

Application No: 23/00657FULL Full Application

Site: Cheriton, Middle Road, Sway, Lymington SO41 6AT

Proposal: Replacement bungalow; demolition of existing bungalow
(AMENDED PLANS)

Applicant: Mr & Mrs Clements

Case Officer: Liz Marsden

Parish: Sway Parish Council

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. POLICIES

Development Plan Designations

Defined New Forest Village Sway

Principal Development Plan Policies

SP17 Local distinctiveness
DP2 General development principles
DP18 Design principles
DP36 Extensions to dwellings
DP35 Replacement dwellings
DP34 Residential character of the Defined Villages
SP14 Renewable energy

Supplementary Planning Documents

Design Guide
Sway Village Design Statement

NPPF

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

3. MEMBER COMMENTS

None received

4. PARISH COUNCIL COMMENTS

Sway Parish Council: Recommend refusal for the reasons listed below: The applicants have returned with a design that appears to be slightly bigger upstairs. They have taken on board a couple of our previous comments regarding design features, and have included a bat survey, as requested. However, they haven't addressed the main issue, which is still the enormity of the house compared to what it is replacing. This will still dominate over the houses around them. The parking has been reduced from four to two, despite the application form saying there was no change.

5. CONSULTEES

Ecologist: No objection subject to appropriate enhancement measures.

6. REPRESENTATIONS

Two letters from neighbouring properties raising concerns over:

- Potential overlooking of rear gardens due to upper floor windows and building extending further towards rear boundary.
- Issues with surface water drainage due to increased footprint of the dwelling.

7. RELEVANT HISTORY

No recent planning history

8. ASSESSMENT

Application Site

- 8.1 The application site consists of a bungalow and a flat roof garage adjacent to the dwelling. The existing dwellinghouse is comprised of painted brickwork with quoin details set under a slate pitched roof. The site is located off Middle Road, which is a residential road within the defined New Forest village of Sway with a variety of property styles and sizes.

Proposed Development

- 8.2 This application seeks planning consent for a replacement dwelling and the demolition of the existing bungalow. The replacement dwelling would have a gross internal floorspace of approximately 213.5 square metres. It would be 13.85 metres in width and have a ridge height of 6.85 metres. The roof would be comprised of grey slate tiles, whilst the external walls would be part render and part brickwork. Amended plans have been received to reduce the width and depth of the replacement dwelling and alter the dormer windows. The roof would have cropped hips at both ends.

Consideration

- 8.3 The existing dwelling lies within the defined village of Sway and is not a small dwelling for the purposes of Policies DP35 and DP36 and there is therefore no objection in principle to a larger replacement. The key issues are:
- Whether the development would be appropriate and sympathetic to the site and its surroundings;
 - Whether there would be any adverse impact on the amenity of occupants of neighbouring properties; and
 - Any impact on ecology.
- 8.4 The scale of the proposed replacement dwelling should be sympathetic to the site and appropriate to the surrounding area. Amended plans have been received which reduce the width and depth of the replacement dwelling by a metre. Whilst the replacement dwelling would be larger than the existing bungalow, its width and depth are now seen to be acceptable within the plot and not appearing unduly large or obtrusive. The width of the proposal was reduced to ensure that the dwellinghouse would not appear cramped within the plot and to ensure that there would be a sufficient gap between the dwellinghouse and its neighbours. The street scene on Middle Road is characterised by the spaces between the dwellinghouses, providing a sense of openness. The replacement dwelling would be wider than the neighbouring properties, however, this site has a wider plot and therefore it can accommodate this width whilst still retaining a sufficient gap between the dwelling and its neighbours, similar to those along the road. The width and depth of the proposal would not be out of keeping within the pattern of built form in the vicinity nor be detrimental to its character and appearance. The increase in ridge height would be acceptable, and the cropped hips at either end of the roof would assist in reducing the visual bulk of the dwellinghouse. Middle Road has a variety of different house sizes, so the increased footprint and height would not appear out of keeping.
- 8.5 The existing dwellinghouse is not of any architectural merit and therefore its replacement in principle is acceptable. The existing dwellinghouse has a flat roofed, single storey extension and flat roofed garage which detract from the dwelling. Whilst the design of the proposed replacement would be fairly standard, it would result in a more coherent appearance compared to the existing property. The use of render and slate roof are common within the National Park and are supported by the Authority's Design Guide. The development would comply with Policies SP17 and DP18 which seek to ensure that development would be of an appropriate design and sympathetic to its surroundings and would not have any adverse impacts on the special character of the National Park.
- 8.6 In terms of the impact on neighbouring amenity, the property most affected would be 'Argoed' to the west of the site. This is a bungalow with large, flat roofed dormer windows in each side elevation, creating accommodation at first floor level. At present the dormer facing the application site looks out to the rear of the existing bungalow, with the roof sloping away and therefore not impinging in the outlook from or light to the window. The proposal, due

to the increased depth of the building, would extend across the window so that it would be looking at the gable end and side of the dormer window. The amended plans, by moving the dwelling slightly further from the boundary, hiping the gable end and lower height of the dormers would reduce the impact slightly, though it would still be clearly apparent in views. However, there would be a gap of around 5m between the window and the roof, sufficient to ensure that there would be no undue loss of natural light available to it, and oblique views of the open area beyond the rear of the proposed dwelling. It is not considered that the new building would be so imposing in the outlook from the window to justify a refusal on these grounds.

- 8.7 To the east, the building would have much the same relationship with 'Ferndale', a full two-storey house, as the existing property, and it is not considered that the increased height of the gable end would have a significantly greater impact or loss of light to that property. Concern has been raised about the potential for overlooking of properties to the rear (south) of the proposal due to the addition of windows at first floor level and being set further back on the site. However, the closest distance between the existing and proposed dwellings would be in excess of 50m and there would be no unimpeded lines of sight due to intervening trees. As such it is not considered that there would be an unduly adverse impact on the amenities of the occupants of these properties and it would not be possible to sustain a reason for refusal on this basis.
- 8.8 A preliminary ecological and bat survey has been carried out and confirms that there is no evidence of any bats or bat roost within the building and that there is negligible potential for it to do so. Therefore, subject to the implementation of the enhancement measures set out in the ecology report, the proposal would not result in loss of, or harm to, the ecology of the area.

Conclusion

- 8.9 The proposed development is capable of being accommodated without adverse impact on the character and appearance of the site, the surrounding area, neighbour amenity and would not have an adverse impact on ecology. It is therefore in accordance with Policies DP2, SP6, SP17, DP18 and DP35 and DP36 of the adopted 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 plans:

004 - Location plan

021 - Proposed site plan

017 - Proposed plans and 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. The external facing materials to be used in the development shall be as shown on the approved plan and specified on the application form, 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).

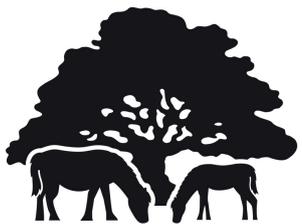
4. Prior to the commencement of development above slab level, measures for ecological mitigation and enhancement (including timescales for implementing these measures) shall be submitted to and approved in writing by the National Park Authority. The measures thereby approved shall be implemented and retained at the site in perpetuity. The measures shall be based on the recommendations set out in the ecological report approved as part of this planning application.

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).

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 site and to comply with Policies DP35 and DP36

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,
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Tel: 01590 646600 Fax: 01590 646666

Date: 07/12/2023

Ref: 23/00657FULL

Scale: 1:1250

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Application No: 23/00795FULL Full Application

Site: Robertshaw House, Foldsgate Close, Lyndhurst, SO43 7BZ

Proposal: External alterations to include replacement windows, doors, handrails, soffits, fascia's and infills to stainless steel handrail, posts and glass infill panels to existing balconies; new door in lieu of window; replacement cladding to match existing; re-tiling of roof

Applicant: New Forest District Council

Case Officer: Julie Blake

Parish: Lyndhurst Parish Council

1. REASON FOR COMMITTEE CONSIDERATION

Contrary Parish Council view

2. POLICIES

Principal Development Plan Policies

DP2 General development principles

DP18 Design principles

SP17 Local distinctiveness

Supplementary Planning Documents

Design Guide SPD

NPPF

Sec 12 - Achieving well-designed places

Sec 15 - Conserving and enhancing the natural environment

3. MEMBER COMMENTS

None received

4. PARISH COUNCIL COMMENTS

Lyndhurst Parish Council: Recommend refusal, the refurbishment of this development to maintain the facility within Lyndhurst is welcomed. However, it is felt that the extensive use of UVPC frames, cladding and fascias etc. is contrary to the emphasis on sustainable natural materials recommended in the NFNPA design guide. It is considered rather than simply repeating the original design, that use of natural sustainable materials would reduce the carbon footprint of the proposed

development. The Parish Council also believe that the local authority should be setting an example of sustainable development within the National Park.

5. CONSULTTEES

Ecologist: Support subject to conditions

6. REPRESENTATIONS

None received.

7. RELEVANT HISTORY

None.

8. ASSESSMENT

Application Site

8.1 Robertshaw House is a two-storey block of 26 flats managed by New Forest District Council for social housing. The flats are situated in a cul-de-sac accessed via Broughton Road. They are located within an area of amenity grassland, surrounded by mature trees to the north and a mix of private residential properties to the south and west. The block is adjacent to the main A337 with a golf course, allotments and open forest to the east. The property lies within the defined New Forest village of Lyndhurst and is currently undergoing renovations.

Proposed Development

8.2 The application seeks planning permission for range of external alterations as detailed in the description of the proposed development. These include replacing existing windows, doors, cladding and the roof tiles, all of which are coming to the end of their functional life.

Consideration

8.3 The key issues for consideration are whether the external alterations and the new uPVC cladding would be appropriate to the property, the impact of the proposal on the character and appearance of the surrounding area and any other impacts on neighbouring amenity.

The proposed works are designed to prevent further deterioration of the property and to ensure the building is watertight and well insulated so that it can continue to provide much needed social housing accommodation. It should be noted that repairs, maintenance and minor improvements (especially on a like for like basis) do not normally require planning permission. However, as these have been included in the proposed development they fall to be considered under the application.

As a result of the Parish Council's recommendation for refusal and concerns about the extensive use of uVPC, the applicant was invited to

consider an alternative palette of materials, with a suggestion that timber casement windows, sanded concrete roof tiles and white cedar cladding might be more suitable. Although the applicant did initially agree to these changes, they were found to be too expensive and would render the proposed refurbishment unviable.

8.4 Following further negotiations, it has now been agreed that the main communal entrance and exit doors, the louvered doors serving the boiler house, secondary communal entrance and exit doors and the newly installed door to serve Laundry Room would be finished in white powder coated aluminium and the remaining windows would be replaced with modern (like for like) uPVC. Cedar cladding, whilst not usually recommended within the National Park, would give the building a more appropriate finish than replacement uPVC. This type of cladding is a suitable alternative and would offer the same durability as uPVC. The visual impact of this type of cladding would be reduced with the use of a textured, non-shiny version. Because the cladding would only be used where there is currently uPVC, these repairs would not alter the appearance of the property, would not appear overly suburban and would cause no more visual harm to the wider area than is already present.

8.5 It is also relevant to consider that replacement uPVC windows would not require planning permission in this instance, notwithstanding that they are included in this application.

8.6 Finally, interlocking slate tiles have agreed for the roof and taken as a whole, the proposed refurbishment works offer an improvement over the existing external materials and finishes and for this reason the proposal would comply with Policies DP2, DP18 and SP17.

8.7 Some internal refurbishment works have already commenced (which do not require planning permission) and these works have identified the presence of bats. As a result, the applicant has sought advice from an experienced and competent ecologist and a Preliminary Roost Appraisal (PRA) was carried out in October 2023 by a licensed bat ecologist from Natural England. The ecologist issued advice on a suitable mitigation strategy to allow the work to continue under Natural England's Licencing Policy. This allows alternative sources of evidence to reduce standard survey requirements in exceptional circumstances and it can be applied where the ecological impacts of development can be predicted with certainty and where evidence of bat activity has already been established.

8.8 The guidance would normally at this stage be to undertake further bat surveys however as the works found the bat mid-way through emergency works (asbestos removal and fire ceiling installation), there is now an identifiable need for Natural England's Licensing Policy (Policy 4) to be utilised to ensure the protection of the 26 residents within the property. This means that the licence can be approved after planning permission has been granted.

8.9 In summary, the bat roost has been assessed through the PRA as a likely day roost as there is no evidence of bat droppings. The Authority's

Ecologist has commented that the Authority had not previously considered the building to pose a high risk of presence of protected species due to its age and construction materials. The ecology report that accompanies the application outlines the compensation which comprises a total of 12 bat access points and therefore extensive provision for bats within the roof void. Mitigation will also be provided in the form of roost features erected on trees. This is likely to fully compensate for the potential loss of only moderate potential in the existing structures and allows a range of use. It is likely that the conservation status of the population of the bat species concerned can be maintained at a favourable level and that accordance with policy has been demonstrated and that the overall approach can be supported given the circumstances of this case.

Conclusion

- 9.1 The repairs to the building would prevent further deterioration of the property and ensure that the building is brought up to modern standards. The concerns of the Parish Council are noted and understood and it is felt a suitable compromise has been reached on the choice of materials to be used in the refurbishment.

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. 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. Development shall only be carried out in accordance with drawing nos: 01, 02, 03, 04 Rev D, 05, 06 Rev D, 07, 08 Rev E . 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).

4. Prior to any works commencing, Temporary roost provision in the form of one 'bark rot hole bat box', one 'bark large bat box' and one 'bark hibernation bat box' will be erected on erected and retained in perpetuity on the mature trees along the northern boundary within the applicant's ownership at a minimum height of 3.5m from ground level. Works must take place between the 1st October and 30th April period to avoid the maternity season. Additionally, the roosts must be reinstated by the 1st May the following season to ensure that roosting provisions for the maternity roost are on site at all times.

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).

5. Works must be in accordance with the ecology report's specifications and method statement unless otherwise agreed in writing and be maintained thereafter. The Authority requires the result of monitoring to be copied to the Authority as well as being provided to Natural England, a post completion sign off by an ecologist and written confirmation to the Authority.

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

6. Destructive roofing works and other feature removal must not take place during adverse weather conditions (during rain or strong winds) due to an increased likelihood of harm to bats in the event bats become disturbed and fly away.

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).

7. Prior to works commencing, the licensed bat worker will give a toolbox talk to the contractors on the site regarding the legal protection afforded to bats, bat biology, the contractors' responsibilities and any conditions set out within this report. The contractors will be continually aware of bats and the potential for them to be present during the works and a copy of the approved EPS licence will always be retained on site for contractors to refer to.

A licensed bat worker will attend the site on the day of all roof/tile removal and destructive works. An internal loft inspection will take place prior to works commencing by the licensed bat worker; if a bat is present, the bat will be relocated to the bat box out of the way of works following a health examination.

The bat licensed ecologist will then supervise the 'soft' dismantling of the roof tiles, hanging tiles, wall tops, felt/battens and eaves. Soft dismantling will be undertaken by hand and hand tools only, each tile/feature will be removed gently pulled away from the roof to avoid crushing. Other features will be removed carefully and inspected for the presence of bats and/or bat evidence. Should any bats be present only the licensed bat worker will remove the bat to the bat box following an examination of the bat.

Once the features suitable to support roosting bats have been dismantled then works can continue unsupervised. Should a bat be discovered at any other time then works will cease and the licensed bat ecologist contacted for advice. All contractors are strictly forbidden from handling bats.

Injured or underweight bats will be taken immediately into care (as directed by the Batworker's Manual, s. 7. 3, pp 64 – 66; 3rd ed. 2004 and with reference to the Bat Conservation Trusts Bat Care Guidelines a Guide to bat care for rehabilitators 2nd ed 2016).

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. During the construction phase a total of 12 'bat access tile access points' will be created. These tiles will allow bats to access into the loft space via a cut in the felt behind which must measure at least 10cm by 2cm.

For myotis bats, at least four 'Truss Bat Boxes' will be installed within separate roof spaces and fixed in between rafters within the roof space.

The new roof must be lined exclusively with bituminous 1F type roofing felt only; Other types of membrane are not permitted for use under a bat licence from Natural England.

15 'Bat Cladding Access Points' will be created in the new cladding. If membrane is to be used behind the new cladding, this must comprise only of bitumen 1F type felt due to the risk of entrapment. Each access point will measure 20mm x 100mm and allow pipistrelle bats to access the cavity between the cladding and the external wall.

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. During the construction phase a total of 12 'bat access tile access points' will be created. These tiles will allow bats to access into the loft space via a cut in the felt behind which must measure at least 10cm by 2cm.

The new roof must be lined exclusively with bituminous 1F type roofing felt only; Other types of membrane are not permitted for use under a bat licence from Natural England

15 'Bat Cladding Access Points' will be created in the new cladding. If membrane is to be used behind the new cladding, this must comprise bitumen 1F type felt only due to the risk of entrapment. Each access point will measure 20mm x 100mm and allow pipistrelle bats to access the cavity between the cladding and the external wall.

Reason: To safeguard protected species in accordance with Policies DP2 and SP6 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

10. Two years post-monitoring will be undertaken, in year 1 and in year 3+ following the completion of the roost compensation. The post-monitoring visit will include a loft inspection and inspection of the replacement bat features/bat boxes followed by a dusk emergence survey; the results will be used to inform Natural England on the success of the bat mitigation.

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).

11. During the construction phase no external light fixtures will be installed. If external lighting is required, this will be limited and only installed where required for safety purposes. No external luminaires will be installed where these will cast light spill onto surrounding vegetation such as mature trees.

All luminaires will lack UV elements when manufactured. Metal halide, compact fluorescent sources will not be used.

LED luminaires only will be used due to their sharp cut-off, lower intensity, good colour rendition and dimming capability. A warm white light source (2700Kelvin or lower) will be adopted to reduce blue light component.

Light sources will feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats. Internal luminaires will be recessed only where installed in proximity to windows to reduce glare and light spill. Column heights must be carefully considered to minimise light spill and glare visibility..

Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, will be used.

Luminaires must always be mounted horizontally, with no light output above 90° and/or no upward tilt.

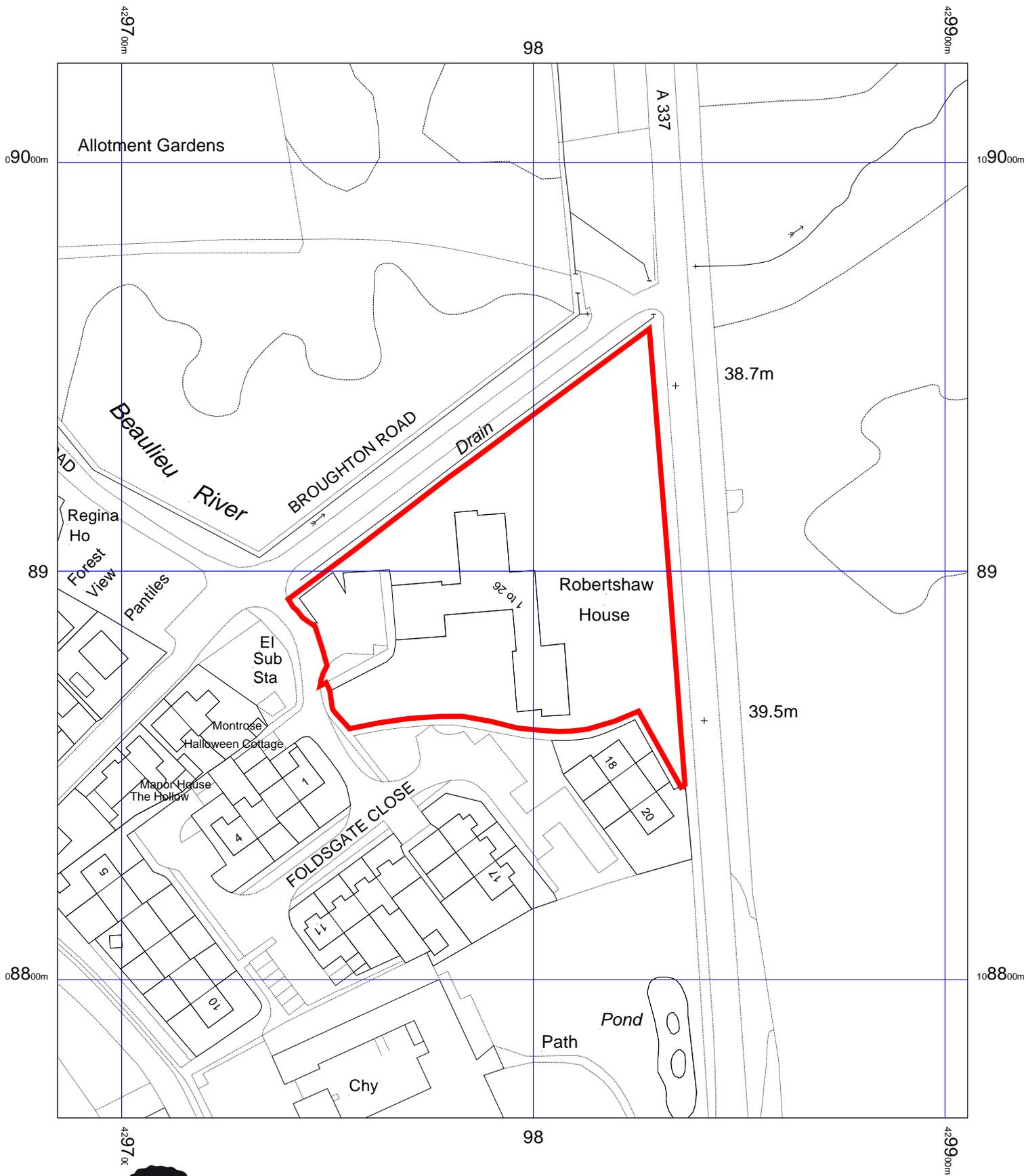
External security lighting will be set on motion sensors and set to a 1 minute timer.

Bollard or low-level downward-directional luminaires will not be installed due to unacceptable glare, poor illumination efficiency, unacceptable upward light output, and increased upward light scatter from surfaces. Only if all other options have been explored, accessories such as baffles, hoods or louvres can be used to reduce light spill and direct it only to where it is appropriate.

Reason: To safeguard protected species in accordance with Policies DP2, SP6 and SP15 of the adopted New Forest National Park Local Plan 2016 – 2036 (August 2019).

12. The EPSM licence must be approved by Natural England before any works start on site which would otherwise constitute an offence. A post completion sign off by an ecologist and written confirmation to the Authority would be required.

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).



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Tel: 01590 646600 Fax: 01590 646666

Date: 07/12/2023

Ref: 23/00795FULL

Scale: 1:1250

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Application No: 23/00925FULL Full Application

Site: Broadhill Cottage, Broadhill Lane, Blissford, Fordingbridge, SP6 2JH

Proposal: Reconstruction of dwelling; air source heat pump; demolition of garage

Applicant: Mr M Meisels

Case Officer: Liz Marsden

Parish: Godshill Parish Council
Hyde Parish Council

1. REASON FOR COMMITTEE CONSIDERATION

Contrary Parish Council view

2. POLICIES

Development Plan Designation

Conservation Area

Principal Development Plan Policies

SP17 Local distinctiveness
DP2 General development principles
DP18 Design principles
DP36 Extensions to dwellings
SP16 The historic and built environment
DP35 Replacement dwellings

Supplementary Planning Documents

Design Guide SPD

NPPF

Sec 16 - Conserving and enhancing the historic environment
Sec 12 - Achieving well-designed places
Sec 15 - Conserving and enhancing the natural environment

3. MEMBER COMMENTS

None received

4. PARISH COUNCIL COMMENTS

Godshill Parish Council: Resolved to recommend refusal on the following grounds:

- Important documents missing from the application, notably:
 - A biodiversity checklist or report. This is a mandatory local requirement and the state of the dwelling and site has potential to provide habitat for a number of species which has not been assessed.
 - Drainage plan. The submitted statement specifies that the site is connected to the mains sewer, which is not correct. It is not considered to be satisfactory for the drainage details to be provided as a discharge of condition and they should be made available at this stage.
 - Construction method statement.
- Do not consider that an air source heat pump was suitable or compatible with the retention of the cob wall.
- If the remaining cob wall cannot be retained, any amendment should be by way of a further application and not considered under delegated powers.
- Mitigation should be provided for the light spillage from the roof lights in the kitchen and proper consideration given to any external lighting.
- It is noted that the garage was subject to an Enforcement Notice and that it will be demolished.

5. CONSULTEES

Conservation Officer: These proposals have been the subject of pre-application discussions and provided a phased approach to rebuilding which has been informed by cob specialists and structural engineers. There are still a number of unknowns, most significantly related to the structural integrity of the brick-built part of the dwelling that is still standing and it will be essential to maintain a dialogue between the developers throughout the development phase to ensure that the construction is acceptable. A number of conditions are proposed.

Ecologist: Whilst additional information is required about the extent of the ecology on the site, this is able, in this case, to be addressed by means of conditions.

6. REPRESENTATIONS

Four letters of objection and comment on the grounds that:

- The term 'reconstruct' is a play on words to elude to it being a replacement.

- Previous applications were not accepted by the authority as they stated that no proposals would be acceptable and they deemed the land to be undevelopable land. This has not changed.
- The policies that have been upheld at appeal were those of the Planning Department.
- Will be essential to ensure that the ridge height of the cottage is not increased as it would ruin its proportions to the detriment of the conservation area.
- Concerned that the reconstruction is in fact a rebuild as the floorspace of the proposal is larger than the original.
- No need for the application including the demolition of the garage which is already the subject of an enforcement notice.
- The site needs to be cleared and confirm exactly what material will be re-used before any application is considered.
- Air source heat pump will not be effective with the insulation levels of the original steel framed windows which would be salvaged and reused. They will not work with this type of building.
- Larger 'reconstruction' would, if approved, raise the question of whether the previous applications were wrongly refused and leave the Authority open to being sued for damages.
- Information provided in the application, whilst appearing comprehensive, is vague and open to misinterpretation as is apparent in the comments of the BD&C officer.
- It appears that there has been an acceptance of a 0.5m increase in ridge height, leading to the potential for a number of other alterations including larger windows etc.
- Conditions not sufficiently stringent and the Authority would not appear to have the resources to enforce them.

7. RELEVANT HISTORY

Replacement dwelling; retention of outbuilding with alterations (20/00068) refused on 12 May 2020. Subsequent appeal dismissed on 06 December 2021

Replacement dwelling; retention of two storey outbuilding (18/00968) refused on 11 February 2019. Subsequent appeal dismissed on 09 August 2019

Dwelling; outbuilding (demolition of existing dwelling) (18/00483) withdrawn on 12 September 2018

8. ASSESSMENT

Application Site

- 8.1 Broadhill Cottage is located on a long narrow plot adjacent to an unmade access lane, within a rural setting in the Western Escarpment Conservation Area. The dwelling has been identified as a non-designated heritage asset

(NDHA), the original part of which was constructed from cob with an old two-storey extension at one end and more modern single-storey additions. It is, however, in an extremely dilapidated condition, with sections having collapsed and the site has become very overgrown so that little of the remaining dwelling is visible from outside the site. There is a flat roofed double garage at the eastern end of the site.

- 8.2 There is recent planning history, with two appeals for replacement dwellings having been dismissed. Both of the previous applications had slightly higher ridge heights than the original cottage and features/materials that were unsympathetic to it. They also included a substantial garage building which was considered to be disproportionate and not subservient to the dwelling. The Inspector, in his determination of the most recent appeal, attached considerable weight to the harm to the NDHA and conservation area that would result from the complete removal of the existing dwelling on the site. This harm was not outweighed by any identified benefits and the appeal was therefore dismissed.

Proposed Development

- 8.3 The current proposal seeks permission for the phased reconstruction of the original building, in line with pre-application discussions, using the same or reclaimed materials where possible, including cob for the original part of the cottage. The, still standing, two-storey extension on the east end is to be retained and repaired, if structurally feasible. A more sympathetically designed, single-storey, lean-to extension is proposed to the west side and to the north, where it would reflect the form of the original cat slide roof to the cottage. The garage is to be removed and the area used for two parking spaces and waste/recycling storage.

The key considerations are:

- Whether the proposals would be appropriate to the NDHA and sufficient to conserve the heritage asset and cultural heritage of the National Park.
- The impact on the conservation area.
- The implications for Policies DP35 and DP36 in terms of floor space. The cottage is a small dwelling for policy purposes.
- Any impact on neighbouring amenity.
- Any impact on ecology.

Consideration

- 8.4 Policy DP35 of the New Forest National Park Local Plan 2016-2036 states that the replacement of dwellings will be permitted except where the existing dwelling makes a positive contribution to the historic character and appearance of the locality. The Inspector, in the determination of the previous appeal, recognised that the collapse and loss of much of the fabric of the building had clearly diminished the significance of the cottage though he went on to say that *'due to its age and rarity, even in its current condition, Broadhill Cottage, retains some historic and architectural value*

and significance, albeit very modest. Accordingly, I find that it should still be considered as an NDHA' (para. 25). Therefore, under Policy DP35, the loss through replacement of such a heritage asset is not supported.

- 8.5 The case made by the applicant of the previous proposals is that the dwelling had deteriorated so far that there is no choice but to replace it. However, the NPPF is clear in that "where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision" (paragraph 196). It should be noted that the condition of the property has deteriorated since the first application was submitted to the Authority in August 2018 when the building was clearly intact. Prior to its collapse, insufficient information had been submitted to justify the demolition and loss of the NDHA, although investigations, which included the removal of large areas of the concrete render, had been carried out. The removal of the concrete exposed the cob, which then deteriorated rapidly to the point of collapse. A structural report carried out in August 2018 clearly identified the instability of the front wall, the need for its stabilisation, and likelihood of further progressive deterioration.
- 8.6 The Inspector found that the owner of the property, at that time, did not take reasonable steps to address the progressive decline in the condition of the cottage prior to its collapse nor, following the collapse, appropriate work carried out to protect the remaining parts of the cottage. In the absence of any detailed assessments of the structural condition of the building or the specifications as to the works needed to restore it, the Inspector concluded that allowing it to deteriorate further was a deliberate decision. The PPG explains that, where there is deliberate neglect of a heritage asset in the hope of making permission easier to gain, the deteriorated state of the asset should be disregarded.
- 8.7 It was also noted by the Inspector that all of the applications that had been submitted prior to and including the most recent appeal were for the complete demolition and replacement of the cottage and that there was little evidence that any other options had been considered. In the Inspector's view, the appeal proposal was not the only possible solution available for the site.
- 8.8 The current application seeks to provide an alternative solution that would effectively replicate the original cottage on the site, saving and reusing as much remaining historic fabric as possible. The height of the building would remain the same as the original (evidenced by the remaining section of the historic side extension), it would be constructed on substantially the same footprint, with the exception of a small increase at ground floor level, and the central part of the cottage which formed the historic 'hovel' would be constructed from cob. The resultant building would therefore have a similar scale and impact as the original, prior to its deterioration and collapse. Whilst it is recognised that the majority of the cottage, or possibly all of it, if the remaining section is found to be incapable of retention, would in fact be new build, the sympathetic reconstruction would reinstate the historic

features of the NDHA, a building that is considered to be of historic and cultural significance. The proposal would therefore restore the positive contribution that the cottage formerly made to the character and appearance of the conservation area.

- 8.9 The proposal must be assessed in light of the public benefits that would be derived from the development. The Inspector in his assessment of the previous proposal acknowledged that there would be some benefit from the contribution of a habitable, modest sized dwelling and its restoration of the longstanding residential use of the site, both of which would be applicable in this case. However, it was not considered at that stage that these benefits were sufficient to outweigh the decreased contribution to the character and appearance of the conservation area that would have resulted from the replacement building. The public benefit to the character and appearance of the area that would be derived from current proposal to essentially reconstruct the cottage, should therefore be given considerable weight.
- 8.10 There are proposed to be two new rooflights in the catslide roof to the rear of the property and the Parish Council have raised a concern that it could result in an adverse on the tranquillity and night skies of the area. The applicants have confirmed that the glazing in these units would be blackout 'smartglass', which with the use of light sensors, would significantly reduce light emissions at night, whilst allowing natural daylight in. Other windows would either reuse the existing (refurbished) or be designed to match them.
- 8.11 In terms of construction, a phased method is proposed, with the first phase being the dismantling of the existing structure and storage of material, followed by the reconstruction of the cob part of the dwelling. There is a detailed construction methodology statement, submitted as part of the application and the Authority's Building Design Conservation Officer confirms that the information is acceptable. However, given the degree of uncertainty over the retention of the remaining two-storey section of the building, due to potential issues over its structural integrity, has advised that continued dialogue is maintained between the National Park officers and the construction team throughout the construction period order to ensure that the final details of major works is agreed prior to their commencement. The Parish Council have referred to the lack of a Construction Method Statement, but a condition requesting this has been included.
- 8.12 Objections to the development have been raised on the grounds that the previous owner of the site could be seen to have been unfairly treated, having been consistently refused consent, with the reasons for refusal having been given that 'no proposals would be acceptable' and the land was deemed to be undevelopable. This is not in fact the case. The reasons related to the loss of the NDHA and its replacement with a dwelling of modern construction which would be detrimental to the local character and distinctiveness of the National Park and its built historic environment. The current proposal differs from the refused applications in a number of significant ways, retaining the proportions of the original dwelling and using traditional construction methods. The use of cob, in particular, was noted by

the Inspector as having a distinctive form, texture and qualities that would not be achieved by modern rendered blockwork.

- 8.13 Policy DP35 and DP36 also provide restrictions as to the size of replacement dwellings or extensions to existing properties. In this case, the original dwelling was a small dwelling for the purposes of Policy and therefore any increase in habitable floor area was restricted to a maximum of 100 sq.m. The proposed dwelling would be reconstructed on substantially the same footprint as the original cottage though slightly increased at ground floor level, due to squaring off the single storey extensions to side and rear. The resultant floor area of the property would still be well within the size limitations of Policies DP35 and DP36.
- 8.14 In terms of potential impact on neighbouring amenity, the proposal would result in a dwelling of substantially the same size and height as the original and would therefore have no increased impact through loss of light or outlook. There are to be no additional windows at first floor level that would result in potential loss of privacy through overlooking and it is not therefore considered that the proposal would adversely affect the residential amenities of occupants of adjacent properties.
- 8.15 The description of the application refers to the demolition of a garage located at the eastern end of the site. However, this is an unauthorised structure on which an enforcement notice has been served and therefore is required to be removed, regardless of the outcome of the current application and consideration of this aspect of the proposal is not applicable to the determination of the application.
- 8.16 Concern has been raised about the lack of any drainage details, with the point having been made that the application form erroneously states that the foul waste is connected to a main sewer. It is recognised that this is not the case and details of foul and surface water drainage measures have been requested during the course of the application. The applicant's agent has confirmed that whilst it is believed that there is a septic tank on the site, the condition of the land is such that it has not been possible to identify its location and the site would need to be cleared in order to do so. Given the desirability of installing a modern package treatment plant, which would be much more efficient and environmentally preferable than a septic tank, it is considered that, as there is sufficient room within the site to be able to accommodate such a feature, together with measures to control surface water run-off, these elements can be the subject of appropriate conditions. It should also be noted that the previous applications on the site did not provide any drainage information and was not included as a reason for refusal. Whilst the lack of any attempt to deal with surface water issues was referred to in the Inspector's decision, this was insofar as it related to the continued deterioration of the building, rather than as a material consideration in the acceptability of the development. It is not therefore considered that it would be possible to sustain an objection to the proposal on drainage grounds.

- 8.17 A number of comments that have been received referring to the introduction of an air source heat pump (ASHP), which it is claimed would not be effective with a cob construction. Whilst there may be technical reasons why this is the case, the agent has confirmed that the ASHP is shown on the plans as an option to improve the sustainability of the dwelling. Should it be found to be an inappropriate solution, then it would not be used, but its inclusion at this stage precludes the requirement for a further application.
- 8.18 It is noted that there was little consideration of the impacts of the proposal on the ecology of the area at the time of the previous applications, despite the potential to support protected species due to the rural location and age of the property. Preliminary surveys have been carried out during the course of the application and identified moderate potential for bats to be present in some parts of the structure, though given the lack of an enclosed roof void, this would be limited to crevices, which do not provide suitable spaces for the more sensitive and important uses such as maternity roosts. In these circumstances and given the Ecologist's view that it is possible to anticipate the types of mitigation/compensation that are most likely to be required, the use of conditions to ensure the delivery of such measures is not inappropriate. This would be a proportionate approach to enable works to prevent further deterioration of the NDHA are carried out by providing assurance to the applicants that the principle of the development is acceptable, whilst ensuring that the ecology of the area, including other species such as birds and reptiles, is not harmed and would be enhanced in accordance with Policy SP6.

Conclusion

- 8.19 The proposed would be materially different from the applications the subject of the previously dismissed appeals in that it would result in the sympathetic reconstruction, using traditional materials, of an identified non-designated heritage asset that contributes positively to the character and appearance of the conservation area. The development would not exceed policy limitations or have an adverse impact on neighbour amenity and ecological sensitivities can be appropriately mitigated. It is therefore in accordance with Policies DP2, SP6, SP15, SP16, SP17, DP18, DP35 and DP36 of the New Forest National Park Local Plan.

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 plans:

PP-001 – Location plan

PP-002 – Block plan

PP-004 – Proposed site plan

PP-010 – Proposed ground floor plan

PP-011 – Proposed first floor plan

PP-012 – Proposed roof plan

PP-018 Rev A – 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. The building hereby approved shall only be constructed from the materials salvaged from the existing building (excluding concrete slab and render), and any shortfall in useable materials shall be made up of matching materials.

Reason: To protect the character and architectural interest of the building in accordance with Policies DP2, SP16, SP17 and DP18 of the New Forest National Park Authority Local Plan (Adopted 2019).

4. No development shall take place above slab level until samples or exact details of any new 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 Policies DP2 , SP16, SP17 and DP18 f the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

5. No development shall take place until details of the means of disposal of foul and surface water from the site have been submitted to and approved in writing by the New Forest National Park Authority. These shall include:

- a) specification of the type and location of any package treatment plant

- b) specification and location of soakaways or other SUDS
- c) rain water goods design and location

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

Reason: To ensure that the drainage arrangements are appropriate and in accordance with Policies DP2 and SP16 of the New Forest National Park Authority Local Plan (Adopted 2019).

6. Prior to the commencement of development, including any demolition, a detailed Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the New Forest National Park Authority. The CEMP shall include:
- Details of all areas to be demolished and the method for maintaining the safety and stability of the building fabric identified to be retained.
 - Details of the agreed foundation laying design and method
 - Structural details including tying brick and cob together, and proposed timber framing

These items should be supported by a structural engineer's drawings and/or a method statement.

Development shall be carried out in accordance with the approved details unless otherwise agreed in writing with the New Forest National Park Authority.

Reason: To protect the character and architectural interest of the building and ensuring that no damage is caused to the part of the building which is to be retained in accordance with Policies DP2, SP16, SP17 and DP18 of the New Forest National Park Authority Local Plan (Adopted 2019).

7. No development shall take place until a construction management plan has been submitted to and approved in writing by the National Park Authority. The plan shall include:
- (a) A programme of and phasing of demolition (if any) and construction work;
 - (b) The provision of long term facilities for contractor parking;
 - (c) The arrangements for deliveries associated with all construction works;
 - (d) Access and egress for plant and machinery;
 - (e) Protection of pedestrian routes during construction;
 - (f) Location of temporary site buildings, compounds, construction material and plant storage areas;
 - (g) details of the disposal of any spoil from the site
 - (h) a 'before and after' photographic record of the verges and

ditches along Broadhill Lane and its junction with Blissford Road to ensure that any damage caused by delivery or construction vehicles is reinstated to an acceptable standard.

Reason: In order to minimize the amount of disruption to users of the highway and neighbouring properties , in the interests of highway safety and visual and residential amenity in accordance with Policies DP2, SP17 and DP18 of the New Forest National Park Local Plan (adopted 2019).

8. 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.

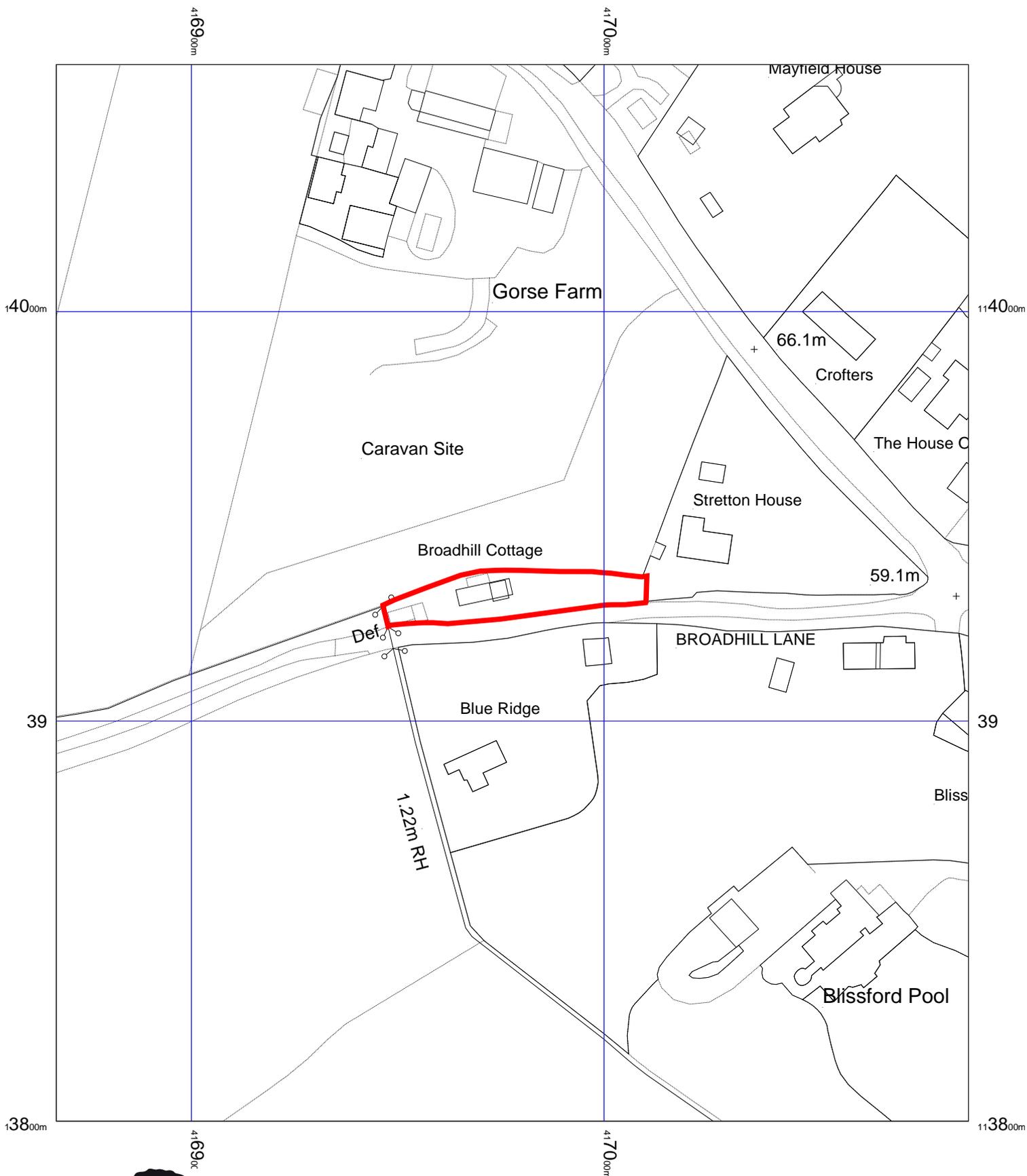
Reason: To protect the amenities of the area in accordance with Policies DP2 and SP15 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

9. Prior to the commencement of development (including site and scrub clearance), other than any temporary measures to be put in place to protect the remaining part of the existing building, full details of proposed 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.

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).

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.



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

Tel: 01590 646600 Fax: 01590 646666

Date: 07/12/2023

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Scale: 1:1250



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Application No: 23/01027FULL Full Application

Site: Spot In The Woods, 174 Woodlands Road, Woodlands,
Southampton SO40 7GL

Proposal: Change of use to a residential dwelling and associated curtilage

Applicant: Hillbrooke Hotels Ltd

Case Officer: Liz Marsden

Parish: Netley Marsh Parish Council

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view.

2. POLICIES

Development Plan Designations

Conservation Area

Principle Development Plan Policies

SP15 Tranquillity

SP17 Local distinctiveness

SP19 New residential development in the National Park

DP2 General development principles

SP16 The historic and built environment

SP21 The size of new dwellings

NPPF

Sec 12 - Achieving well-designed places

Sec 16 - Conserving and enhancing the historic environment

3. MEMBER COMMENTS

None received

4. PARISH COUNCIL COMMENTS

Netley Marsh Parish Council: Recommend Permission – concerns were expressed about the loss of an employment site. It was felt the heritage asset is important to the Parish.

5. **CONSULTEES**

Tree Officer: Mature trees are protected by reason of their location within the conservation area and no works are proposed as part of the application. No objection.

Conservation Officer: No objection in principle as proposals will help to safeguard and secure the long-term use of the historic building.

6. **REPRESENTATIONS**

Two letters from neighbouring properties commenting:

- The hotel was an appreciated and well-used community asset.
- There was no detrimental impact on amenity resulting from the hotel use and there has been no discernible improvement to tranquillity since it closed.
- No mention that they have tried to sell it as a going concern.
- Given the size of the proposed house there would be potential for multiple occupancy.
- Traffic is not a consideration as, even at its peak, the property had no impact on Woodlands Road.

7. **RELEVANT HISTORY**

5 no. shepherds huts; associated works (20/00047) granted on 31 March 2020

Erection of building to provide additional 5 bedrooms, office and meeting room (Extension of time limit to implement planning permission reference 94785) (13/9825) granted on 10 April 2013

Erection of building to provide additional 5 bedrooms, office and meeting room (09/94785) granted on 06 July 2010

Retention of Shed, Fence and Ducting; Proposed Air-Conditioning/Heating Unit; Acoustic Screen and Fencing (08/92734) granted on 23 May 2008

New pitched roofs; external cladding; verandah; first floor terraces; alterations to pool room (07/91411) granted on 29 May 2007

New pitched roofs; external cladding; veranda; first floor terraces (06/90833) granted on 13 December 2006

Ground floor addition (NFDC/96/60285) granted on 24 December 1996

Single storey extensions, conservatory & pool enclosure (93/51405) granted on 09 March 1993

Enclosing of swimming pool addition of games room/walkway/extension of dining room. (NFDC/87/35828) granted on 18 January 1988

Extension to dining room/lounge/en-suite shower room and office. (NFDC/87/33758) granted on 03 March 1987

Addition of Reception Room and Toilets. (74/01719) granted on 01 October 1975

2 storey extension to hotel and erection of double garage. (NFDC/74/00470) granted on 11 July 1974

8. ASSESSMENT

Application Site

- 8.1 The Spot in the Woods (formerly Hotel Terravina) is a well-established hotel sited within the Forest North East Conservation Area and has been identified as a non-designated heritage asset. It is set on a corner plot, the boundaries of which are lined with trees. The position of the main building is towards the north eastern corner of the site, close to the rear boundary, with a lawn area to its side extending towards Woodlands Road along the western boundary. The remaining land within the curtilage of the hotel is taken up with parking and a cluster of five shepherd's huts.

Proposed Development

- 8.2 The application seeks consent for the change of use of the property to a single residential dwelling. No alterations to the building are included within the application. The key considerations are:
- The implications for Policy SP46, which seeks to retain existing serviced visitor accommodation where it contributes to the sustainability of the community;
 - Whether a new dwelling of the size proposed would be justified in this location;
 - Any impact on the surrounding area; and
 - Any impact on neighbour amenity.

Consideration

- 8.3 It is noted that the building was originally a single private dwelling. However, given the length of time that has elapsed (approximately 100 years) since it has been in that use, it is not considered that this fact is a material consideration in the determination of the application which is assessed against currently adopted policies. In this case, the site is located within the open countryside where the provision of new residential properties is restricted by the criteria of Policy SP19 and the proposal does not fall within any of these criteria (it is not within a housing allocation or defined New Forest village and is not for affordable housing or required for agricultural,

estate workers or New Forest Commoners). The size of the dwelling would also be larger than would be acceptable under Policy SP21 for a new dwelling (a maximum of 100 sq. m). Furthermore, Local Plan Policy SP46 relates to sustainable tourism development and seeks to retain existing serviced accommodation, where it contributes to the sustainability of the local community.

- 8.4 In the light of the above, there is no policy support for the proposed change of use and it must therefore be assessed whether there are any circumstances that would provide justification for a departure from these policies. A significant amount of information has been provided to demonstrate that the former owners of the site were unable to operate the hotel as a viable operation due to the restricted size of the hotel, a change in the requirement of guests and increased competition from alternative forms of tourist accommodation. However, this is not to say that it would not be possible to run it as a going concern with a different business model. Additional details were sought as to whether the property had been marketed as a hotel and the level of interest that had been expressed. As a result of this the authority was made aware that the property had in fact been sold as a hotel and the new owners hoped to run it as such. This fact would seem to negate the basic premise of the application in that the hotel was capable of being sold as a going concern.
- 8.5 It is understood that, from the time that the property was purchased, the new owners have identified a number of problems relating to the building with water damage resulting from leaks in the roof and rotting timbers. Extensive work is being carried out to the interior of the building and to secure the roof, which are considered to be repairs that do not require planning permission. The current owners have concluded that, as a result of the cost of these works, it would not be possible to run the building as a hotel and therefore wish to continue with the application for a change of use to a single dwelling. However, this evidence cannot be used to support the original application which was based on the experience and costs of the company that actually ran the hotel. There has been no effort made to either run the hotel or to market it for that purpose. In these circumstances, it cannot be concluded that there is sufficient justification to outweigh the policy objections to the change of use which would result in the loss of well-established serviced visitor accommodation that is sought to be retained by Policy SP46.
- 8.6 With regard to potential impact on the surrounding area or neighbour amenity, the lack of any physical alteration to the building would ensure that it would have no increased impact through loss of light, outlook or privacy. Rather, it is possible that the change of use to a single residential property could reduce the level of activity on the site and hence the potential for adverse impact through noise and disturbance. Similarly, the application proposal as submitted would not have had any adverse impact on potential bat roosts or other adverse impacts on ecology.

- 8.7 The proposal would result in a new residential dwelling and therefore would usually require the inclusion of measures to mitigate the recreational impacts of the development on the New Forest and Solent protected area (Sites of Special Scientific Interest, Special Protection Areas, Special Areas of Conservation and Ramsar sites). However, as the proposal would result in a single dwelling, albeit sizeable, there would be a reduction in the overall level of occupation and consequent recreational impact and it is not therefore considered that there would be any increase in harm to the ecological interest of the nearby New Forest and Solent protected sites or conflict with the Habitats Regulations. In addition, the potential impact on the water quality through an increased nutrient load would need to be considered, though, as the number of bedrooms is not to increase (and with the removal of the shepherd's huts would actually decrease) the impacts relating to nutrients do not require further assessment.

Conclusion

- 8.9 Insufficient evidence has been provided to demonstrate that the property is not capable of being used as a hotel or that there are other benefits that would derive from the change of use to a dwelling that would outweigh the policy objections to the proposal. In these circumstances, it is not possible to support the development which would be contrary to Policies SP19, SP21 and SP46 of the Local Plan.

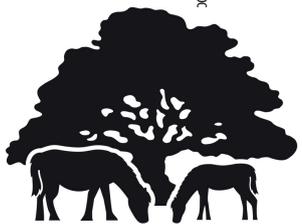
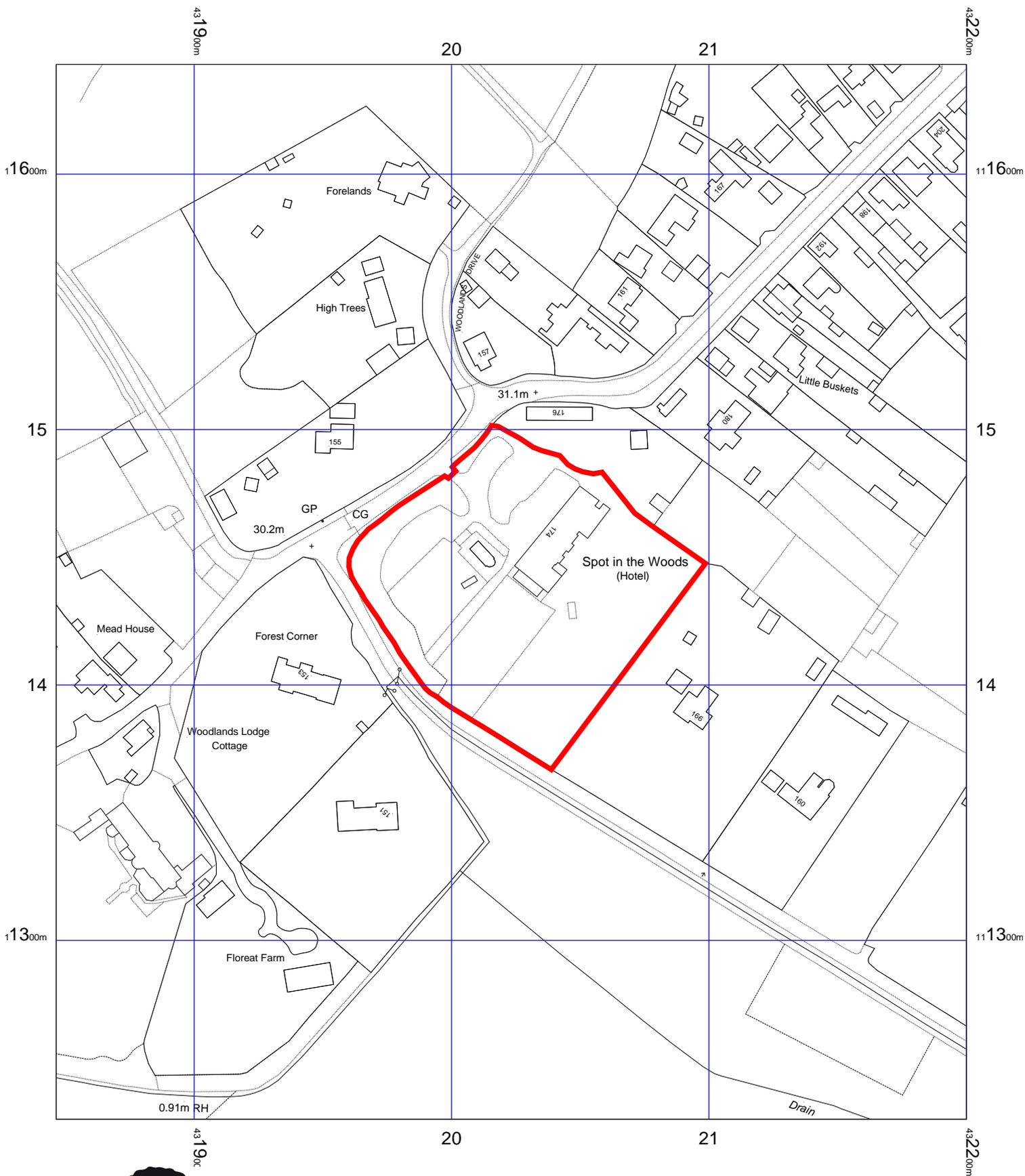
9. RECOMMENDATION

Refuse

Reason(s) for refusal:

1. The proposed development would result in the introduction of a new residential unit of accommodation in the New Forest National Park, outside any of the defined New Forest villages. The dwelling would not be a rural exception site, housing for a New Forest Commoner, Estate worker or a tied agricultural dwelling. The justification set out is not considered to outweigh the clear conflict with Policies SP4, SP19 and DP49 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019)
2. The proposed conversion to a single residential unit would result in the loss of a hotel, contrary to the provisions of Policy SP46 of the New Forest National Park Local Plan, which seeks to retain existing serviced tourist accommodation and the associated benefits to the local economy derived from it. The information provided with the application is insufficient to demonstrate that the hotel use could not be operated as a viable business or provide other development opportunities for business and employment purposes.
3. The proposed development would result in a dwelling that is significantly in excess of the limit set out in Policy SP21, which

seeks to restrict the size of new dwellings in order to ensure that the dwelling stock of the New Forest as a whole is balanced.



NEW FOREST
NATIONAL PARK

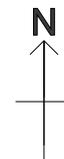
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Date: 07/12/2023

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