

**Application No: 22/00150/FULL Full Application**

**Site:** Little Hayes, 43 Romsey Road, Lyndhurst, SO43 7AR

**Proposal:** Change of use to residential (C3)

**Applicant:** Mr Rydzynski

**Case Officer:** Liz Marsden

**Parish:** LYNDHURST

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**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  
SP46 Sustainable tourism development

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Design Guide SPD

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 12 - Achieving well-designed places  
Sec 16 - Conserving and enhancing the historic environment

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Lyndhurst Parish Council: Revised Parish Council response: Recommend that permission be refused (6:1).

It was noted that there were strong neighbour objections to the proposals. The change of use would mean the loss of a valuable tourism facility which had, until a previous sale fell through, been fully booked so

this application does not comply with Policy SP46 concerning sustained tourism.

## **8. CONSULTEES**

No consultations required

## **9. REPRESENTATIONS**

9.1 Nine letters of objection on grounds of:

- Further loss of holiday accommodation in addition to the Lyndhurst Park Hotel and, recently Whitemoor House Hotel would be detrimental to the local economy which requires tourism to sustain it.
- Previously the guest house was always busy and contributed to the thriving community.
- If Class C3 use granted, it could still be used for multiple occupancy resulting in a considerable increase in noise and disturbance in a quiet part of the village, which was never caused by the B and B use.

## **10. RELEVANT HISTORY**

10.1 Change of use from guest house (C1) to residential (C3) (22/00018) - under consideration.

10.2 Use as guest house and form additional car parking (NFDC/98/63787) granted on 01 June 1998

## **11. ASSESSMENT**

11.1 Little Hayes is a detached, two-storey building with further accommodation in the roof space. Permission was granted for its use as a guest house in 1998 and remains the lawful use of the building. Plans submitted with a previous application for an extension to the building show that there are seven bedrooms in total, with five ensuite guest bedrooms, two of which are at second floor level, and two smaller ensuite bedrooms for use by the owners.

The site is in a prominent location between Romsey Road to the east and a narrow lane that provides access to properties to the west of the site. To the north there is an open green area, beyond which there are further dwellings and to the east there is the car park and grounds of the White Rabbit public house. It is within the defined village and designated conservation area.

11.2 The proposal is for the change of use of the guest house to a dwelling, within Class C3 of the Use Classes Order. There are no physical alterations proposed to the building and therefore no

impact on the character and appearance of the conservation area or direct impact on the residential amenities of occupants of neighbouring properties through loss of light, outlook or privacy. The key consideration is therefore whether the use of the building as a single dwelling would be acceptable in this location, having regard to Local Plan policies.

- 11.3 With regard to the use as a house, it should be noted that, until 1998, the building was a single private dwelling and the site is located within the defined village where the provision of new residential properties are generally acceptable under Policy SP19. Whilst the size of the building is larger than would be acceptable under Policy SP21, the fact remains that it would be reverting to its original use and would contribute to the range of size of properties available in the National Park, providing a larger property and potentially reducing pressure for the extension of a more modest dwelling.
- 11.4 Local Plan Policy SP46 relates to sustainable tourism development. New tourist development is directed to the defined villages and the policy seeks to retain existing serviced accommodation where it contributes to the sustainability of the local community. No information has been provided as to the reasons for the change of use though it is understood that the guest house is not currently operational. Whilst the initial closure may be directly attributed to Covid restrictions, the trend during the last two years has been towards Airbnb accommodation rather than shared facilities, which has added significantly to the market competition. There are, for example, around 170 Airbnb units in the Lyndhurst area on the official website. In these circumstances and, given the small scale of the guest house, it is not considered that it would be possible to sustain an objection to the change of use on the grounds of policy SP46.
- 11.5 Concerns have been raised by local residents that the change of use to a dwelling could still result in multiple occupancy of the property, which would result in increased noise and disturbance. However, the definition of a C3 dwelling in the Use Classes Order is clear as to the number and type of occupants that can be accommodated within this class and that the level of activity that would be generated would be appropriate to a single dwelling. Therefore, providing the building is occupied by residents falling within the parameters of the Class C3, it is not considered that the proposal would result in increased disturbance beyond that generated by the existing guest house use or that an objection could be sustained on these grounds.
- 11.6 The use of the property as a single dwelling would be likely to result in a decrease in traffic movements and parking requirement and therefore be a benefit to highway safety.
- 11.7 In conclusion, the proposal would result in the loss of a guest

house and the building reverting to its original use as a dwelling. The site is located within the defined village where residential uses are generally acceptable and it is not considered that it would be possible to sustain an objection to the loss of tourist accommodation. In these circumstances, the application is recommended for permission.

## **12. RECOMMENDATION**

Grant Subject to Conditions

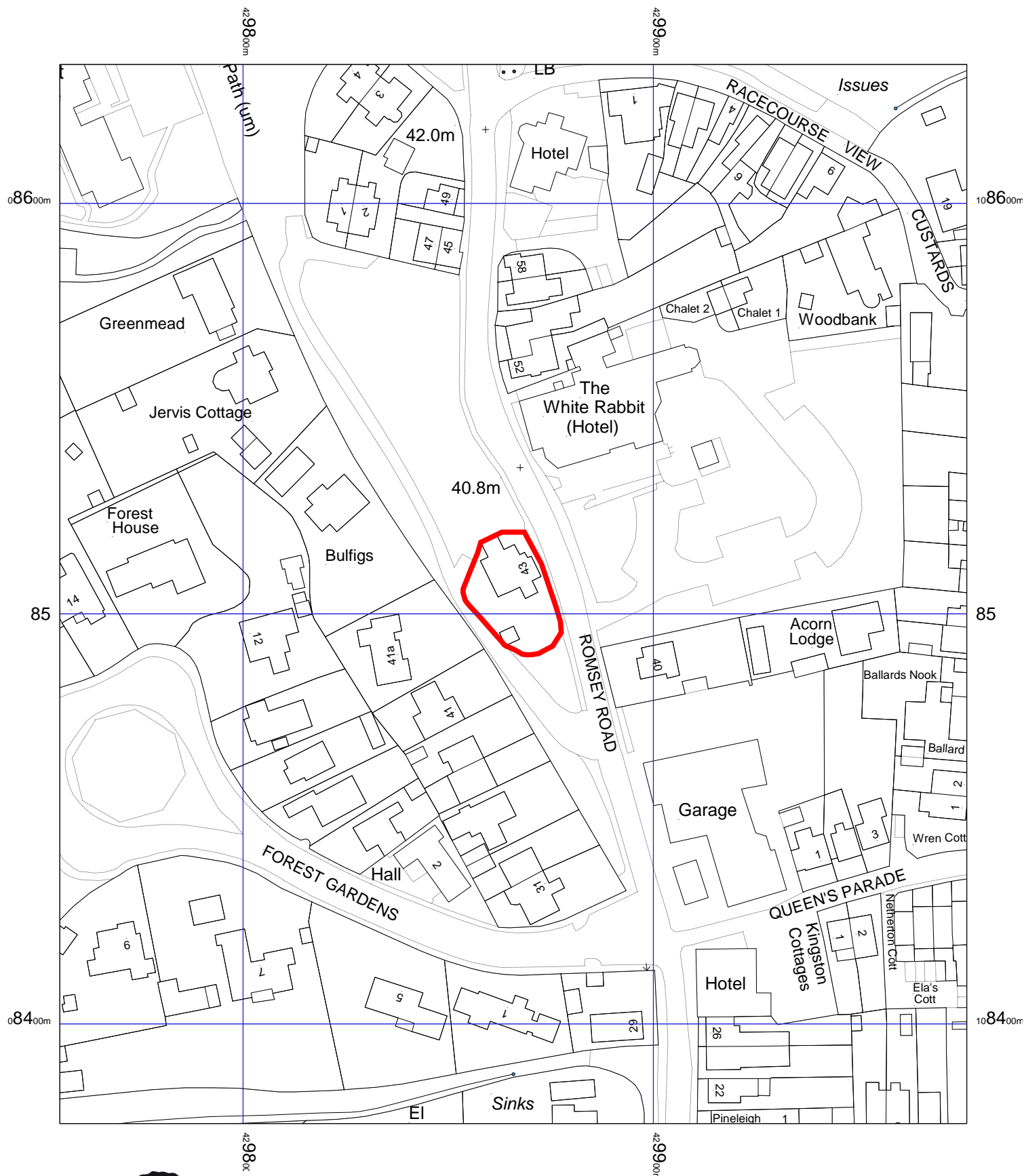
### **Condition(s)**

- 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: 01, TQRQM2201061728361. 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  
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Date: 13/04/2022

**Ref: 22/00150**

**Scale: 1:1250**

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