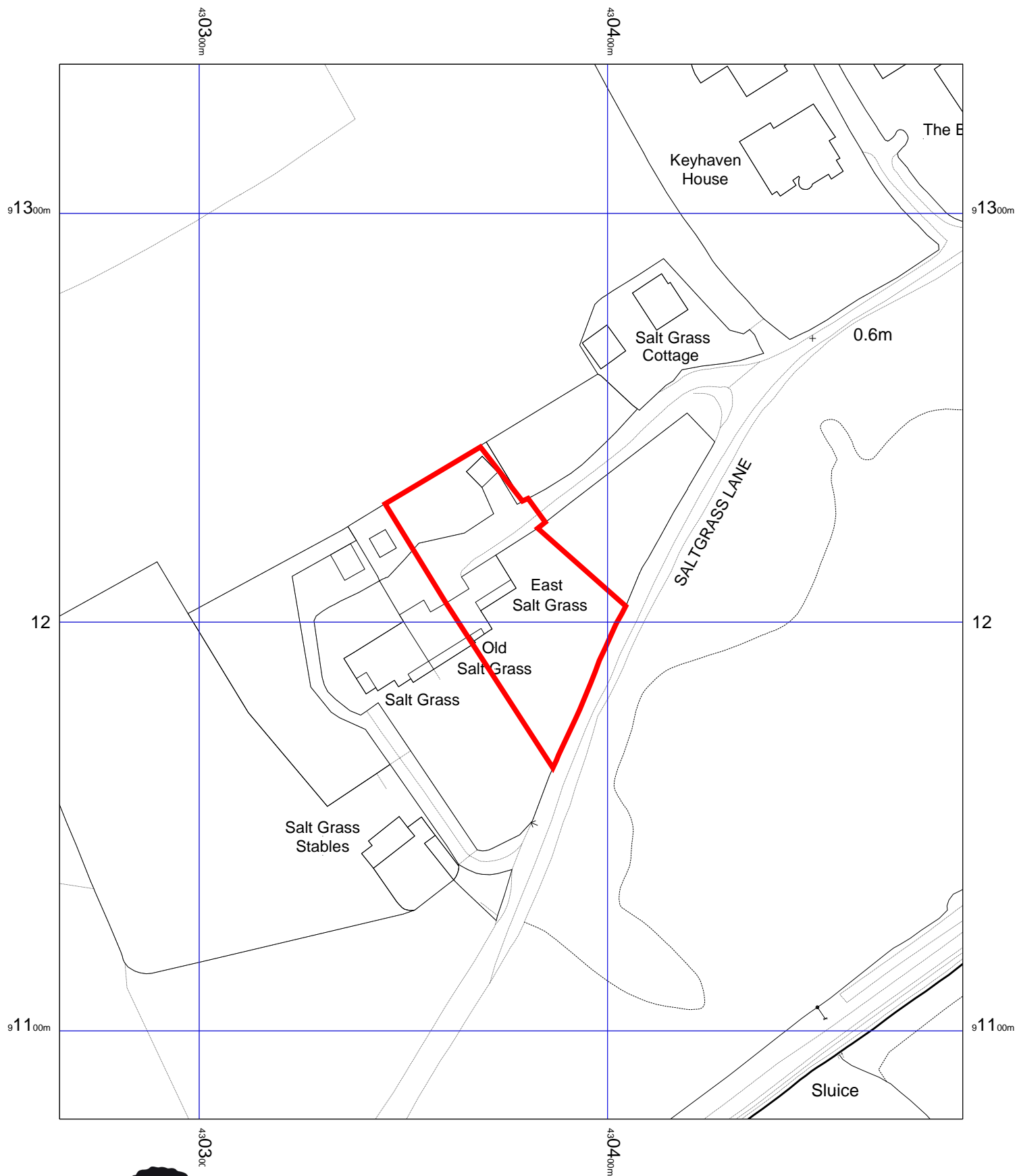
Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 No development shall take place above slab level until samples or exact details of the facing and roofing materials have been submitted to and approved in writing by the New Forest National Park Authority.

Development shall only be carried out in accordance with the details approved.

Reason: To ensure an acceptable appearance of the building in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
- 3 The building the subject of this permission shall only be used for purposes incidental to the dwelling on the site and shall not be used for habitable accommodation such as kitchens, living rooms and bedrooms.

Reason: To protect the character and appearance of the countryside in accordance with Policies DP36 and DP37 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
- 4 Development shall only be carried out in accordance with drawing nos: 1381:02C, 1381:03A, and DR1. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

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



NEW FOREST
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New Forest National Park Authority
Lymington Town Hall, Avenue Road,
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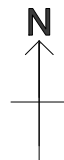
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Ref: 21/00843

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Application No: 21/00872/FULL Application

Site: Cadnam Garage, Southampton Road, Cadnam, Southampton, SO40 2NB

Proposal: Roof alterations to facilitate additional first floor space and ground floor equipment; alterations to doors and windows; cladding; render; refurbishment

Applicant: Mr Frost, Cadnam Garage Ltd

Case Officer: Carly Cochrane

Parish: COPYTHORNE

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP2 General development principles

DP18 Design principles

DP45 Extensions to non-residential buildings and uses

SP17 Local distinctiveness

SP42 Business and employment development

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

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

Copythorne Parish Council: Recommend refusal. The proposed building is still too high for its location where neighbouring properties are concerned.

The extent of the proposed changes are significant and do not represent a limited extension allowed under DP45. Given the contents of the letter dated May 13 2021 from HCC Highways in response to the withdrawn application (21/00287) we are very surprised that HCC Highways have not been consulted over this new application. Whilst plans show the operation within the land owned, photos clearly show that vehicles would need to be parked on land owned by HCC Highways, which impacts on safe use of the publicly owned pavement.

8. CONSULTEEES

8.1 Highway Authority (HCC): No response received

9. REPRESENTATIONS

9.1 Two letters of representation have been received, in objection to the application. The main concerns raised are summarised as follows:

- No changes made since the previous application apart from the omission of the canopy extension.
- Lack of attempt to overcome the issues previous raised by neighbours.
- Development would be dominating and imposing to surrounding properties, resulting in less natural light and loss of enjoyment.

10. RELEVANT HISTORY

10.1 Extension to canopy; roof alterations to facilitate additional first floor space and ground floor equipment; alterations to doors and windows; cladding; render; refurbishment (21/00287) withdrawn on 07 June 2021

10.2 Addition of customer waiting area (01/71123) granted on 26 March 2001

10.3 Erection of forecourt canopy (NFDC/90/44321) granted on 22 March 1990

11. ASSESSMENT

11.1 The application site is located to the northern side of the A336 Southampton Road, on a corner plot with Kennington Lane, which is to the east. There are residential properties immediately to the north and west. The site occupies approximately 0.8 hectares and comprises the main garage building with a canopy and forecourt to the front, and a shed to the rear.

11.2 By way of background, an application was withdrawn earlier this year for a more extensive scheme, which involved the extension of the canopy so that it became attached to the main garage

building as well as the first floor extension of a differing design. The applicant submitted a revised scheme as part of a pre-application enquiry, in order to overcome the previous concerns raised, particularly in relation to the extension of the canopy and height of the ridge. This application seeks planning permission for an extension to the garage building to create a larger first floor space in order to provide a staff room and office, and the required height to allow the existing hydraulic car lifts to be used more efficiently, and external alterations, including the addition of vertical timber cladding and a white painted render. It is noted that the proposal now reflects that submitted at pre-application stage.

11.3 The key issues in this case are:

- Policy DP45 (Extensions to non-residential buildings and uses);
- Design;
- The impact on neighbouring amenity; and
- Highway implications.

11.4 Policy DP45 of the Local Plan sets out that the limited extension of existing non-residential buildings and uses will be permitted where it would not materially increase the level of impact of the activity on the site, and is contained within the existing site boundary. A limited extension is normally considered as one which is capable of being achieved with minimal impact on the overall physical appearance and prominence of the building or site within the landscape and which results in only marginal changes to the nature of the existing use. The proposed extension would result in an increase in useable floorspace of approximately 60 square metres, however, there would be no increase in the overall footprint of the building. The proposal would therefore be contained well within the existing site. The proposed increase in height not only allows for the addition of a staff room and office at first floor, but provides space to add insulation to the building thereby improving working conditions for staff. The proposal would not facilitate any material increase in the use of the site, and whilst the increase in height and change in the materials would be visible within the street scene, it is not considered that the resultant appearance would be overly prominent or dominant in comparison to the existing building.

11.5 This section of Southampton Road comprises residential dwellings of a variety of scales and designs; the car park of Cadnam Garden Centre is located immediately across the A336, and there is a further commercial building within close proximity to the east, of Saunders Motor Works Limited. There is also a care home and offices further to the west. There is therefore a mix of uses within the locality. As aforementioned, it is not considered that the proposal would appear unduly prominent. The building would be set back from the highway, and whilst there would be an increase in height and a change in the appearance of the frontage

by virtue of the use of timber cladding and render, this is not considered to result in any significant adverse impact upon the character and appearance of the area.

- 11.6 Objections have been made by the occupiers of the residential properties located to the north (The Brambles) and west (Forest View) in respect of loss of light and the general impact upon amenity due to the increase in height, and this concern has also been raised by the Parish. In terms of the ridge height, this would be increased in total by approximately 500mm, to 5.7 metres. The main change would be the increase in the eaves height upon the rear elevation; an existing single storey element which spans the rear elevation, immediately adjacent to the boundary with the neighbouring property to the north would form part of the first floor extension, and therefore the eaves height would increase by approximately 1.3 metres, to a total of 4 metres. For reference, the ridge and eaves height of the building as submitted as part of the previous application were 7 metres and 3.2 metres respectively. The property of Forest View is located immediately to the west of the application site, and comprises a projecting single storey element which runs parallel to the boundary with Cadnam Garage. There is one small window within the side elevation of Forest View. Whilst the increase in the height of the garage building may be visible from within the property of Forest View, it is not considered that it would result in any significantly harmful impact upon neighbouring amenity. The application site is located directly south of the property of The Brambles, which is oriented perpendicular to the garage building. Therefore, the side elevation of the garage building does not project beyond the rearmost elevation of The Brambles, although the proposal would be prominent when viewed from the side driveway and front garden areas. There are two windows upon the southern side elevation of The Brambles facing the application site, serving primary rooms, however, whilst large, these are secondary windows, and the respective rooms are served by other windows upon the front and rear elevations. Notwithstanding this, it is considered reasonable to suggest that the proposal would result in a change in the levels of direct sunlight experienced at the property by virtue of the increased height and the sites location being due south. The Brambles will already be subject of some overshadowing as a result of the garage building, and whilst this may increase, it is not considered that it would result in a harmful loss of light. The extension would increase the height of the building at the boundary by 1.3 metres and whilst this would be prominent from within the property of The Brambles, it would be set against the backdrop of the rest of the building and therefore it is not considered that the proposal would appear significantly overbearing. There are no concerns with overlooking.
- 11.7 Hampshire Highways were consulted as part of the previous application, and whilst there was no objection to the principle of the proposed development, they made a holding objection on the

basis of:

- The site location plan included highways land within the boundary, which was incorrect
- It was requested that any frontal vehicle parking which was occurring upon highway land was ceased
- It was noted that the existing canopy area already overhangs highway land and it would be required that any new structure be relocated so as to be sited wholly within the application site.

Hampshire Highways have been consulted as part of this application, however no response had been received at the time of writing. The site location plan has been amended, and the proposal no longer involves any alterations to the canopy. As such, it is not anticipated that an objection would be raised.

- 11.8 It is therefore recommended that permission is granted, subject to conditions, as the proposal accords with Policies DP2, DP18, DP45 and SP17 of the adopted Local Plan 2016-2036.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Development shall only be carried out in accordance with

Drawing nos:1590/P/10B, 1590/P/11B, 1590/P/12B.

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 first floor windows shall be inserted into the building unless express planning permission has first been granted.

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

- 5 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 highway safety in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 6 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 It is noted that the development hereby approved involves construction on or near a boundary with an adjoining property. The applicant is advised that this planning permission does not authorise any other consent which may be required in accordance with the Party Wall Act or other legislation.
- 2 It is noted that the site overfills and encroaches onto Highway land at the front of the site in relation to vehicle parking spaces. All vehicles associated with the site should be located within the site, in the interests of highway safety.

