

**Application No:** 23/00927FULL Full Application

**Site:** Land adjacent to 9 Racecourse View, Lyndhurst SO43 7AQ

**Proposal:** New dwelling; parking and amenity; parking for adjacent dwelling

**Applicant:** Mr A Dunkerson

**Case Officer:** Liz Marsden

**Parish:** Lyndhurst Parish Council

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**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. POLICIES**

**Development Plan Designations**

Defined New Forest Village- Lyndhurst  
Conservation Area

**Principal Development Plan Policies**

SP17 Local distinctiveness  
SP19 New residential development in the National Park  
DP2 General development principles  
DP18 Design principles  
SP16 The historic and built environment  
SP21 The size of new dwellings  
DP34 Residential character of the Defined Villages

**NPPF**

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

**Supplementary Planning Documents**

Design Guide SPD

**3. MEMBER COMMENTS**

None received

**4. PARISH COUNCIL COMMENTS**

Lyndhurst Parish Council: Recommend refusal for the reasons listed. The proposed dwelling will be detrimental to the site and will have a negative impact on the amenity of the existing family property. In addition, there will be detriment to the street scene in this already cramped location. There is inadequate parking with provision reduced from that which currently exists to only one space per property. This is an extremely important consideration especially in this under provisioned street and further parking on overcrowded and protected verges must not be encouraged.

**5. CONSULTEES**

Archaeologist: No objection

Building Design and Conservation Officer: The proposed dwelling reflects the architectural character of the area and complements the adjacent property. Some concern about the limited level of parking provided and it would be appropriate to request suitable bike storage.

Ecologist: No objection subject to the necessary mitigation and enhancement being secured.

Natural England: Requested additional information to ensure that the proposed development would have no adverse impact on the protected sites. This has now been received.

**6. REPRESENTATIONS**

None received.

**7. RELEVANT HISTORY**

Single storey side extension (09/94543) granted on 07 December 1993

Single and two-storey additions, garage and access alterations (92/50543) withdrawn on 24 September 1992

**8. ASSESSMENT**

**Application Site**

- 8.1 The application site currently forms part of the domestic curtilage of No.9 Racecourse View, a detached, two-storey, dwelling situated on a corner plot with a wide road frontage, narrowing significantly to the rear. A

garage and outbuildings are located along the southern boundary of the site which would be removed. The site is located within the defined village boundary and Lyndhurst Conservation Area. The land to the front of the property is designated as SSSI, SPA and SAC, with open forest to the north of Racecourse View.

### **Proposed Development**

8.2 The application seeks consent for a detached two-storey house to be located to the south side of the existing house. Two parking spaces are to be provided, one of which would be for the benefit of No.9, which would lose its garage and off-road parking. The key considerations are:

- Whether the proposal accords with policies for new residential development in the National Park (Policies SP19 and SP21);
- The scale and design of the dwelling and whether it is appropriate to the curtilage within which it is located;
- Any impact on the character and appearance of the conservation area;
- Any impact on neighbour amenity;
- Any impact on ecology; and
- Implications for highway safety.

### **Consideration**

8.3 The site lies within the defined New Forest village of Lyndhurst where, under Policy DP19(c), the development of previously unallocated or unidentified land may be acceptable, subject to it being appropriate and sympathetic to the local character of the village in terms of its scale, appearance, form and siting (discussed in subsequent paragraphs). Policy SP21 requires all new dwellings to have a maximum total internal floorspace of 100 sq.m. In this case, the property would have an internal floor area of under 80 sq.m and is therefore within policy limitations.

8.4 The site is located in the conservation area and, under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area and this is reflected in Policy SP16 of the Local Plan. In this case, the prevailing pattern of built form along Racecourse View is of two storey houses, set close together with limited private amenity space. No. 9 is unusual in that it has a larger plot, with a wider road frontage and the development would result in two smaller plots, the size of which, together with the spacing of the houses is more reflective of the road to the west. At the same time, the width of the two plots and the new dwelling still manages to mark the transition to the wider frontages and more spacious plots along Custards Road. The design of the building is traditional in appearance and its narrow and deep form reflects the architectural character of the area and would complement the adjacent dwelling. It is considered that the proposal would, subject to appropriate materials which can be secured by

condition, be in keeping with the overall character and appearance of the conservation area.

- 8.5 With regard to potential impact on neighbour amenity, the primary impact would be on the existing property due (No.9) to the significant reduction in the private amenity area available to it. The retained area is, however, commensurate with, or larger than, the majority of gardens in the vicinity of the site and would not result in an unduly cramped or inadequate amenity area. The two-storey height of the dwelling would be clearly visible from No.9, but not intrusive in the direct outlook from that property nor, due to its position to the south east, would it result in significant loss of light through shading. There is a single rooflight window in the side elevation facing No.9, though as this serves a bathroom and would look out onto a blank wall, would not result in any loss of privacy through overlooking. The property to the west of No.9 (No.8), would be predominantly screened from the proposal by the immediately adjacent dwelling and, whilst the end of the house could be viewed from the rear garden, there would be no direct views from the house, which has no windows at first floor level in its side elevation other than one that looks out over the existing house.
- 8.6 To the south, the neighbouring property, Woodbank, has a garage adjacent to the boundary with the site and further outbuildings to the rear, again very close to the boundary. Whilst the first floor window in the rear elevation of the proposed dwelling would be angled towards the boundary with Woodbank, any views would be restricted by the existing buildings within its curtilage, ensuring that there would be no undue overlooking or loss of privacy. To the rear, the additional first floor window resulting from the new dwelling would be at a similar distance from the neighbouring properties as the existing.
- 8.7 In relation to highway considerations, Hampshire County Council's standing advice applies to residential development of 1 to 5 new dwellings, where the site is accessed from an unclassified road, such as this application. The proposed development would accord with standing advice for single residential developments. Concern has been raised about inadequate on-site parking being provided for both the existing and proposed properties. In this case, the existing dwelling is a three-bedroom house and the proposed would have two bedrooms. Annex 2 of the adopted Local Plan contains a requirement of two spaces for 2-3 bedroom units. The application proposes two spaces, one for each property, and there would therefore be a shortfall in parking provision. However, Annex 2 of the adopted Local Plan sets out that reduced parking provision may be acceptable in certain circumstances, such as where there is relatively good accessibility by public transport. In this case, account must be taken of the location of the site in close proximity to the village centre and its facilities, together with the easy access to public transport (the nearest bus stops are on Romsey Road, near the junction with Racecourse View). In these circumstances, it is considered

that the site is sustainable and that a reason for refusal could not be sustained on this basis.

- 8.8 In terms of ecology, a preliminary ecological survey has been carried out and the existing building is deemed to have negligible potential to be used as a bat roost and the proposal would not adversely affect bird nesting habitat or other protected species. Recommendations have been made for the biodiversity enhancements and details of these measures have been provided subsequently, together with a Construction Environmental Management Plan (CEMP), to ensure that appropriate measures are undertaken to avoid additional impact on the adjacent SSSI. Implementation of these measures can be secured by permission to ensure that the development would accord with Policies DP2 and SP6 of the Local Plan.
- 8.9 Prior to mitigation, the Habitat Regulations Assessment of the Local Plan could not rule out the recreational impacts of any new residential and visitor accommodation throughout the National Park having a likely significant in combination effect on the New Forest SPA and SAC sites. Consequently, mitigation is required for all proposals of these types of development for their recreational impacts on these New Forest designated sites. The site lies in close proximity to the New Forest European designated sites and therefore it would be necessary to mitigate the adverse effects of new visitor accommodation on these sites as a result of increased recreational pressures. Policy SP5 of the Local Plan explains that a contribution to the Authority's Habitat Mitigation Scheme will enable developers to ensure that mitigation measures are secured for the recreational impacts of their development. The applicant has confirmed a willingness to make a financial contribution of the agreed amount via a Unilateral Undertaking (UU) to secure the mitigation.
- 8.10 Natural England have advised that there is uncertainty as to whether future housing and visitor accommodation development will adversely impact the protected habitats of the Solent due to increased levels of nitrates entering the system. In accordance with Natural England's advice to local planning authorities along the Solent coast, the potential impacts from nitrates have been considered in an appropriate assessment in assessing this application. A nutrient 'budget' has been submitted and revised to take account of the issues raised by Natural England and the applicant has indicated a willingness to accept a condition to secure an avoidance and mitigation package in respect of the impacts of the development. Subject to securing appropriate mitigation in order to achieve a nutrient neutral scheme, the Authority's obligations as a 'competent authority' under the Conservation of Habitats and Species Regulations 2017 are met.

## **Conclusion**

- 8.11 The proposed development is capable of being accommodated on the site without adverse impact on the character and appearance of the

existing dwelling, the surrounding conservation area, neighbour amenity, ecology or highways safety and is therefore in accordance with policies DP2, SP6, SP15, SP16, SP17, DP18 and DP35 of the Local Plan 2016-2036.

## **9. 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:

RV/23/001 - Location and block plans  
RV/23/002 - Proposed site layout  
RV/23/003 - Proposed floor and roof plans  
RV/23/004 - Proposed elevations

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. 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 complies with Policy SP21 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019) and to ensure that any future development proposals do not adversely affect the visual amenities of the area or those of neighbouring properties contrary to Policy DP2 of the Local Plan.

5. The development hereby permitted shall not be occupied until the arrangements for parking have been implemented.

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

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

6. The parking space shown to the north west of the proposed dwelling shall be provided and retained for the sole use of the occupants of no.9 Racecourse View.

Reason: To ensure that adequate off-road parking is provided in the interests of highway safety.

7. 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 SP5 of the adopted New Forest National Park Local Plan (2016 -2036)

8. Prior to the commencement of development ecological mitigation for the New Forest Special Protection Areas, Special Areas of Conservation and/or Ramsar sites shall be submitted to and approved in writing by the New Forest National Park Authority. The ecological mitigation may take the form of a planning obligation which secures financial contributions in accordance with the Authority's Habitat Mitigation Scheme and the Solent (SRMP) Explanatory Note.

Reason: To safeguard sites of international ecological importance in accordance with Policies SP5 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019), the Authority's Habitat Mitigation Scheme and the SRMP

9. Prior to the commencement of development (including site clearance) details of the siting of the proposed biodiversity enhancements as set out in the additional information received 26/09/23 (including timescales for implementing these measures), together with a plan to manage any potential risks to nesting birds, 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.

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).

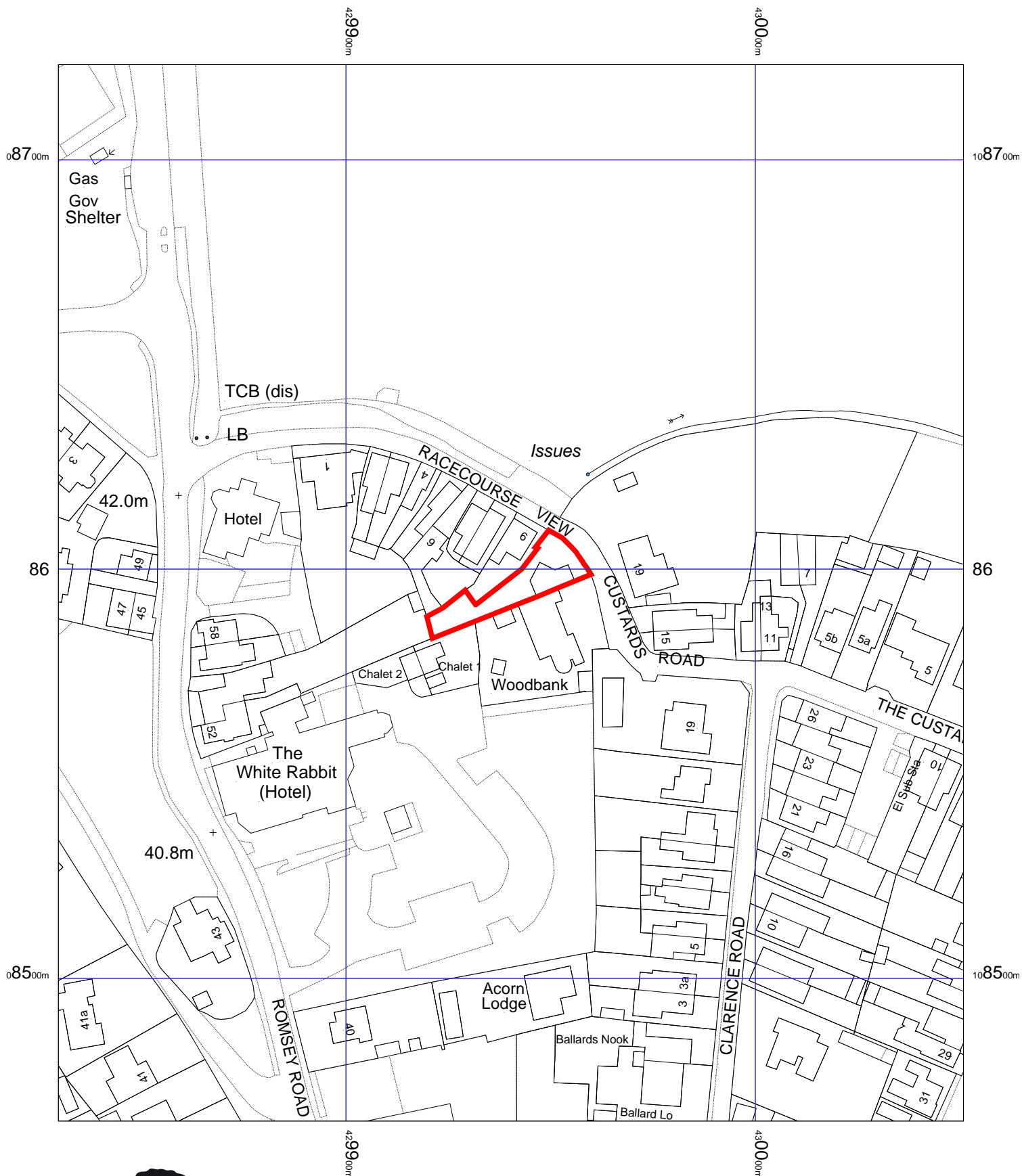


10. Works shall be carried out in accordance with the measures set out in the Construction Environmental Management Plan, hereby approved and all materials, machinery and any resultant waste materials or spoil shall be stored within the red line application site unless otherwise agreed in writing by the local planning authority. No vehicles associated with the development shall be parked on the verge to the north of Racecourse View.

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

11. 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

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