

Application No: 22/00105/FULL Full Application

Site: The Old Brickmakers Cottage, Brickfield Lane, Walhampton, Lymington, SO41 5RD

Proposal: Outbuilding; associated landscaping; demolition of existing outbuilding

Applicant: Mr Nicholas

Case Officer: Ann Braid

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
 DP37 Outbuildings
 SP16 The historic and built environment
 SP17 Local distinctiveness

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. This greatly enlarged outbuilding which could be used as habitable accommodation is against NPA Policies DP 35 and 36.

8. CONSULTTEES

8.1 Tree Officer: No objection subject to condition

9. REPRESENTATIONS

9.1 One letter received from a neighbour to the south west, commenting that trees should be protected, light pollution should be avoided and construction noise kept to a minimum.

10. RELEVANT HISTORY

10.1 Two storey extension and replacement garage (demolish existing garage) (72542) granted on 11 October 2001

11. ASSESSMENT

11.1 The Old Brickmakers Cottage is a two storey detached house located within the Forest South East Conservation Area on the un-made Brickfield Lane, which leads up from Undershore Road. The property has been recognised for its significance as a non-designated heritage asset. The site was apparently a former clay pit for a brickworks and the topography of the site is such that the house and its private gardens are on two levels, separated by a fall of some four metres. The lower garden is accessed by wooden steps down from the area of patio to the side of the house. The lower level is secluded with lawns, a paved area and a swimming pool. Part of this lower area has been recently cleared and the slopes up to the boundaries have been replanted in sleeper beds with naturalistic garden plants which complement the existing planting on the western slope. There is an existing timber pool house next to the pool on the lower level.

11.2 The application proposes the replacement of the existing pool house with a new outbuilding, to include an office and a gym/poolhouse, as well as a plant room and shower facilities. The development is also intended to improve the connection between the upper and lower levels. It would be constructed in buff coloured masonry and stone. Part of the roof of the proposed building would be used as a deck area, surrounded by an area of green roof. This deck would be level with the garage, in the upper garden area, and a pergola would be constructed over the deck. This part of the development would be visible from the lane, but would be located behind the existing double garage. The lower level accommodation would be some three metres high and look towards the existing pool and an area of patio, which is proposed to be resurfaced in natural stone. The main body of the building would not protrude above the upper level of the garden, and would be partially set into the slope.

- 11.3 Policy DP37 relates to outbuildings and requires that they should be proportionate and clearly subservient to the dwelling they are to serve. Visual subservience is relatively easy to achieve on this plot as only the pergola would be visible from the driveway and the majority of the building would only be visible within the site. In terms of floor area, the building would have a total floor area of 73 square metres but would not overdevelop the plot or reduce circulation space. The design makes use of the slope of the land and the building would be accommodated at the rear of the site with steep slopes on three sides. A condition may be attached which would restrict the use of the building to incidental purposes and prevent its future conversion to habitable space.
- 11.4 The trees around the site are important, both for their contribution to the conservation area and for the screening and privacy they afford the house and its neighbours. The development would require the removal of several trees, which are protected by their conservation area status. A full tree survey and report has been prepared and assessed by the Authority's Tree Officer. It has been concluded that the proposal would have no direct impact on any important amenity trees. The trees proposed for removal have little or no public visual amenity value and are not considered a constraint to this development. Their removal would not raise any objections and suitable replacement tree planting is proposed. The development would comply with Policy SP6 of the Local Plan.
- 11.5 With regard to neighbouring amenity, the neighbour most affected would be that to the north, however, there is good tree screening on the northern boundary and privacy would be maintained for that property. A neighbour to the southwest has commented that trees should be retained around the site and light pollution kept to a minimum. Provided work is carried out in accordance with the submitted tree report and artificial lighting is controlled by condition, these concerns would be addressed and the proposal would comply with Policy DP2 of the Local Plan.
- 11.6 Policy SP16 of the Local Plan seeks to protect the historic and built environment and development that would adversely affect the conservation area or the character and setting of the building would be contrary to this policy. This proposal would have no impact on the setting of the non-designated heritage asset, nor on the character of the wider conservation area, and would therefore be in accordance with that policy.
- 11.7 Objection has been raised by the Parish Council on the grounds that the outbuilding could be used for additional habitable accommodation, contrary to Policy DP35 and DP36. Although the house has been extended to the maximum permitted by these policies, habitable use is not the intention of the applicants, and its future use may be retained for incidental purposes by condition. This concern would not be a sustainable reason for refusal alone, if all other requirements are met. The restrictive condition is

enforceable, relevant and reasonable, and necessary to ensure that the building would be retained for incidental purposes in accordance with Policy DP37. Subject to this and other conditions mentioned above, consent is recommended.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Development shall only be carried out in accordance with drawing numbers: 23-001, 23-004, 23-009 Rev A, 23-010, 23-011 Rev A, 23-014 and 23-015. 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 and drawings 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 trees/hedges on the site which are shown to be retained on the approved plans, as recommended in the submitted arboricultural report, shall be protected during all site clearance, demolition and building works in accordance with the measures set out in BS5837:2012.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
- 5 All hard and soft landscape works shall be carried out in accordance with the approved details shown on plan number

23/009A, unless otherwise agreed in writing with the National Park Authority. The works shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner.

Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the National Park Authority gives written consent to any variation.

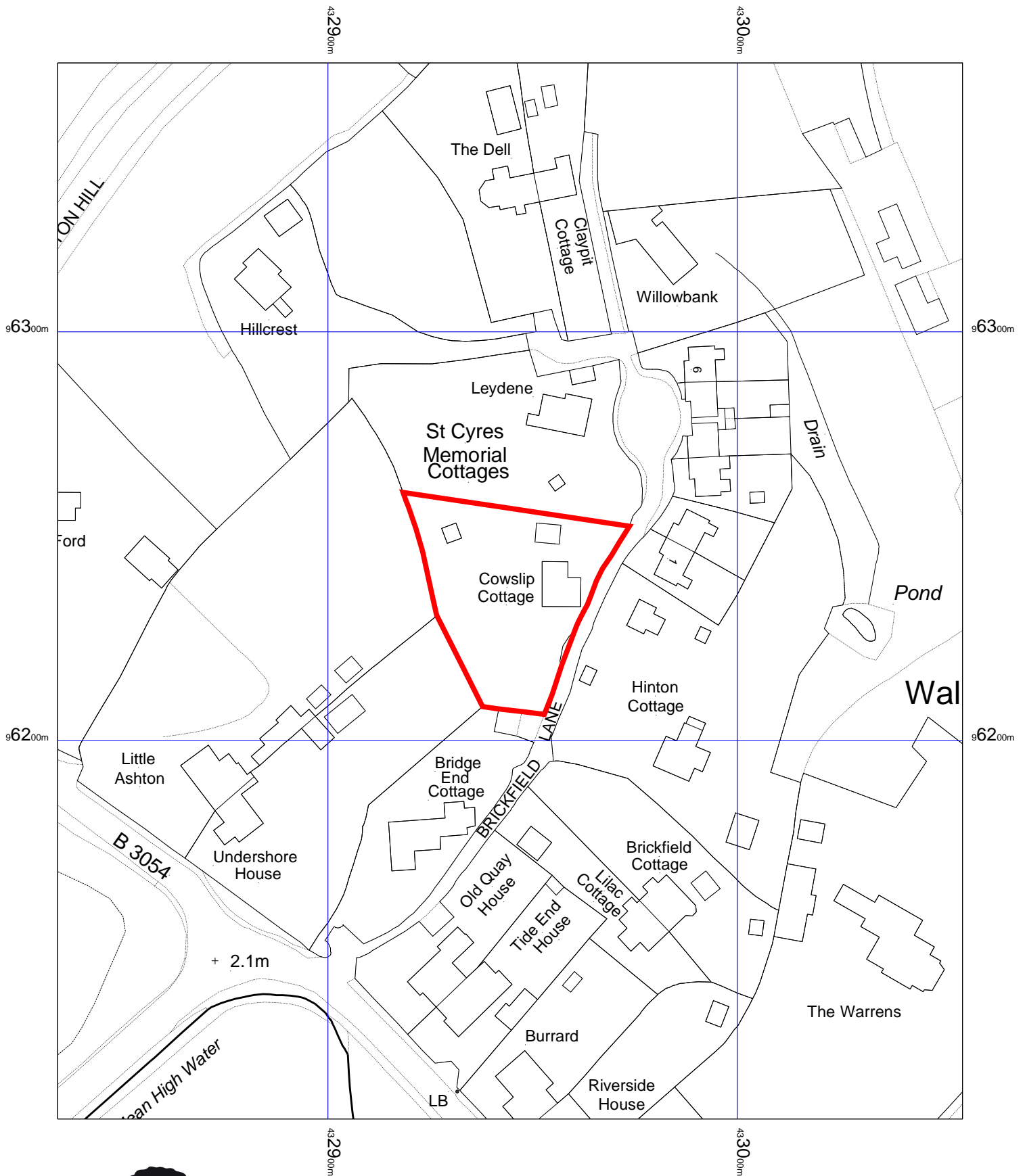
Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 6 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).

- 7 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).



NEW FOREST
NATIONAL PARK

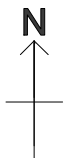
New Forest National Park Authority
Lymington Town Hall, Avenue Road,
Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666

Date: 04/05/2022

Ref: 22/00105

Scale: 1:1250



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Application No: 22/00116/FULL Full Application

Site: 33 Ashdene Road, Ashurst, Southampton, SO40 7DR

Proposal: Single and two storey rear extension; roof alterations to facilitate habitable floorspace including dormer and 6no rooflights; open porch; chimney; demolition of existing chimney (AMENDED PLANS)

Applicant: Mr & Mrs Strugacz

Case Officer: Liz Marsden

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
DP18 Design principles
DP34 Residential character of the Defined Villages
DP36 Extensions to dwellings
SP17 Local distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
Ashurst and Colbury Village Design Statement

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 12 - Achieving well-designed places
Sec 15 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Ashurst and Colbury Parish Council: Initial proposal: Recommend refusal. Councillors felt that this application went against Policies DP2, SP17 and

DP36. The finished building would be overbearing, the ridge height was too high, and the building would look too bulky and out of character with the other houses in the road.

Amended proposal: Recommend refusal. Councillors felt that despite the amended plans, the building was still overbearing and bulky, overlooking the neighbouring property and was out of keeping with the neighbouring properties and over-development in this area. Not enough had changed from the original plans for Councillors to recommend permission.

8. CONSULTees

No consultations required

9. REPRESENTATIONS

9.1 Nine letters of objection from four households on grounds of:

- Proposed extension is not subservient to the existing dwelling and overbearing impact to the rear of the property.
- Overlooking and loss of privacy to neighbours to rear and side.
- Too much glazing which will result in light pollution.
- Exacerbate the existing surface water flooding problems due to the extent of the increase in hard surfacing.
- Not in keeping with the neighbouring properties or the area as a whole.
- Contrary to New Forest National Park Design Guide.
- Loss of light to the kitchen and bathroom of adjacent property to north.
- Extension will be too close to the garage of the neighbour to the north.
- Dormer will be unsightly.

10. RELEVANT HISTORY

10.1 None

11. ASSESSMENT

11.1 The application site is located within the defined New Forest village of Ashurst in an area characterised by single storey dwellings, a number of which have been previously extended by providing accommodation in the roof space.

11.2 The proposal seeks to extend to the rear of the property and increase the height and alter the profile of the roof to enable the provision of two bedrooms and a bathroom at first floor level. Amended plans have been received during the application process to address some of the concerns that have been raised and include reductions in the length of the two storey element of the dwelling, the height of the ridge and the length of the side dormer. The key issues are:

- The implications for Policy DP36. The existing property is a 'small dwelling';
 - The design of the proposals and whether they are appropriate to the dwelling and its curtilage;
 - The impact on the street scene and character and appearance of the surrounding area; and
 - Any impact on neighbour amenity.
- 11.3 The existing property is a small dwelling and therefore subject to the restrictions of Policy DP36, which limit the habitable floor area to a maximum of 100 square metres. The revised plans show that the floor area, including any parts of the roof space with a height of 1.5m or over, to be just under 100 square metres and therefore within policy limitations.
- 11.4 It is however recognised that, even if an extension is compliant with policy size limitations, other impacts should be considered, such as the impact on the character and appearance of the surrounding area and neighbour amenity.
- 11.5 In terms of the impact on the existing dwelling and its curtilage, the proposed extension would be an 'L' shape, with a maximum length of 3.5m from the rear of the existing dwelling, with the two storey element being 1.9m in length, across the width of the property and a smaller single storey projection along the northern side. The increase in the footprint of the dwelling would therefore be relatively modest and, given the size of the garden, which would retain a minimum length of 13.5m, is not considered to result in the overdevelopment of the site.
- 11.6 The primary alterations would be alterations to the roof form and an increase in the height of the roof. From views from the road, these alterations would be relatively minor, with a reduction in the ridge length and an increase in the overall height of the building (measured at the centre point of the front elevation) from 5.6m to 6.1m, an increase of 0.5m. This has been reduced from the originally proposed plans, which had a total height of around 7m to the ridge and has been achieved by introducing a small flat roofed section, which would not be apparent from ground level. In addition, there is a small 'blind' dormer on the side elevation, similar in size and shape to those on other properties in the vicinity of the site. There would be no alteration to the eaves height of the front and side elevations and from the front the dwelling would retain its bungalow character.
- 11.7 The more significant alterations would result from the increase in the height and the depth of the roof and the truncated hip on the rear elevation. Whilst it is recognised that the rear extension would not be subservient to the original dwelling, neither would it be unduly disproportionate in terms of its overall scale. Views of the rear elevation would be restricted to the rear of the site and it

is not considered that the proposal would have so great an impact on the character and appearance of the dwelling as to justify a refusal on this basis.

- 11.8 Whilst the surrounding area is characterised by predominantly single storey dwellings, there is a considerable variety in their design and roof form, including 'pyramid' shaped roofs, ridges running across the width and others running front to rear. A number have also been altered by the insertion of dormers. The alterations to the application property would retain the appearance of a bungalow, particularly on the frontage and the change to the depth of the roof, whilst visible in limited views between properties would not be out of keeping or detrimental to the character and appearance of the area.
- 11.9 It has also been suggested that the level of glazing in the proposed rear elevation, together with the number of roof lights, would have an adverse impact on the surroundings through light pollution. Whilst the benefits of dark skies are recognised, in this location and context, the extent of glazing proposed is not considered to be excessive.
- 11.10 Concerns have been raised about the potential impact on the amenities of occupants through loss of light, outlook and privacy from overlooking as a result of the proposal.
- 11.11 With regard to potential loss of outlook or light through shading, the primary impact would be on the neighbouring property to the north, No.31. This property has windows serving a bathroom and a kitchen in its side (south) elevation, with the bathroom window looking out on the existing northern elevation of the application site. Given the lower land level on which No.31 is sited (around 1.7m lower than the application site) the bathroom already looks out onto a higher wall than would usually be expected of a bungalow. The increase in the length of the wall and ridge line would not therefore have a material impact on the light or outlook of this room. There would be a greater impact on the kitchen window which currently looks south, beyond the existing rear elevation of No.33 and would consequently look onto the side of the proposed extension at a distance of 5.4m and above the 1.8m high close boarded fence which has recently been constructed along the boundary. Therefore, whilst the wall of the extension and the roof above would be visible from the kitchen window, they would not result in a significant loss of outlook, or be unduly overbearing, particularly as the roof slopes away from the boundary. It should perhaps be noted that permitted development rights have not been removed from the property and it would therefore be possible to erect a single storey extension, 4m in length, of the same height and relationship to the boundary, without the requirement for planning permission.

- 11.12 The applicant has provided diagrams to illustrate the impact of the proposal in terms of any increased shading, particularly to No.31. These show the existing and proposed situation at various times of the day and seasons of the year. These show that, despite the increase in the ridge height and length, there would be very little additional shading of the side elevation of that property.
- 11.13 In terms of overlooking, objection has been raised by the occupants of No.31 to the north and Nos.3 and 5 Wingrove Road to the rear (east). With regard to No.31, the rear extension will be in line with the kitchen window and even a very oblique angle of sight would not afford any views into the kitchen. There would be some views of the rear garden of that property, at the furthest point from the house, though these areas are considered to be less sensitive in terms of amenity value than that immediately to the rear of the dwelling. A similar relationship would apply to views of the property to the south, No.35 and it is not considered that the proposal would result in so adverse an impact on the privacy of the occupants of these dwellings so as to justify a refusal on this basis. The nearest distance between the proposed two-storey part of the extension and Nos 3 and 5 Wingrove Road is 38m and 31m respectively. Notwithstanding confirmation from the applicant that it is proposed to keep the tree screening along the boundary, it is considered that these distances, which are well in excess of the 21m that is generally recognised as being acceptable, is sufficient to ensure no undue loss of privacy, even if the trees were to be removed.
- 11.14 Many of the comments have raised concerns over problems with the existing surface water drainage in the area, which it is considered would be exacerbated by the increase in hard standing created by the extension. The applicant has already carried out some works to improve the drainage of the site, by installing a land drainage system, filled with aggregate and perforated pipes, along the northern boundary. This will link to a proposed soakaway which would be constructed at the lower land level in the front garden.
- 11.15 The proposed extensions and alterations would not exceed policy restrictions and would not have an unduly significant or adverse impact on the character and appearance of the dwelling or the surrounding area and is considered acceptable in terms of its impact on neighbour amenity. The proposal is therefore in accordance with Policies DP2, SP17, DP18 and DP36 of the Local Plan.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

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

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

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

001_D - Location and block plan
002_D - Existing and proposed street scenes
102_D - Proposed elevations
103_D - Proposed floor and roof plans

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).

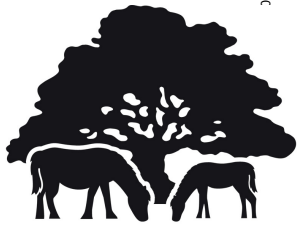
- 3 Prior to the installation of any cladding, samples or exact details of the timber cladding shall be submitted to and approved in writing by the New Forest National Park Authority. Other facing and roofing materials shall be as stated on the application form and drawings hereby approved, unless otherwise agreed in writing with the 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 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 proportionate to the existing small dwelling and to comply with Policy DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).



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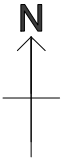
New Forest National Park Authority
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Tel: 01590 646600 Fax: 01590 646666

Date: 04/05/2022

Ref: 22/00116

Scale: 1:1250



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Application No: 22/00130/FULL Full Application

Site: Tanglewood, Balmer Lawn Road, Brockenhurst, SO42 7TS

Proposal: Single storey extension; cladding; demolition of existing stable block

Applicant: Mr Truder

Case Officer: Carly Cochrane

Parish: BROCKENHURST

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Flood Zone

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP2 General development principles
 DP18 Design principles
 DP36 Extensions to dwellings
 SP17 Local distinctiveness

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

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Brockenhurst Parish Council: Recommend refusal. The area is environmentally sensitive in several ways. Insufficient information regarding drainage.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 One letter of objection has been received from Friends of Brockenhurst. The concerns raised are summarised as follows:

- It is a visual intrusion on the riverscape and any extension makes matters worse.
- Concern with regard increased risk of river pollution from surface and foul drainage
- Concern with regard potential affect on neighbouring properties.

10. RELEVANT HISTORY

10.1 Change of use of part of existing building to dwelling (19/00395) refused on 09 July 2019. Subsequent appeal allowed on 12 February 2020

10.2 Use of buildings for stabling and equestrian activities and stationing of caravan (Certificate of Lawfulness to establish an existing use) (07/92198) approved on 11 March 2008

11. ASSESSMENT

11.1 The application site is located to the southern side of Balmer Lawn Road, to the rear of properties which immediately front the highway. The site comprises a dwelling, which sits under a barn roof and a stable block. By way of background, planning permission was granted in 2019 at appeal for change of use of part of an existing building to a dwelling on the basis that the dwelling was preferable to a replacement mobile home, which was the fall-back position. The replacement mobile home was considered to have a "greater than theoretical possibility" of occurring should the appeal have been dismissed, and it was also considered that it would result in a "greater effect on the landscape and scenic beauty of this part of the National Park than the appeal proposal". The dwelling on site, whilst it has not yet been occupied, is therefore lawful.

11.2 This application seeks permission for the addition of a single storey extension, replacing an existing single storey element and within the footprint of the barn roof. The entire exterior of the dwelling would then be clad in a timber weatherboarding which would be allowed to weather naturally. The existing stable block at the entrance to the site would be demolished

11.3 Policy DP36 of the Local Plan sets out that "extensions will not be permitted where the existing dwelling is the result of a temporary

or series of temporary permissions or the result of an unauthorised use. In this instance, whilst a Certificate of Lawfulness was issued in 2007 for the stationing of a residential caravan, this has been replaced with the dwelling the subject of this application which, as aforementioned, has been granted planning permission on appeal. As such, the dwelling on site is not the result of an unauthorised use, is lawful, and can benefit from the provisions of Policy DP36. In terms of floorspace, as much of the proposed extension would replace existing floorspace, the proposal would not exceed the additional 30% limitation. The proposal would comprise a 17.4% increase and is therefore policy compliant in this respect. However, any extension which may be able to be carried out under permitted development would likely result in the floorspace limitation being breached, and therefore it is considered reasonable and necessary to remove permitted development rights.

- 11.4 The proposed extension would be within the envelope of the overarching barn roof, and would be single storey. Whilst the width of the single storey element would mirror that of the two storey, it would not appear overly subservient, however, it must also be appreciated that the dwelling is not typical in its design, and as the extension would not project beyond the parameters of the barn roof, it is not considered that it would appear incongruous or excessively dominant. The use of natural timber cladding is a material which is supported within the Design Guide, and would result in a more sympathetic appearance in comparison to the existing white painted blockwork. As such, it is not considered that the proposal would result in any adverse impact upon the character and appearance of the area.
- 11.5 As aforementioned in paragraph 11.4 of this report, the proposed extension would remain within the envelope of the barn roof. The principle of the dwelling has already been granted; the extension of the dwelling is therefore not considered to result in any significantly exacerbated impact upon neighbouring amenity. The removal of the stables would be of benefit to the occupiers of the property of 'Maythorne' as it would result in less built development along their boundary. It is noted that impact upon neighbouring amenity was not addressed within the Inspector's decision, however overall it is not considered that the proposal to extend and clad the dwelling would result in any significant adverse impact upon neighbouring amenity.
- 11.6 Concern has been raised in relation to the increased risk of river pollution and drainage as a result of the development. The building is served by an existing septic tank, which was set out within planning application reference: 19/00395. As the application is for an extension within the envelope of the barn roof, there would be no material additional surface water run-off; water from the barn roof is directed to an existing soak-away. As such, it is not considered that the development would result in any significantly increased risk of pollution or flooding.

- 11.7 It is therefore recommended that permission be granted, as the proposal is in accordance with Policies DP2, DP18, DP36 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 numbers: DR2, DR4, TW012.

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 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.

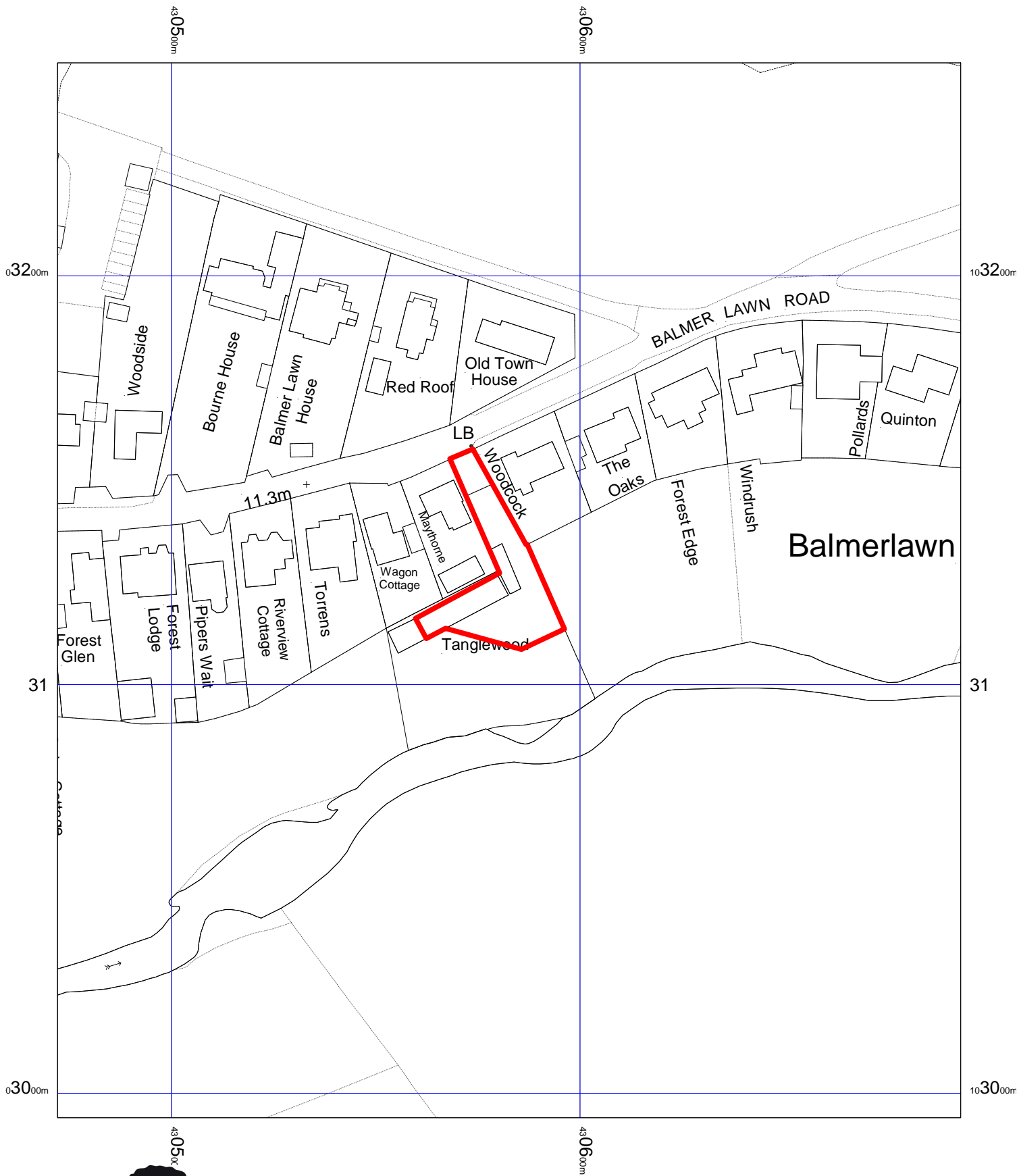
Reason: To ensure an acceptable appearance of the building in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 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).

- 6 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).



NEW FOREST
NATIONAL PARK

New Forest National Park Authority
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Date: 29/04/2022

Ref: 22/00130

Scale: 1:1250

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