

NOTICE OF MEETING

Meeting: PLANNING COMMITTEE

Date and Time: WEDNESDAY, 9 OCTOBER 2024, AT 9.00 AM

Place: COUNCIL CHAMBER - APPLETREE COURT, BEAULIEU ROAD, LYNDHURST, SO43 7PA

Enquiries to: Email: joe.tyler@nfdc.gov.uk
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PUBLIC INFORMATION:

This agenda can be viewed online (<https://democracy.newforest.gov.uk>). It can also be made available on audio tape, in Braille and large print.

Members of the public are welcome to attend this meeting. The seating capacity of our Council Chamber public gallery is limited under fire regulations to 22.

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PUBLIC PARTICIPATION:

Members of the public are entitled to speak on individual items on the public agenda in accordance with the Council's [public participation scheme](#). To register to speak please contact Planning Administration on Tel: 023 8028 5345 or E-mail: PlanningCommitteeSpeakers@nfdc.gov.uk

Kate Ryan
Chief Executive

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AGENDA

NOTE: The Planning Committee will break for lunch around 1.00 p.m.

Apologies

1. MINUTES

To confirm the minutes of the meeting held on 11 September 2024 as a correct record.

2. DECLARATIONS OF INTEREST

To note any declarations of interest made by members in connection with an agenda item. The nature of the interest must also be specified.

Members are asked to discuss any possible interests with Democratic Services prior to the meeting.

3. PLANNING APPLICATIONS FOR COMMITTEE DECISION

To determine the applications set out below:

(a) **SS16 Land North of Station Road, Fordingbridge, SP6 1JW (Application 24/10595) (Pages 5 - 38)**

Variation of Condition 2 of Planning Permission 23/10316 to allow the following amendments - Substitution of private house types including mix change which maintains the approved 198 home total, and conversion of a number of car barns/ports to garages.

RECOMMENDED:

Delegated Authority be given to the Service Manager Development Management to grant PLANNING PERMISSION.

Subject to:

- i. The prior completion of a Section 106 Agreement Unilateral Undertaking to secure the uplift sum of £3421.00 in relation to Habitat Mitigation (Access Management and Monitoring); and
- ii. the imposition of the conditions set out below.

(b) **Platinum Jubilee Business Park, Hopclover Way, Ringwood, BH24 3FW (Application 24/10494) (Pages 39 - 50)**

Removal of condition 17 of Planning Permission 20/11208 to remove the requirement for a BREEAM "very good" assessment due to it being unobtainable.

RECOMMENDED:

Grant the variation of condition.

- (c) **Sunning, Mopley, Langley, Fawley, SO45 1YJ (Application 24/10409) (Pages 51 - 56)**

Variation of conditions 2, 3 and 4 of Planning Permission 23/10866 to allow amendments to design.

RECOMMENDED:

Grant the variation of condition.

- (d) **20 Northfield Road, Ringwood, BH24 1LU (Application 24/10526) (Pages 57 - 66)**

Rear extension and creation of first floor; front dormer, rooflights & fenestration alterations; new porch; render walls.

RECOMMENDED:

Grant subject to conditions.

- (e) **Greensleeves, Sway Road, Pennington, Lymington, SO41 8LP (Application 2/10627) (Pages 67 - 74)**

Removal of existing detached garage and erection of attached garage and office/workshop.

RECOMMENDED:

Grant subject to conditions.

- (f) **Spraggs Cottage, Pooks Green, Marchwood, SO40 4WQ (Application 23/11331) (Pages 75 - 84)**

Two-storey and single-storey extensions.

RECOMMENDED:

Grant subject to conditions.

- (g) **The Laurels, Beaulieu Road, Dibden Purlieu, Hythe, SO45 4JJ (Application 24/10709) (Pages 85 - 92)**

Demolish existing garage to the rear and replace with an annex with shared facilities with the main building.

RECOMMENDED:

Grant subject to conditions.

Please note, that the planning applications listed above may be considered in a different order at the meeting.

Please note that all planning applications give due consideration to the following matters:

Human Rights

In coming to this recommendation, consideration has been given to the rights set out in Article 8 (Right to respect for private and family life) and Article 1 of the First Protocol (Right to peaceful enjoyment of possessions) of the European Convention on Human Rights.

Equality

The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, marriage and civic partnership, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. The Committee must be mindful of this duty inter alia when determining all planning applications. In particular the Committee must pay due regard to the need to:

- (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

To: Councillors:

Christine Ward (Chairman)
Barry Rickman (Vice-Chairman)
Hilary Brand
Kate Crisell
Philip Dowd
Matthew Hartmann
David Hawkins

Councillors:

Dave Penny
Joe Reilly
Janet Richards
John Sleep
Malcolm Wade
Phil Woods

Planning Committee 09 October 2024

Application Number: 24/10595 Variation / Removal of Condition

Site: SS16 LAND NORTH OF, STATION ROAD,
FORDINGBRIDGE, SP6 1JW (NB: PROPOSED LEGAL
AGREEMENT)

Development: Variation of Condition 2 of Planning Permission 23/10316 to
allow the following amendments -
Substitution of private house types including mix change
which maintains the approved 198 home total, and conversion
of a number of car barns/ports to garages

Applicant: Cala Homes (Thames) Ltd

Agent:

Target Date: 07/10/2024

Case Officer: Stephen Belli

Officer Recommendation: Grant Subject to Conditions

Reason for Referral to Committee: Application relates to one of the Council's Strategic Sites

1 SUMMARY OF THE MAIN ISSUES

- 1) Principle of development including 5-year land supply, tilted balance, and housing mix policies set out in Local Plan
- 2) Site layout, design of dwellings, and impact on the character and appearance of the area, and impact on residential amenities of neighbours
- 3) Access and highway safety relating to site layout and car parking
- 4) S106 contributions
- 5) Planning Balance and Conclusions

2 SITE DESCRIPTION

The site forms the whole of Strategic Site 16 which represents the most southerly of the three strategic development sites to the north and west of Fordingbridge. The site is separated at its north-eastern tip by the former railway line bridge on Marl Lane from which pedestrian access can be gained to the southern edge of Site 17. A composite plan of all three strategic sites can be seen within the Local Plan along with the specific policies for Site 16 on pages 161-175 of the Local Plan.

The site comprises an area of pasture land and scrub woodland approximately 17.4 hectares (43 acres) in area situated between Fordingbridge to the east and Ashford to the west. The site is bisected by the Allen Water watercourse which runs north to south across the site in a river valley. The western side of the site rises up from

Allen Water (also known as the Allen Brook) to form a relatively level platform of agricultural pasture land. The land levels also rise up from the river valley to the east bordering Marl Lane.

Access to the site is via an existing vehicular access directly from Station Road and indirectly from a private road access which serves Allenbrook Nursing and Residential Care Home situated in the south eastern corner of the site. The red line site boundary excludes the care home, its grounds and car park, but includes the vehicular and pedestrian access to it.

The site is generally well screened from Station Road by the mature belt of trees along that boundary but is more open to view from Marl Lane where views of the open land on either side of the Allen Brook can be seen.

3 PROPOSED DEVELOPMENT

Background information

The background to this application is set out in the submission . The application is supported by a letter setting out the costs of the archaeological work to be undertaken on the site in the light of the discovery of a Roman settlement has resulted in a review of the layout. The original costs for archaeological investigation work as set out in the applicant's affordable housing viability was quoted as being of the order of £25,000 but with the increased costs of survey, geophysical survey work, excavation work, equipment and plant hire and the additional costs of full recording this has considerably increased to over £900,000. The archaeological works have been required by the Council's Archaeology advisors who confirm the necessity of doing such work and the importance of the remains. The site is revealing multiple finds on a settlement which has been continuously occupied for over 400 years and these finds all have to be fully analysed and recorded as part of the archaeological record.

Given the large scale of these increased costs, the applicants have considered various options to try and recoup these costs but decided at an early stage not to impact the 42 units of affordable housing which was negotiated and considered in detail as part of the viability exercise. The applicants also ruled out increasing the number of dwellings overall. After detailed consideration the applicants have decided to propose selective plot changes increasing the number of larger 4 bedroom units whilst reducing the number of 2 and 3 bedroom units, as well as some selective changes to 3 bed units with slightly larger 3 bed units. In addition, they have increased the number of garages which they state gives a better sales value for the plot. All the changed house types have already been approved on other parts of the site so there is nothing new being introduced that has not already been approved under the earlier permission in terms of house types. Members will recall the quality of the development as proposed in the earlier application was remarked upon at Committee.

The proposal

The application submitted has been made under Section 73 of the Town and Country Planning Act 1990 (as amended) to vary condition 2 of the earlier planning permission granted under 23/10316 for 198 dwellings on the same site.

Condition 2, commonly called the plans list condition, sets out the approved plans under the earlier application. The current application seeks the following variations of the approved plans –

Substitution of private house types including mix change which maintains the approved 198 home total, and conversion of a number of car barns/ports to garages

An application under S73 is made to vary the terms of conditions imposed on the earlier planning permission in this case by varying the approved plans. The application, if approved, will result in a fresh 'standalone' planning permission which the applicant can choose to implement instead of the original planning permission 23/10316 which continues to exist and is unaffected by the decision made.

It is possible to attach conditions to any S73 permission which may duplicate the conditions imposed on the earlier permission or which may vary the terms of those conditions. The original conditions and planning permission decision notice dated 09/04/24 can be viewed under reference 23/10316.

In this case the earlier permission was subject to a Section 106 Agreement and further comments are made on this towards the end of this report.

This S73 application makes no change to the overall number of dwellings permitted which remains at 198. Neither does the application make any changes to the number or type of affordable housing dwellings which remains as originally approved at 42 with the original housing mix and tenure of the affordable homes also maintained. The site layout remains as per the original permission and there is no change to areas of public open space, play areas or ANRG (areas of alternative natural recreational greenspace). Neither is there any change to the principal access into the site or access roads and layout within the site other than by reference to car parking spaces, and garages/car barns (see report below).

The application does however change the open market housing mix of the original permission.

In addition, the application seeks a variation of the design of the car barns and car ports which are open fronted structures to enclose them with garage doors, and to add further surface car parking spaces to serve individual plots where needed. The change and breakdown in spaces is analysed below under Access and Highway Safety considerations.

Current Scheme

As part of officers' consideration of the application and taking into account objections and concerns put forward, discussions took place with the applicants and amended plans were received on 5 September 2024. Given the limited nature of the changes which has been to the good there was no need for any re-consultations with statutory and non-statutory consultees, albeit the Town Council have been notified out of courtesy and asked if they want to add to their submitted comments. In addition, the two neighbours directly affected at Ashford Close by a single house plot change have been re-consulted.

The amended details now submitted have resulted in the following changes compared again the original planning permission, which is what Members now have to consider.

The number of 4 bedroom units has been increased by 8, the number of 2 bed units has been reduced by 7, and the number of 3 bed units has been reduced by 1.

For details of parking matters and proposed changes see the Highways section of the report below. There have also been some minor changes to the proposed house

types

The amended housing mix is now as follows with the original approval in brackets

- 16 x 1 bed flats (16)
- 42 x 2 bed flats and houses (49)
- 79 x 3 bed houses (80)
- 61 x 4 bed houses (53)

The house type changes swap the submitted types for others which fit better on the plots, but which were still included in the suite of house types agreed with the original permission.

4 PLANNING HISTORY

23/10316 Application for full planning permission to provide 198 dwellings (including affordable housing provision), new pedestrian and cycle routes, landscaping, parking, public open space, Alternative Natural Recreational Greenspace, improvement of existing access, drainage and all other necessary on site infrastructure; and demolition of former outbuildings and agricultural buildings.
SS16 LAND NORTH OF, STATION ROAD, FORDINGBRIDGE SP6 1JW (NB: SUBJECT TO LEGAL AGREEMENT)

Application approved 9/04/2024 subject to S106 Agreement. Works now commenced and conditions being discharged.

19/10006 Environmental impact Assessment Screening Request
SITE 16 LAND NORTH OF, STATION ROAD, FORDINGBRIDGE

EIA not required – decision made 11/02/2019

20/10522 Development of 240 dwellings, a new access off Station Road, 10.7ha of public open space (SANG, formal open space and informal open space), associated private amenity space, off-street car parking and access roads." (Outline Application with details only of Access)

LAND NORTH OF, STATION ROAD, FORDINGBRIDGE SP6 1JW –

Infinite Homes Ltd.

Application withdrawn 22/04/22

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part One: Planning Strategy

Strategic Site SS16: Land at Station Road, Fordingbridge

STR1: Achieving Sustainable Development

STR5: Meeting our housing needs

ENV1: Mitigating the impacts of development on International Nature Conservation sites

ENV3: Design quality and local distinctiveness

HOU1: Housing type, size, and choice

CCC2: Safe and Sustainable Travel

IMPL1: Developer contributions

IMPL2: Development standards

Supplementary Planning Guidance and other Documents

- SPD Mitigation Strategy for European Sites 2021
- SPD Parking standards 2022
- SPD Housing design, density and character 2006
- Developer contributions towards air quality
- SPD Air quality in New Development 2022
- Waste Strategy 2022-2027
- SPD Planning for Climate Change 2024

Relevant Legislation

Planning and Compulsory Purchase Act 2004

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that “where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise

Habitat Regulations 2017

63 – assessment of implications for European sites etc.

64 – considerations of overriding public interest

Relevant Government advice

National Planning Policy Framework December 2023 (NPPF)

National Design Guide 2021

6 PARISH / TOWN COUNCIL COMMENTS

Fordingbridge Town Council

Recommend REFUSAL under PAR4. One of the reasons FTC objected to application 23/10316 was because the density of housing is consistent with an urban development, rather than a rural market town close to a National Park. This application for a Variation of Condition 2 increases the density on this site and this brings with it associated traffic and parking issues and will adversely impact the character of the development. FTC also wouldn't wish to see properties moved closer to the boundary with Ashford Close.

7 COUNCILLOR COMMENTS

None received.

8 **CONSULTEE COMMENTS**

The following comments in summary have been received. Comments listed below have been reviewed and updated following the most recent amended plans submissions in August 2023.

Active Travel England - No Comments

Archaeology - No objections

Cranborne Chase National Landscape – No objections

Additional residents will bring added pressures from visitors to the National Landscape which needs mitigating. Consider no additional impact on lighting on Dark Skies Reserve.

Hampshire and Isle of Wight Fire Service – No comments

Hampshire County Council (HCC) Highway Authority - No objections

Car parking is a matter for the District Council to consider.

HCC Local Lead Flood Authority (LLFA) - No objections

HCC Minerals and Planning - No comments

HCC Countryside Service (Rights of Way) – No objections

No comments to make other than draw attention to standard advice regarding developments that may affect public rights of way.

New Forest District Council (NFDC) Conservation - No comments

NFDC Ecologist - No objections

NFDC Environmental Protection – No objections

Would refer to earlier application and conditions required to deal with any pollution and air quality.

NFDC Strategic Housing - No comments

NFDC Trees - No objections

Refer to previous conditions on earlier application to protect trees on site

9 REPRESENTATIONS RECEIVED

13 letters of objection raising the following concerns

- Increased no. of bedrooms increases number of residents which in turn impacts further on local infrastructure
- Increase in number of residents results in more traffic
- Increase in house footprint and garages impacts on character of development and adversely impacts open spaces and design of layout.
- Noting increase archaeological costs, the proposal is only of benefit to the developer
- Site is visible from public vantage points - extra costs should be absorbed by developer rather than making the impact of the development worse.
- Adverse impact on Ashford Close residents from additional overlooking, resident numbers and proximity of larger higher units where site levels are also markedly higher than Ashford Close. If changes are needed they should be directed away from Ashford Close
- Loss of light, privacy and amenity for Ashford Close residents
- Dangerous increase in footprint will cause subsidence
- Access is unacceptable and blind dangerous point of access onto Station Road
- Not suitable access for larger vehicles
- Adverse impact on highway network with even more traffic
- Extra residents means extra parking on adjoining streets.
- Extra impact on air quality
- More residents having to travel outside for work etc.
- Increased numbers will destroy ancient woodland

10 PLANNING ASSESSMENT

Principle of development, five year housing land supply, tilted balance, and Local Plan policy on housing mix

The Principle of development

Local Plan policies support the principle of development on this site namely Policy STR1 on sustainable development, STR3 regarding the location of new development, STR4 relating to Fordingbridge's place in the hierarchy of settlements, STR5 meeting our housing need, and Strategic Site 16 Policy relating to this site.

The principle of development here is firmly established by the allocation of strategic site 16 in the Local Plan and the extant planning permission which has been implemented with work underway to provide the access roads into and around the site to serve the new dwellings. The development has already been found to be acceptable on the basis of the agreed 198 dwellings and site layout and house types set out in the earlier permission.

This application therefore has much narrower considerations based on what are the changes from the original to the new application and what are the various impacts of those changes. As set out above, an application under Section 73 results in the grant of a fresh planning permission. Therefore, notwithstanding the preceding paragraph, the whole application is back for reconsideration. Members therefore need to review the application in full however the very recent planning history is a material consideration afforded significant weight.

Housing Land Supply and NPPF Tilted Balance

In determining planning applications there is a presumption in favour of the policies of the extant Development Plan unless material considerations indicate otherwise (Section 38(6) of

the Act). Material considerations include the National Planning Policy Framework (NPPF).

NPPF Paragraph 11 clarifies what is meant by the presumption in favour of sustainable development. It states that for decision making it means:

c. approving development proposals that accord with an up-to-date development plan without delay; or

d. where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date [8], granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For reference, NPPF (p. 6) Footnote [8] above sets out:

This includes, for applications involving the provision of housing, situations where:

a. the local planning authority cannot demonstrate a five year supply (or a four year supply, if applicable, as set out in paragraph 226) of deliverable housing sites (with a buffer, if applicable, as set out in paragraph 77) and does not benefit from the provisions of paragraph 76; or

b. where the Housing Delivery Test indicates that the delivery of housing was below 75% of the housing requirement over the previous three years

Para 76 of the NPPF states the following -

Local planning authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing for decision making purposes if the following criteria are met[40]:

a) their adopted plan is less than five years old; and

b) that adopted plan identified at least a five year supply of specific, deliverable sites at the time that its examination concluded

As an exception to this, the policy contained in paragraph 76 and the related reference in footnote 8 of this Framework should only be taken into account as a material consideration when dealing with applications made on or after the date of publication of this version of the Framework as is the case with this application.

So, whilst the Council is not able to identify a 5 year supply of housing land it is the case the timing of the submission of this application means that as a result of the Local Plan being still less than 5 years old the tilted balance is not actually engaged.

Notwithstanding this point however, the Council has recently prepared a Housing Action Plan in light of the last round of scores against the Housing Delivery Test. One of the actions is to progress our strategic sites and encourage housing delivery in areas identified for growth.

The application is simply a variation of the original permission on a Strategic Site, and the Committee needs to consider if the changes now put forward are acceptable.

It is considered that subject to the consideration of the changes below, the principle for development is acceptable.

Local Plan Policy

a) Whole site housing mix

The proposal changes the overall housing mix as follows with comparison with the original planning permission in brackets and a % breakdown over the site

16 x 1 bed = (8% - no change from original approval)

42 x 2 bed = (21% - down by 4% from original approval)

79 x 3 bed = (40% - no change from original approval)

61 x 4 bed = (31% - up by 4% from original approval)

Amalgamating the smaller units on the site this equates to 29% being 1 and 2 bedroom, with 40% being three bedroom. This equates to 69% being 1,2, and 3 bed compared to 31% being 4 bed.

Local Plan Policies HOU1 and HOU2 seek to ensure that new residential development provides a mix and choice of homes by type, size, tenure and cost. Current evidence suggests that there is a need for a greater proportion of new stock to be smaller-to-medium-sized homes (particularly so in the affordable housing tenures). A supporting text table within the Local Plan (Figure 6.1 - below) sets out the need for different house types within the District with a spread shown as follows.

	1-2 bed	3 bed	4+ bed
Affordable rental homes	60-70%	25-30%	5-10%
Affordable home ownership	55-65%	30-35%	5-10%
Market homes	30-40%	40-45%	20-25%

The table above shows that the housing mix suggests a breakdown with an emphasis on smaller homes compared to larger homes.

The table above however is supporting text rather than policy. The policy is as follows -

HOU1 - *The strategy is to ensure that all residential development helps to address the diversity of housing needs of local people at all stages of life by providing a mix and choice of homes by type, size, tenure and cost. The policy objectives are to improve the diversity of housing choice, and to achieve an overall balance of housing provision in general accordance with housing needs evidence. Each development should contribute appropriately to improving housing diversity wherever possible, taking into account the location, size and characteristics of the site, the form of development proposed and the viability of the scheme*

The proposal amends the original mix but not to an unreasonable extent and would still provide a number of flats and smaller dwellings which meets the aspirations of the local plan

to provide smaller homes as well as a good proportion of 3 bed family homes. The four flatted blocks on the site providing a mix of 1 and 2 bed units with two bedded homes. It is considered that the overall percentage change of the housing mix is still acceptable and meets with the policy wording set out above.

The overall housing mix still compares favourably with other strategic sites dealt with so far in Fordingbridge with more of an emphasis on 1,2 and 3 bed units.

Local Plan policy HOU2 requires affordable housing. In this case there is no change to the affordable housing position secured by the earlier permission. This will be followed through to this new application by virtue of the clause in the Section 106 Agreement that says any Section 73 application on the same site will be subject to the same clauses set out in the Agreement. Those clauses secure the affordable housing units and their permanent use for residents in housing need.

In conclusion the amended proposal still reasonably meets Local Plan Policy, and the change is not so significant as to warrant a sustainable policy objection.

The report now turns to other environmental matters.

Site layout and design, and impact on local amenities

a) Site layout and design

Noting that the changes proposed do not result in any overall adverse landscape impact both in short range views and longer range impact on protected landscapes (New Forest National Park, and Cranborne Chase National Landscape), the principal consideration is what impact do the changes have on site layout and design.

Policy ENV3 of the Local Plan states that development should contribute positively to local distinctiveness, quality of life and enhance the character and identity of the locality by creating buildings, streets, places and spaces that are functional, appropriate in appearance and attractive. New development should be accessible for those with different needs with realistic levels of car parking, and attractive and appropriate green spaces. The Local Plan includes a concept Masterplan on which any new developments that come forward should be based unless the developer can show any changes to that concept masterplan are improvements or equal in quality.

A concern has been expressed by the Town Council and others that the density of the site has increased which will in turn exacerbate earlier concerns raised regarding the impact on local infrastructure. As set out above, the number of units has not changed from the permitted scheme and as such, with the site area remaining the same the density of the site has not increased contrary to the comments of the Town Council. There is a change in the size and arrangement of some of the buildings but this is not an increase in density. The increase in built footprint over the whole site will however be imperceptible. There is no change to the significant quantum of public open space and ANRG and play areas. Using the Council's open space calculator which is based on standard dwelling occupancy figures the actual estimated population increase arising from the increase in bedroom spaces equates to 12 persons which overall is only a 2% increase over the original estimated number of occupiers (564 to 576). Consequently, there are no sustainable grounds on which to object relating to density. As set out above, the correct term is not an increase in density so much as an increase in intensity of built form to open space. The number of plot changes proposed is 22 out of 198 plots which represents a 11% change. Members are reminded

that 198 dwellings have already been approved on the site.

The changes from car barns to closed garages simply results in a garage door on an otherwise open fronted building and makes no difference in footprint. The original density approved on the site equates to 25 dwellings per hectare and this is unchanged. A lower density than that recommended by government in making best use of land was reduced in the original approval to take into account the sensitive nature of the site and area.

The correct consideration here is the intensity of the buildings on the site – larger houses on the plot affected. The applicant has submitted in their amended proposal a table of changes. This sets out a plot by plot description of the changes now proposed compared with both the original approval and the final amended scheme.

Officers have however considered all 22 plot changes and in every case the proposed larger unit still fits acceptably on the plot, giving sufficient room for parking and gardens and having an acceptable relationship with adjoining plots and existing adjoining residential properties on Ashford Close. There have been some changes made from the original submission to improve on earlier proposed changes. Some of the plots have reverted to 3 bedroom units but with a single storey garden room extension for instance which has no material impact on plot coverage. Some of the changes to bungalows to two storey units have had no material impact on plot coverage and no adverse impact on the street scene now proposed. The change to a larger 4 bedroom house facing Ashford Close has reverted back to the original 3 bed unit and this in turn addresses the third party representation.

Officers are satisfied that the changes requested have now been incorporated and there are no objections on site layout.

In house design terms Members commented that they were pleased with the high standard of design and local distinctiveness shown in the original approval. The changes in house types select house types already approved and as such retain the high standard of design quality exhibited on the original approval. The original approval showed attractive dwellings and the current variation application uses the same house types in a different way on the site. Officers consider the proposal still represents a good standard of design in line with the policy requirements set out in Local Plan policy ENV3.

b) Energy and sustainability

Local Plan policy IMPL2 states that new development should meet or exceed the following standards and requirements to help minimise their environmental impact and/or to be adaptable to the future needs of occupiers over their lifetime -

- All dwellings to be wheelchair adaptable set out in the Building Regulations
- Higher standards of water use efficiency currently use of 110 litres per person per day
- Provision of high speed fibre broadband to all property thresholds.
- Provision of services to allow electric vehicle charging

The scheme has been designed to be in accordance with Policy IMPL2

Policy STR1 requires dwellings to be adaptable to future climate change.

To complement the good quality house designs the applicants submitted an Energy and Sustainability Statement with their original application and confirm that the same details are to be carried forward with the variation application (except in relation to air source heat

pumps – see below). The statement sets out to demonstrate that by following a fabric first approach and with the implementation of renewable technology, the development will reduce carbon emissions over the Building Regulations Part L 2021 baseline, which in itself presents a 31% reduction over previous regulatory standards.

Extra insulation and measures to control future overheating of dwellings in summer and heat loss and energy efficiency measures in winter aligned with the latest Building Regulations. The orientation of dwellings and arrangements of glazing and cross ventilation has also been factored into the estate design.

In addition, the following measures are considered technically feasible for this development.

- Solar panels for electricity generation
- Air source heat pumps

The energy strategy for this development has been advanced and the developers are now proposing to introduce some Air Source Heat Pumps (approximately 60% of plots will remain Gas + PV & 40% of plots will have ASHP)

The details of any solar PV panels will need to be agreed as part of the detailed house plans to be submitted at condition stage. All homes will also be fitted with high speed broadband and will employ water saving appliances to bring it within the required Building Regulations limit. All homes will also have electric vehicle charging points fitted rather than just the cabling supplied as with other volume house builders.

The carbon reductions and use of renewable technologies will accord with Policies STR1 and IMPL2 of the New Forest District Council Local Plan 2016-2036, Part 1: Planning Strategy (Adopted July 2020).

The applicants have addressed the Council's recent SPD on Planning and Climate Change. In light of the above Officers consider that the proposal is in line with Local Plan Policy IMPL2 and goes some way toward the net zero carbon aspirations set out in the more recent SPD.

c) Impact on residential amenities

Ashford Close estate is the only residential boundary with the new development that is directly affected both by the original application and this variation application. There are properties bordering Marl Lane to the east and Station Road to the south but in both those cases the residential element of the scheme has no direct boundary with those road frontages and the properties there remain unaffected by the current application. Part of the site also borders two properties north of the Allenbrook Care Home but again there are no changes in that part of the site that affect those properties directly.

The proposed variations affecting Ashford Close relate to the following plots -

- **59/60** – change from a pair of three bed semis to a pair of four bed detached dwellings, and a change from car barns to some closed garages.
- **67** – change from car barn to garage but no change in position of building
- **69** – change from smaller three bed detached to larger four bed detached, and change of car barn to garage with no change in position of that building.
- **70** – change from car barn to garage but no change in position of building
- **77** – change to a larger three bed dwelling

The amendments made to the application in relation to plot 69 have now addressed any concerns. The applicants have agreed to revert to the originally approved 3 bed dwelling.

Consequently, in terms of impact on adjoining properties all the changes now proposed are deemed acceptable.

All the other comments set out above made by local objectors have been noted but there is no evidence to substantiate any of those concerns and no sustainable grounds to reject the proposed changes as now amended.

The proposal is now in line with Local Plan policy ENV3 which guards against any unacceptable impact on residential amenity.

In overall terms there are no objections on site layout and design, and the proposal is considered to be in line with Policy ENV3.

Access and highway safety relating to site layout and car parking

Local Plan policies CCC2 is the key material consideration in this case. This requires sufficient parking and a safe and accessible layout. In terms of car parking, the Council has jurisdiction over setting an appropriate level of parking on the site rather than the Highway Authority. The Council can also take into account highway safety matters relating to parking where there may be conflicts between cars and pedestrians.

The Council has adopted a Parking Standards SPD in 2022 which sets out advice on parking for residential and other types of development. This is based on the size of the dwelling and sets out an appropriate number of spaces for that size of property with some variation depending on whether the parking is provided on plot or in a communal location.

The following is the recommended provision in each case. Where there are parts of a space specified this requires the total number of spaces to be counted over the whole development. Whilst garages inevitably do not get used for parking they still count as a space for the purposes of the SPD standards.

In addition, the size of spaces has also increased to 2.5m x 5m to take into account the number of larger family cars now on the market. With a 6m length for parallel spaces. A minimum size of garages is also recommended. Provision is also made for electric charging points in the Standards with at least one charging point per residential unit. Finally, the standards also require cycle parking for each dwelling either in lockable positions, communal buildings or in secure outbuildings.

1 bed dwelling	1.4 spaces communal	or	2.0 spaces on plot
2 bed dwelling	1.5 spaces communal	or	2.0 spaces on plot
3 bed dwelling	1.9 spaces communal	or	2.5 spaces on plot
4 or more bed dwelling	2.1 spaces communal	or	3.0 spaces on plot

The originally approved scheme showed a total of 483 parking spaces with the current application now demonstrating 506 spaces which is sufficient to deal with any increased population brought about by the increase in larger dwellings.

Officers have considered parking on a plot by plot basis taking into account the changes to the housing mix. It is considered that the current proposal as amended meets the parking standards; the design and position of the spaces is convenient to the intended user; is safe

also for pedestrian circulation; and taking into account the small additional population with the varied scheme (12 extra persons) the additional total parking spaces now proposed is acceptable. The ratio of open car barns to garages is also acceptable. All garages whether built as an integral part of the dwelling or as an outbuilding will have permitted development rights withdrawn to restrict them changing to living accommodation, and all car barns will be required to be maintained as open structures thereby making them more likely to be used for parking. Concerns expressed have therefore been taken into consideration. However, the parking arrangements meet the standards in the parking SPD. Electric charging points are also provided for each dwelling and apartment. The proposal as amended is considered to be in line with Local Plan Policy ENV 3, CCC2 and the Parking Standards SPD.

S106 clauses and contributions

The earlier approval under 23/10316 was the subject of a section 106 agreement to secure a range of obligations. The Agreement also contained a clause that specified in the event of a Section 73 Variation application being submitted on the same site the obligations and contributions contained in the Agreement would bite also on the S73 application should that be approved. This also includes all the affordable housing requirements which remain unchanged by this variation application.

Officers have checked any potential uplift in contributions arising out of a change in the housing mix for open market dwellings. The only uplift required is in respect of the contribution towards Habitat Mitigation (Access Management and Monitoring) which is calculated by direct reference to the housing mix and the number of bedrooms in each dwelling.

The contribution set out in the Agreement was index linked and stated as £172,181. The new uplifted figure should be £175,602 which is an uplift of £3421.00. The matter of collecting this small uplift sum can be achieved via a Section 106 Unilateral Undertaking to be completed by the applicant and the sum paid prior to the grant of planning permission.

Consequently, it is advised that the recommendation should include this as a requirement prior to the grant of planning permission.

11 OTHER MATTERS

Objections raised

- Subsidence – there is no evidence to demonstrate that the development will be unsafe in relation to impact on neighbouring properties.
- Neither is there any objection from the Highway Authority regarding additional population and that the local highway network will be adversely affected. The proposal results in a small uplift in residents living on the site and the highway layout is demonstrated to be unchanged.
- There is no objection to the principal access into the site which remains unchanged
- There is no evidence that ancient woodland will be harmed. All existing trees of merit are protected with a Preservation Order. The proposals make no change in impact.

Conditions

As mentioned previously the Local Planning Authority can impose the same or varied conditions as were shown on the earlier permission. Officers have analysed each of the conditions imposed previously and have either repeated those conditions or amended them to suit and refer to details already approved under the condition discharge process currently

underway in relation to the earlier permission. Where details have already been approved conditions will be amended to refer to those details.

The applicants have taken the opportunity to provide a new complete plans list with all the amended drawings and the originally approved drawings that have not been amended.

Environmental matters

Other matters relating to environmental factors such as construction impacts, environmental protection and habitat mitigation relating to impact on protected sites and species have all been considered under the earlier planning permission and are not changed or further impacted by the current variation application.

12 CONCLUSION / PLANNING BALANCE

The principle of development is already established by the earlier extant planning permission. This variation application seeks to amend the housing mix leaving affordable housing unchanged, changing the house types on certain plots, and amending the car parking arrangements for the site. There are no wider environmental implications, including any impact on habitats which have not already been considered and included either by way of conditions or the allied S106 Agreement. The proposal is for a development that will contribute significantly to the Council's open market and affordable Housing

The changes contained in the application do not adversely affect the housing mix or the scale and appearance of the development. The proposal has no wider environmental harm on landscapes of importance or designated or non-designated heritage assets all of which have been considered in the earlier approval. The development would be safe from a highway safety point of view. The proposal is considered to be in general accordance with Local Plan Policies relating to Strategic Site 16 and to Policies HOU1, ENV3 and CC2 in particular. The proposal represents sustainable development and has an acceptable impact on adjoining residential properties and is also in line with the broad principles and guidance set out in the latest National Planning Policy Framework. The planning balance in this case is therefore one of approval.

13 RECOMMENDATION

Delegated Authority be given to the Service Manager Development Management to grant PLANNING PERMISSION

Subject to

- i) The prior completion of a Section 106 Agreement Unilateral Undertaking to secure the uplift sum of £3421.00 in relation to Habitat Mitigation (Access Management and Monitoring); and
- ii) the imposition of the conditions set out below.

Proposed Conditions:

1. Time Limit

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. Plans List

The development permitted shall be carried out in accordance with the following approved plans:

Overall site		
21-1119 LP01	C	Location Plan
21-1119 SL01	Q	Site Layout 01 (Coloured Layout 1:1000)
21-1119 SL02	Q	Site Layout 02 (1:500) - Block Plan
21-1119 SL03	Q	Site Layout 03 (1:1000)
21-1119 TN01	F	Tenure plan
21-1119 PT01	L	Parking Typology
21-1119 SS05	C	Key Site Section
Documents		
21-1119 DAS Addendum		Design & Access Statement Addendum
21-1119 DAS		Design & Access Statement
Accommodation Schedule	Q	Accommodation Schedule
Accommodation Schedule Summary	Q	Accommodation Schedule Summary
Flats		
FB-A e	C	Flat Block A - Elevations
FB-A p	C	Flat Block A - Plans
FB-B e	C	Flat Block B - Elevations
FB-B p	C	Flat Block B - Plans
FB-C e	C	Flat Block C - Elevations
FB-C p	C	Flat Block C - Plans
FB-D e	C	Flat Block D - Elevations
FB-D p	D	Flat Block D - Plans
House Types		
HT-02A.e1	B	House Type 02A Front elevation
HT-02A.e2	B	House Type 02A Elevations
HT-02A.p	B	House Type 02A Plans
HT-02B.e1	C	House Type 02B Front elevation
HT-02B.e2	C	House Type 02B Elevations
HT-02B.p	C	House Type 02B Plans
HT-02C.e1	C	House Type 02C Front elevation
HT-02C.e2	C	House Type 02C Elevations
HT-02C.p	C	House Type 02C Plans
HT-02D.e1	B	House Type 02D Front elevation

HT-02D.e2	B	House Type 02D Elevations
HT-02D.p	B	House Type 02D Plans
HT-02E.e1	B	House Type 02E Front elevation
HT-02E.e2	B	House Type 02E Elevations
HT-02E.p	B	House Type 02E Plans
HT-03A.e1	B	House Type 03A Front elevation
HT-03A.e2	B	House Type 03A Elevations
HT-03A.p	A	House Type 03A Plans
HT-03C.e1	C	House Type 03C Front elevation
HT-03C.e2	C	House Type 03C Elevations
HT-03C.p	C	House Type 03C Plans
HT-03D.e1	B	House Type 03D Front elevation
HT-03D.e2	C	House Type 03D Elevations
HT-03D.p	B	House Type 03D Plans
HT-03E.e1	B	House Type 03E Front elevation
HT-03E.e2	C	House Type 03E Elevations
HT-03E.p	A	House Type 03E Plans
HT-05A.e1	B	House Type 05A Front elevation
HT-05A.e2	B	House Type 05A Elevations
HT-05A.p	A	House Type 05A Plans
HT-05B.e1	C	House Type 05B Front elevation
HT-05B.e2	D	House Type 05B Elevations
HT-05B.p	C	House Type 05B Plans
HT-05C.e1	C	House Type 05C Front elevation
HT-05C.e2	C	House Type 05C Elevations
HT-05C.p	E	House Type 05C Plans
HT-06A.e1	D	House Type 06A Front elevation
HT-06A.e2	D	House Type 06A Elevations
HT-06A.p	C	House Type 06A Plans
HT-06B.e1	B	House Type 06B Front elevation
HT-06B.e2	C	House Type 06B Elevations
HT-06B.p	C	House Type 06B Plans
HT-06C.e1	B	House Type 06C Front elevation
HT-06C.e2	B	House Type 06C Elevations
HT-06C.p	B	House Type 06C Plans
HT-07A.e1	C	House Type 07A Front elevation
HT-07A.e2	C	House Type 07A Elevations
HT-07A.p	D	House Type 07A Plans
HT-07B.e1	C	House Type 07B Front elevation
HT-07B.e2	D	House Type 07B Elevations
HT-07B.p	D	House Type 07B Plans
HT-07C.e1	B	House Type 07C Front elevation
HT-07C.e2	B	House Type 07C Elevations

HT-07C.p	B	House Type 07C Plans
HT-08A.e1	B	House Type 08A Front elevation
HT-08A.e2	B	House Type 08A Elevations
HT-08A.p	B	House Type 08A Plans
HT-08B.e1	C	House Type 08B Front elevation
HT-08B.e2	B	House Type 08B Elevations
HT-08B.p	C	House Type 08B Plans
HT-08C.e1	B	House Type 08C Front elevation
HT-08C.e2	B	House Type 08C Elevations
HT-08C.p	C	House Type 08C Plans
HT-08D.e1	B	House Type 08D Front elevation
HT-08D.e2	B	House Type 08D Elevations
HT-08D.p	C	House Type 08D Plans
HT-08E.e1	B	House Type 08E Front elevation
HT-08E.e2	B	House Type 08E Elevations
HT-08E.p	C	House Type 08E Plans
HT-09A.e1	B	House Type 09A Front elevation
HT-09A.e2	B	House Type 09A Elevations
HT-09A.p	B	House Type 09A Plans
HT-09B.e1	C	House Type 09B Front elevation
HT-09B.e2	C	House Type 09B Elevations
HT-09B.p	D	House Type 09B Plans
HT-12A.e1	C	House Type 12A Front elevation
HT-12A.e2	D	House Type 12A Elevations
HT-12A.e3	D	House Type 12A Elevations
HT-12A.p	C	House Type 12A Plans
HT-12B.e1	D	House Type 12B Front elevation
HT-12B.e2	E	House Type 12B Elevations
HT-12B.e3	E	House Type 12B Elevations
HT-12B.p	D	House Type 12B Plans
HT-13A.e1	D	House Type 13A Front elevation
HT-13A.e2	D	House Type 13A Elevations
HT-13A.p	E	House Type 13A Plans
HT-13B.e1	B	House Type 13B Front elevation

HT-13B.e2	B	House Type 13B Elevations
HT-13B.p	B	House Type 13B Plans
HT-13C.e1	F	House Type 13C Front elevation
HT-13C.e2	F	House Type 13C Elevations
HT-13C.p	F	House Type 13C Plans
HT-14A.e1	C	House Type 14A Front elevation
HT-14A.e2	C	House Type 14A Elevations
HT-14A.p	C	House Type 14A Plans
HT-14B.e1	C	House Type 14B Front elevation
HT-14B.e2	C	House Type 14B Elevations
HT-14B.p	C	House Type 14B Plans
HT-14C.e1	B	House Type 14C Front elevation
HT-14C.e2	C	House Type 14C Elevations
HT-14C.p	C	House Type 14C Plans
HT-15.e1	D	House Type 15 Front elevation
HT-15.e2	D	House Type 15 Elevations
HT-15.p	D	House Type 15 Plans
HT-16A.e1	C	House Type 16A Front elevation
HT-16A.e2	C	House Type 16A Elevations
HT-16A.p	C	House Type 16A Plans
HT-16B.e1	A	House Type 16B Front elevation
HT-16B.e2	B	House Type 16B Elevations
HT-16B.p	A	House Type 16B Plans
HT-17A.e1	B	House Type 17A Front elevation
HT-17A.e2	C	House Type 17A Elevations
HT-17A.p	B	House Type 17A Plans
HT-17B.e1	B	House Type 17B Front elevation
HT-17B.e2	C	House Type 17B Elevations
HT-17B.p	C	House Type 17B Plans
HT-17C.e1	B	House Type 17C Front elevation
HT-17C.e2	C	House Type 17C Elevations
HT-17C.p	B	House Type 17C Plans
	Plot Drawings	
P 3-5.e1	C	Plot 3-5 Front elevation
P 3-5.e2	D	Plot 3-5 Elevations
P 3-5.p	B	Plot 3-5 Plans
P 72-73.e1	B	Plot 72-73 Front elevation
P 72-73.e2	B	Plot 72-73 Elevations
P 72-73.p	A	Plot 72-73 Plans
P 76-77.e1	C	Plot 76-77 Elevations
P 76-77.e2	C	Plot 76-77 Front elevation

P 76-77.p	B	Plot 76-77 Plans
P 121-123.e1	B	Plot 121-123 Front elevation
P 121-123.e2	B	Plot 121-123 Elevations
P 121-123.p	B	Plot 121-123 Plans
Court.p1	D	Courtyard plans (1 of 2)
Court.p2	D	Courtyard plans (2 of 2)
Court.e1	D	Courtyard elevations (1 of 4)
Court.e2	D	Courtyard elevations (2 of 4)
Court.e3	D	Courtyard elevations (3 of 4)
Court.e4	D	Courtyard elevations (4 of 4)

Ancillary Building

CB01.pe	B	Car Barn Type 1 - plans & elevations
CB02.pe	B	Car Barn Type 2 - plans & elevations
CB03.pe	D	Car Barn Type 3 - plans & elevations
CB04.pe	C	Car Barn Type 4 - plans & elevations
CB05.pe	B	Car Barn Type 5 - plans & elevations
CB06.pe	D	Car Barn Type 6 - plans & elevations
CB07.pe	A	Car Barn Type 7 - plans & elevations
G01.pe	A	Garage Type 1 - plans & elevations
G01A.pe	A	Garage Type 1A - plans & elevations
G02.pe	A	Garage Type 2 - plans & elevations
G02A.pe	A	Garage Type 2A - plans & elevations
G03.pe	A	Garage Type 3 - plans & elevations
G03A.pe	A	Garage Type 3A - plans & elevations
G03B.pe	A	Garage Type 3B - plans & elevations
G04A.pe	C	Garage Type 4A - plans & elevations
G04B.pe	A	Garage Type 4B - plans & elevations
G04C.pe	A	Garage Type 4C - plans & elevations
G05.pe	D	Garage Type 5 - plans & elevations
G06.pe	B	Garage Type 6 - plans & elevations
G07.pe	A	Garage Type 7 - plans & elevations
BS01.pe	B	Bike Store 1 - plans & elevations (Flat A)
BS02.pe	B	Bike Store 2 - plans & elevations (Flat D)

I-Transport drawing list

ITB17592-GA-001	C	Proposed Site Access Arrangement
ITB17592-GA-004	F	Proposed Site Access Arrangement and Long Section
ITB17592-GA-006	C	Proposed Station Road Connection
ITB17592-GA-008	C	Proposed Marl Lane Improvement Scheme
ITB17592-GA-019	A	EV Charging Facilities
ITB17592-GA-020	A	Refuse Collection Strategy
ITB17592-GA-021	A	Marl Lane Pedestrian / Cycle / Service Vehicle Access

Mayer Brown drawing list		
15034/P09	e	Character Areas
15034/R04	g	Landscape Framework and Recreational Mitigation Strategy
15034/P17	f	Landscape Masterplan
15034/P23	g	Public Open Space
15034/P20	f	Open Land and Landscape
15034/P24	i	Soft Landscape Proposals
15034/P26	f	Hard Landscape Proposals
15034/P27	f	Landscape Framework Plan
15034/P29	e	Boundary Plan

Reason: To ensure satisfactory provision of the development and to comply with policies set out in the New Forest Local Plan Part 2 (2014) and New Forest Local Plan Part 1 (2020)

3. Site Levels

The development shall be carried out in accordance with the following plans submitted under planning permission 23/10316 in relation to phase 1 of the development -

1-349, 350, 353, 354, 357, 358, 359, and 360 all submitted on 11 April 2024.

Prior to the commencement of any part of the development outside of phase 1, details of all intended land and site levels, including finished floor levels for all buildings, existing and proposed levels of public open space areas (including ANRG and all drainage basins and swales), and the existing and proposed site contours, shall be submitted to and agreed in writing by the Local Planning Authority. Development shall only proceed in accordance with the approved details.

Reason: To ensure that the development takes appropriate account of, and is responsive to, existing changes in levels across the site.

4. Phasing of development

The development shall be carried out in accordance with the programme and phasing plan P.01 rev A submitted on 11 April 2024 under planning permission 23/10316.

The phasing plan as so agreed shall be implemented in full unless any written variation has been agreed beforehand in writing with the LPA.

Reason: To ensure the development is fully completed in an acceptable timetable and in accordance with the approved plans hereby permitted

5. Final details of road and footways/cycleways infrastructure works

The development shall be carried out in accordance with the following plans submitted on 30 April 2024 under planning permission 23/10316 -

- SA00395-1-336-C-SW-DET
- SA00395-1-337-C-SW-DET
- SA00395-1-338-C-SW-DET

The final surfacing materials for all roads, footways and cycleways shall be agreed in accordance with details to be submitted to and approved in writing by the LPA, within 3 months of the commencement of any development outside of Phase 1.

No dwellings shall be occupied until the approved details have been fully implemented in accordance with the agreed phasing plan.

Reason: In the interest of highway safety and to meet the access needs of the development

6. Construction Traffic Management Plan (CTMP)

The development shall be carried out in accordance with the CTMP dated 27 March 2024 ITB17592-011C received on 11 April 2024 submitted under planning permission 23/10316.

The approved details shall be implemented before the development hereby permitted is commenced and retained throughout the duration of construction.

Reason: In the interests of highway safety.

7. Access visibility

Prior to occupation the visibility and forward visibility at the site access onto Station Road as set out in the approved plans GA 001 rev C, GA 004 rev F, and GA 006 rev C shall be provided. All such visibility shall be maintained thereafter with no vegetation over 600mm within such splays.

Reason: In the interests of highway safety.

8. Car & Cycle Parking

The development shall be carried out in accordance with the approved car parking plan 21 1119 PT 01 rev L and cycle storage plan 00395 012 submitted under planning permission 23/10316 on 29/07/24.

The car parking spaces, garages, car barns, and a timber shed to be provided for each non flatted dwelling for cycle storage shall be completed and made available for use prior to the occupation of the dwelling to which those parking facilities relate and shall be retained as such thereafter. Car parking facilities for the flatted dwellings along with cycle storage shall be available prior to first occupation of the flatted block to which the facilities relate. All car parking spaces shall be allocated to the plot as shown on the approved car parking plan, with all visitor spaces identified as such.

Reason: To ensure sufficient car parking and cycle parking is provided on a phased basis prior to occupancy of individual units.

9. **Electric charging points and electrical infrastructure works**

Prior to the occupation of any individual dwelling facilities to enable the charging of electric vehicles to serve that dwelling shall be put in place as shown on the following approved plans submitted under planning permission 23/10316

- Electric charging points plan 00395-014-ASHFORD-A-SITE-SCH submitted 20/08/24
- Zaptec Go and Zaptec Pro charging points coloured black submitted 29/08/24
- Electricity substation plan MU3488 E004 REV 01 submitted 29/08/24
 - Brickwork - Weinerberger Nutcombe Multi (B1)
 - Roof Tiles - Russell Lothian Terracotta (RM02)
 - Doors – black.

Reason: In the interests of sustainability and to ensure that opportunities for the provision of electrical charging points are maximised in line with Local Plan IMPL2 policy expectations.

10. **Waste Collection Strategy**

Prior to the occupation of any dwelling a waste collection strategy shall be submitted to and approved in writing with the LPA. The Strategy shall indicate how wheeled bins are to be stored on the site and the details, location and size of any bin collection areas. The development shall be carried out in full accordance with the approved details. The development shall be carried out and completed in a phased manner prior to the occupancy of individual units.

Reason: To ensure a satisfactory form of development compliant with Local Plan policy ENV3

11. **High Speed Fibre Broadband**

Prior to the occupation of each dwelling in the development hereby approved, the necessary infrastructure required to enable high speed fibre broadband connections shall be provided within the site up to property thresholds, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of sustainable development, in accordance with local and national planning policy.

12. **Landscape and ecological management and maintenance plan (LEMP)**

Prior to occupation of any dwelling a long term landscape and ecological management and maintenance plan taking into account any final approved landscaping and biodiversity management plans shall be submitted to and agreed in writing with the LPA. The Plan shall cover all soft landscaping, ANRG, POS, drainage basins and other areas outside of any domestic garden on the site, including all management measures associated with ecological assets on the site. The management and maintenance of these

areas and assets shall be carried out in accordance with the plan so approved.

Reason: In the interests of the protection of landscape and ecological assets on site and their continued protection and enhancement in accordance with Local Plan policies STR1, ENV3 and DM2

13. Biodiversity net gain monitoring and management plan (BNG MMP)

The development shall be carried out and the site shall be managed and monitored on the basis of the BNG MMP prepared by Hankinson Duckett Associates HDA ref: 996.6 July 2024 and submitted under planning permission 23/10316 submitted on 31/07/24.

If there are any changes to management on the site brought about by the subsequently approved LEMP then the original BNG MMP shall be re-visited, and amendments made as necessary. Any necessary amended BNG MMP shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation so as to ensure that the long term 10% ecological gain remains.

The monitoring and associated reports shall be undertaken and provided to the LPA as a minimum in years 2, 5, 10, 20 and 30 from commencement of each separate development phase.

Reason: To ensure the development delivers and maintains a minimum 10% uplift in the site's biodiversity value in accordance with the policies of the New Forest District Local Plan Review 2016-2036.

14. Works to be in accordance with Ecological assessment

The development shall be undertaken in accordance with the recommendations of the Ecological Assessment submitted under planning permission 23/10316 (HDA, 2023 including any amendments and addendums submitted dated July 2023) and associated appendices including:

- Appendix C: Bat Survey Report;
- Appendix D: Dormouse Survey Report; 3
- Appendix E: Water Vole and Otter Survey Report;
- Appendix F: Badger Survey Report;
- Appendix G: Breeding Bird Assessment;
- Appendix H: Reptile Survey Report (NOTE: Including the reptile method statement provided in Section 5); and
- Appendix I: Great Crested Newt HSI and eDNA Survey Report.

There shall be no variation to the approved details unless first agreed in writing with the Local Planning Authority. The implemented measures shall be maintained thereafter in accordance with the approved details.

Reason: To mitigate the impact of the development on the ecology of the site and to provide biodiversity enhancements in accordance with the NPPF and the submitted Ecological Assessment in accordance with Local Plan Part 2 Policy DM2.

15. **Wildlife enhancements**

The development shall be undertaken in accordance with the Wildlife Enhancement Plan prepared by Hankinson Duckett Associates HDS ref: 996.6 rev A dated September 2024 and the plot ecological enhancement schedule received on 19/09/24 submitted under planning permission 23/10316.

The details as approved shall be completed for each house and apartment block at construction scaffold stage or earlier as appropriate, and prior to occupation of the plot to which it relates and maintained as such thereafter.

Reason: To ensure that biodiversity enhancement measures are delivered throughout the development; and to ensure that a key aspect of sustainability is delivered in accordance with Local Plan policies DM2 and ENV 3.

16. **External and house lighting details**

The development shall be carried out in accordance with the lighting plan 01 rev P5, the outdoor lighting report submitted on 3 August 2023 under planning permission 23/10316.

All external lighting shall be installed in accordance with the specifications and locations set out in the approved details and shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior approval from the local planning authority. There shall be no additional house lighting including welcome or security lights unless prior written approval has been first granted to the details and lux levels of such lighting from the Local Planning Authority.

Any lighting installed within the development shall not exceed the following maximum values of vertical illuminance at the facade of any residential premises in accordance with Environmental Zone E1: 2 lux pre-curfew (07:00-23:00hrs) and 1 lux post-curfew (23:00- 07:00hrs) in accordance with Guidance Notes for the Reduction of Obtrusive Light (GN01:2021) by the Institute of Lighting Professionals (ILP).

Reason: In the interests of the protection of important wildlife species in accordance with Local Plan Part 2 Policy DM2, and to ensure that the development does not have a deleterious impact on the International Dark Skies Reserve.

17. **Phosphate mitigation and water efficiency**

The development hereby approved shall not be occupied unless

- 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; all measures necessary to meet the agreed waste water efficiency calculation

must be installed before first occupation and retained thereafter;

- proposals for the mitigation or offsetting of the impact of phosphorus arising from the development on the River Avon Special Area of Conservation (SAC), including mechanisms to secure the timely implementation of the proposed approach, have been submitted to and approved in writing by the local planning authority. Such proposals must:
 - (a) Provide for mitigation in accordance with the Council's Phosphorus Mitigation Strategy (or any amendment to or replacement for this document in force at the time), or for other mitigation which achieves a phosphorous neutral impact from the development;
 - (b) Provide details of the manner in which the proposed mitigation is to be secured. Details to be submitted shall include arrangements for the ongoing monitoring of any such proposals which form part of the proposed mitigation measures.

The development shall be carried out in accordance with and subject to the approved proposals.

Reason: The impacts of the proposed development must be mitigated before any development is carried out in order to ensure that there will be no adverse impacts on the River Avon Special Area of Conservation (SAC).

18. **Tree protection method statement for old railway line works**

No development, demolition or site clearance works shall take place in the vicinity of the proposed cycleway connection to the former railway line until the following information has been submitted to and agreed to in writing with the Local Planning Authority:

- A method statement and engineering drawings for the installation of new pedestrian path to the old Railway line path.

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

Reason: To safeguard trees and natural features which are important to the visual amenities of the area.

19. **Tree and hedgerow protection**

The trees and hedgerows on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the submitted Barrell Tree Consultancy Arboricultural impact appraisal and method statement Ref: 22105-AA3-CA dated 14th July 2023 under planning permission 23/10316 with the accompanying Tree Protection Plan Ref: 22105-4

Reason: To safeguard trees and natural features which are important to the visual amenities of the area.

20. Inspection of cellular confinement system

Within 21 days of the completion of the installation of the Cellular Confinement System as set out in the submitted Barrell Tree Consultancy Arboricultural impact appraisal and method statement Ref: 22105-AA3-CA dated 14th July 2023 with the accompanying Tree Protection Plan Ref: 22105-4, photographic evidence demonstrating that the works have been completed in accordance with the submitted Barrell Tree Consultancy Manual for Managing Trees on Development Sites V3.0 shall be submitted to the Local Planning Authority.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area.

21. Final hard and soft landscaping details and landscape framework

Within three months of the commencement of development, the following outstanding details of hard and soft landscaping of the site shall be submitted for approval in writing by the Local Planning Authority. This scheme shall include:

- a detailed landscape framework plan covering the whole site and larger scale hard and soft landscaping plans and details to cover sections of the site.
- tree planting details including species, size, protection, staking methods, irrigation, mulching and any other details.
- details of all soft landscape planting including plant species, size and numbers
- a specification for the protection and establishment of all new planting (e.g., temporary fences, rabbit guards, mulching);
- details for hard surfacing (where not a part of the highway) and the materials to be used to include details of all bridges and boardwalks
- details of fences, walls, piers, bollards and all other means of enclosure including typical elevations showing any decorative brickwork, soldier courses etc.
- details of all street and open space furniture (railings, bollards, seats, bins,) and all bin collection points
- a method statement and programme for hard and soft landscaping implementation
- at least two interpretation boards relating to the ANRG and ecological interest
- details of all service routes and any necessary tree protection measures or root barrier systems
- existing and proposed levels for all pathways, cycleways and boardwalks including details of any stepped sections
- All external works for domestic and public spaces (hard and soft landscape) shall be carried out in accordance with the approved plans and details in accordance with the phasing plan condition set out above and maintained thereafter as planted/built and subject to changes or additions only if and as shown in the landscape management plan and maintenance plan or as agreed in writing with the Local Planning Authority.

No occupancy of any dwelling shall take place until the above details have been agreed in writing by the LPA.

Reason: To ensure that the development takes place in an appropriate and to comply with Policy ENV3 and the site-specific Policy in the local plan

22. Landscaping inspection and maintenance on a phased basis

Following the planting of new trees and soft landscaping on site and as may be agreed in any final landscaping proposals in line with the conditions of this planning permission, notice shall be given to the Local Planning Authority Tree Officer or other authorised officer on a rolling 12 month basis from commencement, or at the end of the development whichever is the sooner, to inspect the trees and other landscaping that have been planted.

If it is found that the planting is not in accordance with the agreed landscaping proposals including any necessary maintenance, further works and/or replacement planting shall be undertaken in the first available planting season following the inspection. All domestic garden trees shall be maintained for a minimum period of 5 years from planting or re-planting and all trees and soft landscaping within public areas shall be maintained for a minimum of 30 years from planting or re-planting. If any planted areas fail or trees and/or shrubs die or become damaged or diseased within the maintenance periods referred to, they shall be replaced with the same species (unless a written variation has been agreed beforehand with the LPA) in the next available planting season.

Reason: To ensure the development is fully completed in full accordance with any agreed landscaping scheme and maintained thereafter to comply with Local Plan Policies DM2, STR1, and ENV3

23. Long term management of public areas and facilities

Prior to first occupation detailed proposals for the management and future maintenance of all public open space, highways, footways, cycleways, flood detention and SuDs basins and swales, play areas and equipment, street and open space furniture, and ANRG areas within the site should these not be formally adopted by the Council, or Town Council shall be submitted to and agreed in writing with the LPA.

All such areas shall be managed in perpetuity for open access to the public and maintained as such thereafter in accordance with any agreed management plan and as required by the allied Section 106 Agreement attached to this permission.

Reason: To ensure that such areas are properly managed and maintained as public open spaces and ecological assets in the public interest

24. Details of play equipment and associated facilities

Prior to occupation of any of the dwellings hereby approved a detailed specification of the detailed site layout (including any changes of levels) and design of all new play equipment and street furniture to be provided within the proposed LEAP and LAP and any other play on the way facilities within the site shall be submitted to and approved in writing by the LPA.

In addition, details of the intended informal all-purpose recreational space in the north western part of the site including any necessary ground remedial works and a management and maintenance regime for that area shall be submitted for approval by the Local Planning Authority.

The play details and associated facilities as may be agreed shall be provided and made available for use prior to the first dwelling being occupied, or in line with a phasing plan of provision to be agreed as part of this condition.

All play equipment and street furniture, and other facilities in connection with the use of the play areas, ANRG and other areas of POS shall be kept available for the public use in perpetuity and maintained in accordance with any provisions set out in other conditions or as part of any Section 106 Agreement attached to this permission.

Reason: In the interests of the proper provision, design and retention of play facilities and other public open space areas to serve the development in accordance with saved Core Strategy policy CS7 and Local Plan Policies ENV 3 and ENV13

25. Minerals safeguarding

The development shall be carried out in accordance with the recommendations and method statement set out in the Outline Materials Management Plan - Minerals dated 21 March 2024 submitted under planning permission 23/10316.

Reason: To ensure that any minerals found on the site can be re-used

26. Final drainage details

The development shall be carried out in accordance with the following approved plans under planning permission 23/10316 - Plans 1-399, 400, 403, 404, 407, 408, 409, & 410 submitted on 11/04/24 under planning permission 23/10316.

Prior to the commencement of development outside of phase 1 as indicated on the plan submitted on 26/06/24 under planning permission 23/10316, final detailed drawings of all SuDS retention basins, swales and attenuation tanks together with any headwalls and outflow details including existing and proposed contours, long and short cross sections, shall be submitted for approval to the LPA. The drainage details so approved shall be completed in accordance with the details as may be agreed and in any event prior to the first occupation of any dwelling on the site outside of phase 1

Reason: To ensure that the design of such basins is appropriate and acceptable in the interests of the visual appearance of the development so as to comply with Local Plan policy ENV 3.

27. Works in accordance with drainage strategy and FRA

The development shall be carried out in accordance with the submitted MB Flood Risk Assessment and Drainage Strategy dated July 2023 submitted under planning permission 23/10316, and completed on a phased basis in accordance with the phasing condition as set out above.

Details for the long-term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings. The submitted details shall include maintenance schedules for each drainage feature type and confirmation of ownership. Future maintenance shall be carried out in accordance with the approved details.

Reason: To ensure that an adequate and satisfactory drainage system and flood risk measures are in place to serve the development.

28. Construction environmental and ecological management plans (CEMP and CEcMP)

The development shall be carried out in accordance with the I Transport CEMP dated March 2024 and the HDA CEcMP dated March 2024 submitted under planning permission 23/10316 on 11/04/24.

Dust soiling sampling shall be carried out on street furniture, cars and window sills within 100 metres of the site boundary and the results provided to the LPA when the first such tests are carried out and future testing shall follow this unless otherwise advised. Measures to control the emission of dust and dirt during construction shall be as set out in the CEMP.

Reason: To comply with Local Plan policies STR1 and ENV3 and in the interests of the protection of ecological assets on site and their continued protection and enhancement in accordance with Local Plan policies STR1, ENV3 and DM2

29. Noise assessment and mitigation measures

The development shall be carried out in accordance with the recommendation/mitigation measures as set in the 30 July 2024 Noise Assessment report R9570-1 Rev 4 submitted under planning permission 23/10316. The measures required shall be implemented and in place for the affected dwellings prior to their occupation, and retained thereafter.

Reason: In the interests of the health and living conditions of residents on the site in accordance with Local Plan policy CCC1

30. Construction: Hours of Operation

Unless otherwise approved in writing by the Local Planning Authority, all works and ancillary operations in connection with the construction of the development, including the use of any equipment or deliveries to the site, shall be carried out only between 0800 hours and 1830 hours on Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank Holidays or Public Holidays, unless in the case of any emergency works that may be required urgently i.e. works that require immediate action in relation to public health and safety and the safety of the construction workforce.

Reason: To safeguard residential amenities.

31. Removal of contaminants

Prior to any demolition, site clearance, removal of floor slab and foundation

excavations associated with the disused barn type structures on site a Method Statement shall be submitted for written approval to the LPA with regards to asbestos, hydrocarbons and any other ground contamination in the central southern portion of the site. In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority together with a proposed remediation and removal plan.

The approved details shall be implemented throughout the duration of construction in that development phase, unless otherwise agreed in writing by the Local Planning Authority

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled water, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy CS5 of the Local Plan for the New Forest District Council outside the National Park (Core Strategy) and Policy DM5 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

32. **Watching Brief - contaminated land**

During any (site clearance, removal of floor slab and) foundation excavations a suitably qualified contaminated land consultant shall carry out a **watching brief** with regards to asbestos, hydrocarbons and any other ground contamination. In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled water, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy CCC1 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park and Policy DM5 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

33. **Archaeology**

The site investigation shall be carried out in accordance with the Written Scheme of Investigation received on 11 April 2024 submitted under planning permission 23/10316.

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation and provision made for analysis, publication and dissemination of results and archive deposition has been secured, the details of which shall be submitted to and agreed in writing with the LPA.

A single information board relating to archaeological investigation shall be

installed on the site to be agreed with the LPA as part of the details above. The approved information board shall be installed prior to first occupation.

Reason: To ensure that any archaeological survey results, site evaluations and finds are properly recorded

34. Materials and final drawings for dwellings

Within three months of the commencement of development hereby permitted a full final elevation and floor plan for each dwelling type including all materials (manufacturer names, type and colour) to be used on all dwellings, garages and car barns i.e. facing bricks, wall renders, weatherboarding, tile hanging including finish and colours, joinery details, roofing materials, eaves boards, ridge tiles, solar and photovoltaic panels or other renewable energy measures including the finish colour of the EV charging box to be used on individual plots, together with the materials and colour of rainwater goods, soil and vent pipes, meter boxes including their intended finish (and position on the building), shall be submitted to and agreed in writing by the LPA. The development shall be completed in accordance with the details as may be agreed.

Reason: In the interests of the appearance and character of the development and to comply with New Forest Local Plan policy ENV3

35. Window and door details

Within three months of the commencement of any of the dwellings hereby permitted the material and colours of all new windows with typical reveal and cill details, external doors, garage doors, and rooflights (including flashings to be used with flush fitting preferred) shall be submitted to and agreed in writing by the LPA together with the details of opening of windows with all windows to be sash or balanced casement rather than top hung except for fanlights. The development shall be completed in accordance with the details as may be agreed.

Reason: In the interests of the appearance and character of the development and to comply with New Forest Local Plan policy ENV3

36. Maintenance of car parking spaces, garages and car ports

Notwithstanding the provisions of the Town and Country General Permitted Development Order 2015 as amended, or any new re-enactment, the garages and car barns hereby approved (whether integral or as outbuildings/extensions to the dwelling) shall not be converted into additional living accommodation but shall be kept available for the parking of private motor vehicles. All car barns shall be retained in perpetuity as open structures and shall not be fitted with external doors other than those shown on the approved plans.

Reason: To ensure a reasonable and adequate level of parking is retained for the dwellings hereby permitted and to prevent ad hoc parking on pavements, cycle/footways and verges in the interests of highway safety for both pedestrians and vehicles.

37. No further access to former railway line

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order revoking or re-enacting that order, no access, vehicular or pedestrian, other than that shown on the approved plan, or as may be agreed in connection with the other conditions of this permission, shall be formed onto the former railway line running along the north western boundary of the site.

Reason: In the interests of the environmental protection and character of the area and in accordance with Policies ENV3, ENV4 and CCC2 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

38. Removal of permitted development rights on dwellings

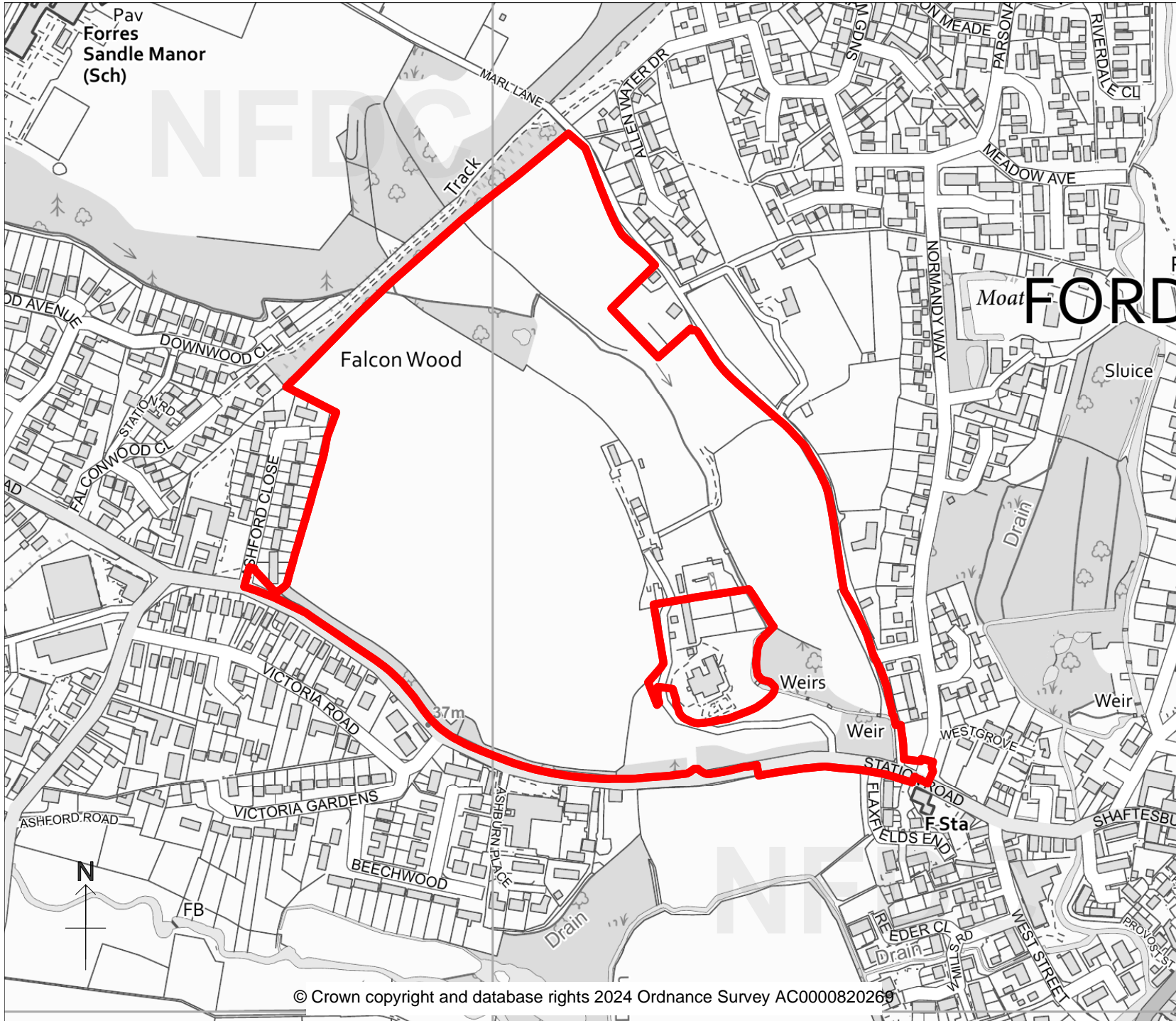
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any revocation, amendment or re-enactment of that Order) no extension otherwise approved by Classes AA, A, B or C of Part 1 of Schedule 2 to the Order, garage or other outbuilding otherwise approved by Class E of Part 1 of Schedule 2 to the Order, or means of enclosure otherwise approved by Class A of Part 2 of Schedule 2 to the Order shall be erected or carried out without express planning permission first having been granted.

Reason: In view of the high quality design and layout of the development the Local Planning Authority would wish to ensure that any future development proposals do not adversely affect the visual character and appearance of the dwellings and amenities of the area and the amenities of neighbouring properties, contrary to Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park.

Further Information:

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New Forest
DISTRICT COUNCIL

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Service Manager
Development Management
New Forest District Council
Appletree Court
Lyndhurst
SO43 7PA

PLANNING COMMITTEE

October 2024

SS16 Land North of
Station Road
Fordingbridge
24/10595

Scale 1:4628

N.B. If printing this plan from
the internet, it will not be to
scale.

Planning Committee 09 October 2024

Application Number: 24/10494 Variation / Removal of Condition

Site: PLATINUM JUBILEE BUSINESS PARK, HOPCLOVER WAY,
RINGWOOD, BH24 3FW

Development: Removal of condition 17 of Planning Permission 20/11208 to
remove the requirement for a BREEAM "very good"
assessment due to it being unobtainable

Applicant: New Forest District Council

Agent: Boyle & Summers Ltd

Target Date: 09/08/2024

Case Officer: John Fanning

Officer Recommendation: Grant Subject to Conditions

Reason for Referral to Committee: Applicant is New Forest District Council

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Background and policy context
- 2) Rationale for removal of condition
- 3) Outstanding conditions

The item has been referred to committee on the basis that the applicant is New Forest District Council, and in the interests of transparency.

2 SITE DESCRIPTION

The application site recently formed part of a wider redevelopment which included residential and care facility uses to the east and south. The land was formerly in agricultural use prior to the redevelopment which is now substantially complete, with sections of the redevelopment including the application site having been completed and occupied. The current application relates solely to the commercial element of the site which has been built out and which provides a number of larger industrial units.

The site is accessed from Crow Lane to the east. The site bounds an area of open space and residential development to the east, a new care home to the south of the land identified within the blue line, residential development to the north and an industrial estate to the west.

3 PROPOSED DEVELOPMENT

Application 20/11208, granted in September 2022, sought permission for a number of industrial units covering a range of uses within Use Classes E and B8. Condition 17 of this consent required that the units (4 in total) achieve a BREEAM Very Good standard. The application now submitted seeks to remove this condition.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status	Appeal Description
20/11208 Use of Buildings B, C, D & E classes E & B8 Class	08/09/2022	Granted Subject to Conditions	Decided	
17/11358 Final Phase (2/3); development comprised of a care home (Use Class C2); flexible business units (Use Class B1), 113 dwellings (Use Class C3), public open space, associated parking; landscaping; internal access arrangements and ancillary infrastructure (details of appearance landscaping, layout and scale associated with development granted by outline permission 13/11450).	26/11/2018	Granted Subject to Conditions	Decided	
17/11309 Phase 2: development of 113 dwellings comprised detached houses; semi detached houses; terraced houses; flats, link detached houses; garages; parking; access; open space; and cycle path (Details of appearance, landscaping, layout & scale. Development granted by	24/01/2018	Granted Subject to Conditions	Decided	

outline
permission
13/11450)

16/11520 Phase 1: development of 62 dwellings comprised: 15 houses; 9 pairs of semi-detached houses; 3 terrace of 3 houses; 3 terrace of 4 houses; 8 flats; garages; public open space; SANG; ancillary infrastructure; allotment land (Details of appearance, landscaping, layout & scale development granted by Outline Permission 13/11450)	23/03/2017	Granted Subject to Decided Conditions
--	------------	---------------------------------------

13/11450 Mixed development of up to 175 dwellings (Use Class C3); up to 1.5 hectares of small employment (Use Classes B1 & B2); nursing home (Use Class C2); child nursery (Use Class D1); hotel / pub / restaurant (Use Class C1); fitness centre (Use Class D2); retail / professional services / restaurant (Use Class A1/ A2/ A3); open space areas; allotments; accesses on to Crow Lane and Crow Arch Lane; estate roads; footpaths; cycle ways; foul &	10/10/2014	Granted Subject to Decided Conditions
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surface water
infrastructure
(Outline
Application with
details only of
access)

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ECON1: Employment land and development

Policy ECON2: Retention of employment sites and consideration of alternative uses

Policy ENV1: Mitigating the impacts of development on International Nature
Conservation sites

Policy ENV3: Design quality and local distinctiveness

Policy ENV4: Landscape character and quality

Policy IMPL2: Development standards

Policy STR1: Achieving Sustainable Development

Policy STR3: The strategy for locating new development

Policy STR4: The settlement hierarchy

Policy STR6: Sustainable economic growth

Local Plan Part 2: Sites and Development Management 2014

RING3: Land south of Ringwood, west of Crow Lane and adjacent to Crow Arch
Lane

Supplementary Planning Guidance And Documents

Planning for Climate Change SPD

Neighbourhood Plan

Ringwood Neighbourhood Plan

Policy R1: A Spatial Plan for Ringwood

Policy R10: Zero Carbon Buildings

National Planning Policy Framework

National Planning Policy Guidance

6 PARISH / TOWN COUNCIL COMMENTS

Ringwood Town Council: happy to accept a delegated Officer decision.

The Council was very disappointed that the developer and NFDC did not actively seek to meet BREEAM 'very good' requirements from the outset, given that this was flagged in the 2018 BREEAM Pre-Assessment and carried out for SRE for NFDC, and that NFDC find itself in the position where it is now unobtainable.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

No comments received

9 REPRESENTATIONS RECEIVED

1 neutral letter of representation was received which queried the BREEAM status of the development.

10 PLANNING ASSESSMENT

Background and Policy Context

Outline Planning Permission was originally granted under application reference 13/11450 for a mixed-use development covering the application site and a wider area of land to the south and east. Access was approved as part of this outline permission. Reserved matters applications were subsequently approved under references 16/11520, 17/11309 and 17/11358, which agreed the more detailed specifics of the appearance, landscaping, layout and scale. The current application site formed a smaller part of this original development and was identified for larger industrial buildings in commercial use. It was separated from a larger residential development to the east off Crow Lane by an area of open space, with further open space and a care home to the south. This application also included an area of further residential redevelopment off Crow Arch Lane to the south. This development has now been built out.

Application 20/11208 subsequently sought planning permission for just 4 of the commercial units (Units B, C, D and E) to allow a more flexible suite of Use Classes. At this point, the ownership of the site had transferred to New Forest District Council, who were applicant for this application, and who continue to be so for this current application.

The previous permissions referred to Use Class B1. The Use Classes Order has subsequently been amended; the uses previously falling within Use Class B1 are now found within Use Classes E(g)(i) (offices), E(g)(ii) (research and redevelopment) and E(g)(iii) (light industrial). The application granted permission for the use of Units B and C for Class E(c)(iii) (uses appropriate to a commercial, business or service locality), E(e) (medical or health services), E(g)(i, ii, iii) and B8 (storage) and for the use of Units D and E for Class E(c)(iii), E(e), E(g)(i, ii, iii).

Condition 17 of this application reads as follows:

"The buildings will be required to achieve a BREEAM 'very good' standard, as set out in the BREEAM Pre-assessment by SRE dated 2018. Within four months of occupation of the buildings hereby approved, a final BREEAM certificate shall have been submitted to and approved in writing by the Local Planning Authority certifying that the buildings have achieved a BREEAM 'very good' standard."

The stated reason for the condition was

"In the interests of sustainable development, including resource use and energy consumption, in accordance with Policy IMPL2 of the Local Plan Part 1 for the New Forest District outside the National Park."

The reports at the time did not explore the imposition of the condition in more detail. However, Policy IMPL2(iii) requires new commercial development of 250-999 square metres gross internal area to achieve BREEAM excellent with regard to water consumption; and commercial development of 1000 square metres or more to achieve BREEAM excellent overall. It is noted that this policy was adopted in July 2020. Application 20/11208 was originally submitted in November 2020 following the adoption of this policy. However, a decision on the application was not issued until

September 2022. Prior to this, Policy CS4 of the Local Plan Part 1: Core Strategy 2009 (adopted in 2009) required new commercial buildings of over 1000 square metres to meet BREEAM Excellent (after 2012).

The commercial element of the site consists of 7 distinct buildings (referred to as Blocks A-G), of which the application relates to Blocks B, C, D and E. The floor space of these buildings is as follows:

Block B – 1318m²
Block C – 820m²
Block D – 488m²
Block E – 315m²

The overall layout and form of the buildings remained identical to the previously approved reserved matters applications. It is noted these previous applications did not include any conditions relating to BREEAM requirements associated with the commercial elements of the scheme. Of the buildings, it would appear that only Block B fell above the 1000m² trigger with regard to Policy CS4 that would have been in force at the time.

With regard to Planning Permission 20/11208, which fell within the remit of the current Policy IMPL2, when considered individually, Blocks C, D, E fell within the 250-999m² range in which only water consumption would have applied, while Block B was of sufficient scale to justify the full BREEAM Excellent trigger in accordance with the policy.

Application 20/11208 was supported by a BREEAM Pre-Assessment. This report identified that certain credits were likely unachievable given the design stage in the process and type of development being proposed but provisionally identified that it was possible for the development to achieve a BREEAM Very Good level. The application subsequently imposed a blanket requirement for all buildings to achieve BREEAM Very Good.

On the basis of the above, it would appear that the specific requirement for all 4 units to achieve BREEAM Very Good would not appear to directly relate to the relevant policy requirement (which would have secured BREEAM Excellent for Block B and water consumption criteria only for Blocks C, D and E). This matter was not addressed in the officer's report.

Rationale for removal of condition

In seeking to remove this condition, the applicant has laid out two key points – timing and works undertaken.

With regard to timing, the BREEAM requirement wasn't initially required under the initial outline and reserved matters applications. The matter does not appear to have been addressed at the time.

When the more recent application was initially submitted in 2020, a BREEAM assessor was instructed. However, the planning permission was not formally issued until 2022. An initial recommendation on the application was made to the Planning Committee in October 2021, which included a proposed BREEAM condition and resolution was made to grant subject to a legal agreement. Following further review, the application was taken to the Planning Committee in June 2022 and resolution was made to grant without a legal agreement, with the decision subsequently being issued in September 2022.

Many BREEAM criteria require early stage planning to be implemented to achieve the required standards. In this case, a number of the criteria identified in the initial BREAM Assessment document were not implemented within the necessary timeframe and cannot be retrofitted post development. The BREEAM assessment is a wide reaching sustainability approach which requires specific design and construction standards and monitoring which were not considered and undertaken during construction works. As the development passed these time thresholds and has been completed without the appropriate consideration being given, it now cannot achieve certain mandatory credits required early in the process to achieve a BREEAM rating. A BREEAM Review Report was commissioned and submitted with this application which outlines that at this stage, it is not possible to feasibly achieve a BREEAM standard due to the failure to achieve mandatory credits earlier in the process.

Notwithstanding the above, a supporting statement has been provided indicating that whilst formal certification has not been achieved, the development has been constructed with sustainable standards in mind. It is outlined where the development has been implemented in alignment with the standards, including:

- Electric metering outputs enable live energy monitoring for building managers
- Water metering outputs enable live monitoring to allow for assessment of water rates and identification of emergency leaks
- External lighting in accordance with standards
- Installation of PV roof panels
- Thermal analysis of buildings undertaken
- Flood risk assessment undertaken
- Installation of suitable soakaways
- Provision of suitable staff shower and changing areas, along with cycle storage and external spaces
- Use of certified contractors
- Management of development during construction to minimise impact of surrounding properties

It is considered that the sustainability of development is a key consideration, and relevant local and national policies both stress the importance of providing development which balances local need and development of sites against the wider environmental impacts of development. In this case, it is considered unfortunate that the development has failed to achieve a BREEAM standard and has now been implemented and occupied in breach of the imposed condition.

Notwithstanding this, the building exists in its current form and consideration must be given as to how to proceed. It is not considered that the BREEAM standard could be achieved without potential redevelopment undertaken in line with the necessary criteria. In terms of sustainability, it is considered that any potential reconstruction of the existing buildings would likely further exacerbate a number of the associated impacts of the development.

The applicant has laid out considerations that have been incorporated into the building to ensure that the ongoing occupation of the buildings strive towards sustainable methodologies which will help to minimise the associated impact of the development in the current post construction phase, which is considered to somewhat mitigate the impacts associated with the non-compliance with the condition.

The existing buildings provide a positive benefit in terms of provision of employment uses with the area, which any attempt to try and comply with the original condition would almost certainly disrupt. The applicant has laid out the standards that have

been achieved. As now constructed, it is considered that the proposal does make an important contribution towards an active and useable employment site within the district, and this must be factored into any consideration of this application.

Therefore, on balance, given the specific circumstances of the proposed development and the benefits associated with the continued employment function of the site, it is not considered that it would be in the public interest to seek to pursue compliance with the BREEAM condition at this stage and relief from the condition would be acceptable.

Outstanding conditions

It is noted that the original permission included a number of conditions. Of these conditions, a number required submission of further details or are now defunct given that the permission has been implemented. Given that the units are now complete, it is recommended that these conditions be removed or updated to reflect the current status of the site.

11 CONCLUSION / PLANNING BALANCE

It is unfortunate that the BREEAM standard was not followed through at development stage. However, at this stage, it is not considered feasible or possible to retrofit the buildings to comply with the relevant BREEAM standard, and it has been identified that the measures which can be reasonably implemented have been undertaken.

While sustainability is a vital aspect of bringing forward development within the district, it is considered that it would not be in the public interest to continue to pursue the BREEAM requirement in this case, when factoring in the sustainability standards that have already been achieved and the economic benefits of the continued operation of the existing buildings, balanced against the difficulties and potential adverse impacts of seeking to resolve compliance with the BREEAM standard.

As such, with regard to the specific set of circumstances laid out above, the recommendation is to allow the removal of the condition in question.

12 RECOMMENDATION

GRANT the VARIATION of CONDITION

Proposed Conditions:

1. The development permitted shall be carried out in accordance with the following approved plans:

NFD-BSL-ZZ-XX-DR-A-1001-PL (Location Plan)
NFD-BSL-ZZ-XX-DR-A-2001-PL (Site Plan)
NFD-BSL-UB-XX-DR-A-3001-DR-A (Unit B Ground Floor Plan)
NFD-BSL-UC-XX-DR-A-3001-DR-A (Unit C Ground Floor Plan)
NFD-BSL-UD-XX-DR-A-3001-PL (Unit D Ground Floor Plan)
NFD-BSL-UE-XX-DR-A-3001-PL (Unit E Ground Floor Plan)
NFD-BSL-UB-XX-DR-A-3501-PL-A (Unit B Roof Plan)
NFD-BSL-UC-XX-DR-A-3501-PL-A (Unit C Roof Plan)

NFD-BSL-UD-XX-DR-A-3501-PL-A (Unit D Roof Plan)
 9220-Rev P01 (Vehicle Tracking Drawing)
 9221-Rev P01 (Vehicle Tracking Drawing)
 9222-Rev P01 (Vehicle Tracking Drawing)
 9223-Rev P01 (Vehicle Tracking Drawing)
 Travel Plan by Paul Basham Associates dated 20/10/2020
 Transport Statement by Paul Basham Associates dated 20/10/2020
 NFD-BSL-UB-XX-PL-A-4001-PL-A (Unit B Elevations)
 NFD-BSL-UC-XX-DR-A-4001-PL-A (Unit C Elevations)
 NFD-BSL-UD-XX-DR-A-4001-PL-A (Unit D Elevations)
 17043-4007 A Block E - Elevations
 16-086-400 Final Phase Drainage & Site Levels (Sheet 1/5)
 16-086-401 Final Phase Drainage & Site Levels (Sheet 2/5)
 16-086-402 Final Phase Drainage & Site Levels (Sheet 3/5)
 16-086-403 Final Phase Drainage & Site Levels (Sheet 4/5)
 16-086-404 Final Phase Drainage & Site Levels (Sheet 5/5)
 16-086-416 General Access Arrangement
 16-086-418B External Works 1 of 2
 16-086-419A External Works 2 of 2
 A130-LA15 Landscape Strategy
 A130-LA16 Planting Strategy
 A130 PP06 Rev C Landscape Plan
 A130 PP07 Rev C Landscape Plan
 A130 PP08 Rev C Landscape Plan
 A130 PP09 Rev D Landscape Plan
 A130 PP12 Rev A Landscape Plan
 Planning and Design Statement and Appendices by Terence O Rourke
 dated July 2018
 Final Phase Drainage Technical Note by Odyssey dated June 2018
 Final Phase Highways Technical Note by Odyssey dated June 2018
 02836-C-800-AB Drainage plan
 02386-C-801-AB Drainage plan
 02386-C-804-AB Drainage plan
 02386-C-810-AB Drainage plan
 02386-C-811-AB Drainage plan
 02386-C-812-AB Drainage plan
 02386-C-813-AB Drainage plan
 BREEAM Review Report
 L01 A Landscape plan
 20006 Planning Condition Discharge Note - Issue 1 Materials and cycle
 storage details
 NFD-BSL-ZZ-XX-DR-A-PL EV plan

Reason: To ensure satisfactory provision of the development.

2. Any trees or plants identified within the approved landscaping scheme (Drg No: L01 Rev A) which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the development takes place in an appropriate way and to comply with Policy ENV3 of the Local Plan Part 1 and the Ringwood Local Distinctiveness Document

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any subsequent re-enactment thereof, no additional floor space by way of the creation of a mezzanine floor shall be formed within the buildings hereby approved, other than that shown on the approved plans.

Reason: To safeguard the amenities of the area, in the interests of highway safety and to comply with policy ENV3 of the Local Plan Part 1.

4. The bin storage provision (as identified in Drg No: L01 Rev A) shall be permanently retained in accordance with the approved details.

Reason: To ensure adequate bin storage in accordance with Policy ENV3 of the Local Plan Part 1.

5. The approved cycle storage/parking for each employment unit shall be permanently retained in accordance with the approved details (as identified in Drg No: L01 Rev A).

Reason: To promote sustainable travel modes.

6. The arrangements shown on plan NFD-BSL-ZZ-XX-DR-A-2001-PL for the access, turning and parking of motor vehicles shall be retained and kept available for the parking of motor vehicles for the buildings hereby approved at all times.

Reason: To ensure adequate parking provision is made in the interest of highway safety and in accordance with Policy ENV3 of the Local Plan Part 1.

7. No goods, plant, or machinery shall be stored in the open on the site and no work shall be undertaken outside the buildings hereby approved without the express planning permission of the Local Planning Authority.

Reason: In the interest of the amenities of the locality in accordance with Policy ENV3 of the Local Plan Review 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

8. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) and the Town and Country Planning (General Permitted Development) Order 2015 (as amended) or any subsequent re-enactments thereof, employment units D and E shown on site plan NFD-BSL-ZZ-XX-DR-A-2001-PL shall be used only for the purposes of commercial, business and service use within Class E (c) (iii), (e), (g) (i, ii & iii) and for no other use purposes, whatsoever, including any other purpose in Class E of the Town and Country Planning (Use Classes) Order 2005 or any subsequent re-enactment thereof, without express planning permission first being obtained.

Reason: In the interest of highway safety and adjoining amenity and in accordance with Policy ENV3 of the Local Plan Part 1.

9. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) and the Town and Country Planning (General Permitted Development) Order 2015 (as amended) or any subsequent re-enactments thereof, employment units B and C shown on site plan NFD-BSL-ZZ-XX-DR-A-2001-PL shall be used only for the purposes of commercial, business and service use within Class E (c) (iii), (e), (g) (i, ii & iii) and for storage and distribution use within Class B8 and for no other use purposes, whatsoever, including any other purpose in Class E of the Town and Country Planning (Use Classes) Order 2005 or any subsequent re-enactment thereof, without express planning permission first being obtained.

Reason: In the interest of highway safety and adjoining amenity and in accordance with Policy ENV3 of the Local Plan Part 1.

10. The drainage system hereby approved shall be maintained in accordance with the details outlined in the following drawings for the lifetime of the development:

02836-C-800-AB Drainage plan
02386-C-801-AB Drainage plan
02386-C-804-AB Drainage plan
02386-C-810-AB Drainage plan
02386-C-811-AB Drainage plan
02386-C-812-AB Drainage plan
02386-C-813-AB Drainage plan

Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park and the New Forest District Council and New Forest National Park Authority Strategic Flood Risk Assessment for Local Development Frameworks.

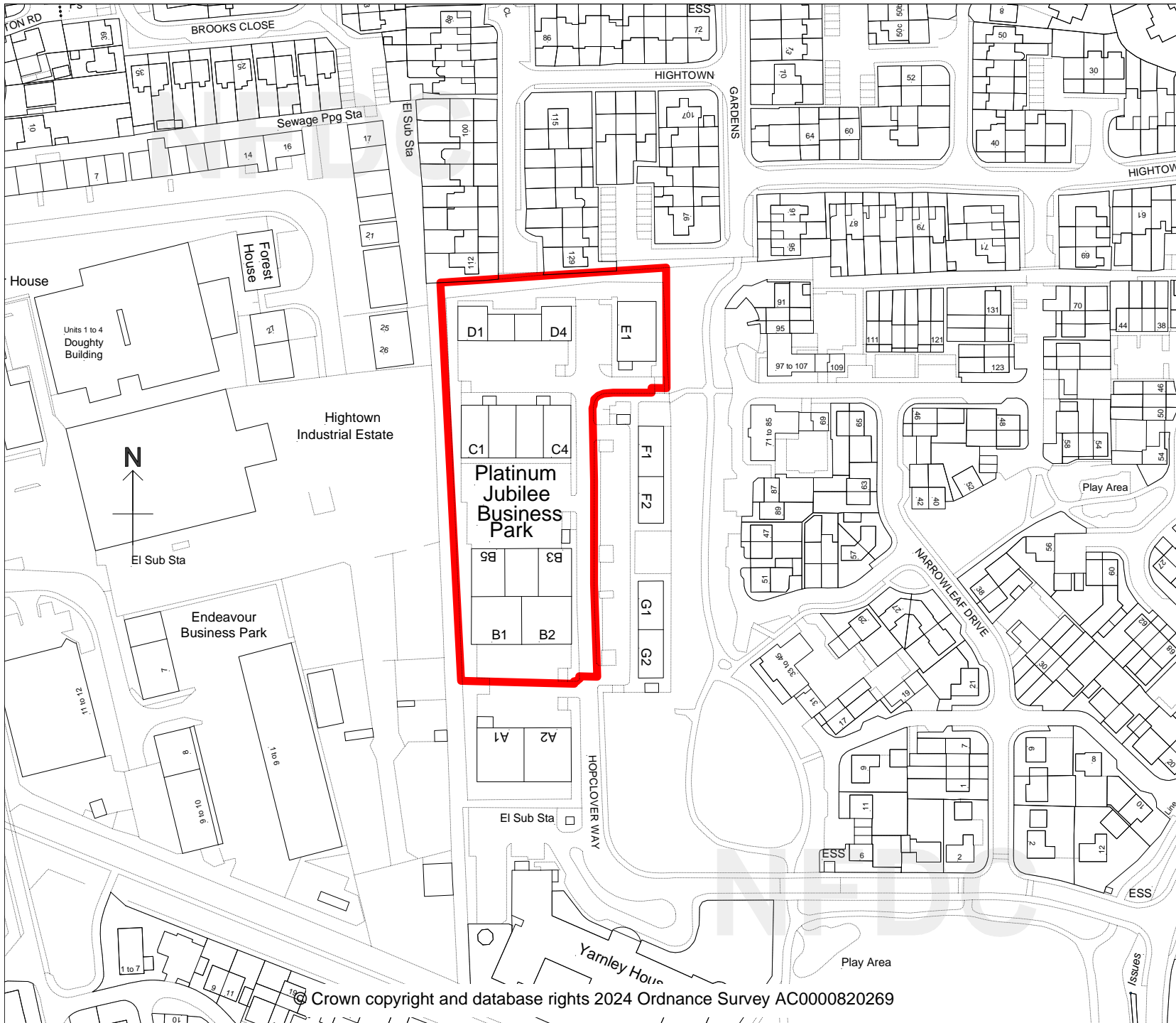
11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any subsequent re-enactment thereof, no building, structure, hardstanding (other than already approved) or serviced areas shall be constructed or created within the landscaped area to the rear of employment Blocks D and E, shown as landscaping on approved Drg No. L01 Rev A unless otherwise agreed by the Local Planning Authority.

Reason: This area of land provides an important landscaped buffer between the residential properties in Hightown Gardens and the rear of the buildings identified as Units D and E and would contribute in screening the buildings from the surrounding area. It is important to ensure that the landscaping is not removed and replaced with buildings, hardstanding or rear service areas in the future in accordance with Policy ENV3 of the Local Plan Part 1.

Further Information:

John Fanning

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New Forest DISTRICT COUNCIL

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Mark Wyatt
Service Manager
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New Forest District Council
Appletree Court
Lyndhurst
SO43 7PA

PLANNING COMMITTEE

October 2024

Platinum Jubilee Business Park
Hopclover Way
Ringwood
24/10494

Scale 1:2000

N.B. If printing this plan from the internet, it will not be to scale.

Planning Committee 09 October 2024

Application Number: 24/10409 Variation / Removal of Condition
Site: SUNNING, MOPLEY, LANGLEY, FAWLEY SO45 1YJ
Development: Variation of conditions 2, 3 and 4 of Planning Permission 23/10866 to allow amendments to design
Applicant: Mr & Ms Jones & Roberts
Agent: Sanders Design Services Ltd
Target Date: 07/08/2024
Case Officer: John Fanning
Officer Recommendation: Grant Subject to Conditions
Reason for Referral to Committee: Contrary to Parish Council view

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) History and proposed alterations
- 2) Character
- 3) Amenity
- 4) Electric charging point

The application has been referred to committee as the recommendation to approve is contrary to the recommendation of the Parish Council.

2 SITE DESCRIPTION

The application site lies close to the boundary with the New Forest National Park, particularly to the south-east. The surrounding street scene is typically well vegetated, with properties set well back from the highway frontage. There is a mix of built form, including both single-storey and two-storey properties.

3 PROPOSED DEVELOPMENT

The application proposes the variation of condition 2 (approved plans), 3 (electric charging points) and 4 (windows) of application reference 23/10866 which granted permission for the demolition and replacement of an existing dwelling on the site. The proposed amendments include adding a new shading structure to the rear of the dwelling and the relaxation of a condition so that 2 obscure glazed side facing windows on the dwelling can be opened without restriction.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status	Appeal Description
23/10866 Replacement dwelling	20/12/2023	Granted Subject to Conditions	Decided	

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy CCC1: Safe and healthy communities

Policy CCC2: Safe and sustainable travel

Policy ENV1: Mitigating the impacts of development on International Nature Conservation sites

Policy ENV3: Design quality and local distinctiveness

Policy ENV4: Landscape character and quality

Policy HOU1: Housing type, size, tenure and choice

Policy IMPL1: Developer Contributions

Policy IMPL2: Development standards

Policy STR1: Achieving Sustainable Development

Policy STR3: The strategy for locating new development

Policy STR4: The settlement hierarchy

Policy STR5: Meeting our housing needs

Policy STR8: Community services, Infrastructure and facilities

Local Plan Part 2: Sites and Development Management 2014

DM2: Nature conservation, biodiversity and geodiversity

Supplementary Planning Guidance And Documents

SPD - Air Quality in New Development. Adopted June 2022

SPD - Parking Standards

SPD - Mitigation Strategy for European Sites

National Planning Policy Framework

National Planning Policy Guidance

6 PARISH / TOWN COUNCIL COMMENTS

Fawley Parish Council: We recommend refusal as the Parish Council considers that condition 4 of the permission should be reinstated; when you examine the approval, condition 4 requires the window to be of obscure glass; plans on the new application do not show this. No objection if condition 4 is reinstated.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

No comments received

9 REPRESENTATIONS RECEIVED

3 letters of support received:

- No objection
- Do not consider that the proposed window alterations have a harmful impact

10 PLANNING ASSESSMENT

History and proposed alterations

Planning Permission has recently been granted for the redevelopment of the existing dwelling on the site with a replacement dwelling under application reference 23/10866. This further application seeks to amend the plans and conditions of that permission. Two key amendments are proposed, comprising the inclusion of an open sided canopy structure to the rear of the building and alterations to windows in a side dormer.

Character

With regard to the structure to the rear, it would be relatively modest in scale and set within the context of the existing building. Taking into account its scale and position, this additional element would integrate acceptably into the built form of the proposed development. With regard to Policy ENV3(i)(ii) it is considered that the proposed development would integrate into the appearance of the existing dwelling and would not have an unacceptable visual impact within the context of the surrounding street scene.

Amenity

The additional structure to the rear is low in height and would be set off the immediate boundary. It would not have a harmful impact upon neighbouring dwellings in terms of light, outlook, privacy or general amenity. It is noted that the structure is proposed, in part, as a response to an overheating assessment to ensure the dwelling has a sustainable approach to heating. With reference to Policy ENV3(i)(ii)(v) it is considered that the structure integrates with the form of the existing building and does not result in a harmful relationship with neighbouring occupiers.

Condition 4 of the previous planning permission required windows in a side facing dormer to be obscure glazed and non-opening 1.7m from the floor of the rooms served in order to prevent potential overlooking to the side. This application proposes the relaxation of this condition. Specifically, the application seeks to remove the restriction that the windows be non-opening below 1.7 metres above floor level. The amendment is proposed in order to ensure there is better airflow to the rooms in question. To be clear, the application does not seek to remove the requirement that the windows be obscurely glazed.

Policy ENV3(ii) highlights that developments should avoid harmful overlooking of neighbouring dwellings. The side facing windows are proposed to serve an en-suite and bathroom. The windows would look to the east into the flank of the neighbouring property at Norley Croft. It is noted that this property has a window in the side elevation at first floor level. However, the occupier has confirmed that this window serves a storage space in the loft and has written in support of the current application.

Given the specific function of the window on the adjacent property, it is not considered that there would be a harmful direct overlooking relationship to this window. There would be some potential for overlooking to the rear. However, the angle would be oblique and partially screened by the existing dwelling, which would still ensure a private area is retained. Indeed, the window closest to the rear would continue to have only a top-light opening in any event, which would mitigate potential overlooking. The window set further forward would have two side hung segments, but given the more forward position of this window, it is not considered that the ability to open this window for ventilation purposes would be materially harmful to the privacy of the neighbouring dwelling.

On balance, taking into account the above, it is considered that the proposed variation of condition to allow the windows in question to open (whilst still being obscurely glazed), would not have a harmful impact on the amenity of neighbouring occupiers.

Electric charging point

Policy CCC2(v) notes that developments should seek to incorporate the necessary infrastructure to deliver electric vehicle charging points. However, it is noted that this is now a requirement under the Building Regulations. As such, it is no longer considered necessary to secure this requirement via a planning condition where it is covered under separate legislation. Accordingly, the previous condition 3 is no longer deemed necessary.

Type	Proposed Floorspace (sq/m)	Existing Floorspace (sq/m)	Net Floorspace (sq/m)	Chargeable Floorspace (sq/m)	Rate	Total
Self Build (CIL Exemption in place)	194.6		194.6	194.6	£80/sqm	£21,256.31*

Subtotal:	£21,256.31
Relief:	£21,256.31
Total Payable:	£0.00

11 CONCLUSION / PLANNING BALANCE

For the reasons outlined above, it is considered that the proposal would not have a harmful impact on character or amenities of the existing or proposed occupiers. It is considered that the proposal would comply with Policy ENV3 of the Local Plan. As such, the application is recommended for conditional approval.

12 RECOMMENDATION

GRANT the VARIATION of CONDITION

Proposed Conditions:

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 development permitted shall be carried out in accordance with the following approved plans:

Drg No: rbt sht 1 (Existing plans) Dated: May 2023, Received: 14.08.23
Drg No: rbt sht 2 A (Proposed plans) Dated: April 2024, Received: 12.06.24
Drg No: rbt sht 3 A (Site plan) Dated: April 2024, Received: 12.06.24
Drg No: rbt sht 10 (Window specifications) Dated: April 2024, Received: 12.06.24
(Design and Access statement) Received: 14.08.23
(Preliminary Bat Roost Assessment) Dated: 13.10.23, Received: 17.10.23
Drg No: SE506869 (SAP Calculations Compliance Summary) Dated: 26.04.24, Received: 12.06.24
Drg No: SE506869 (CIBSE TM59 2017 Report) Dated: 26.04.24, Received: 12.06.24

Reason: To ensure satisfactory provision of the development.

3. The first floor dormer windows on the east elevation (serving the rooms identified as 'Bathroom' and 'E-S' on Drg No. rbt sht 2 rev A) of the building hereby approved shall be obscurely glazed on installation and the windows shall be retained as such in perpetuity.

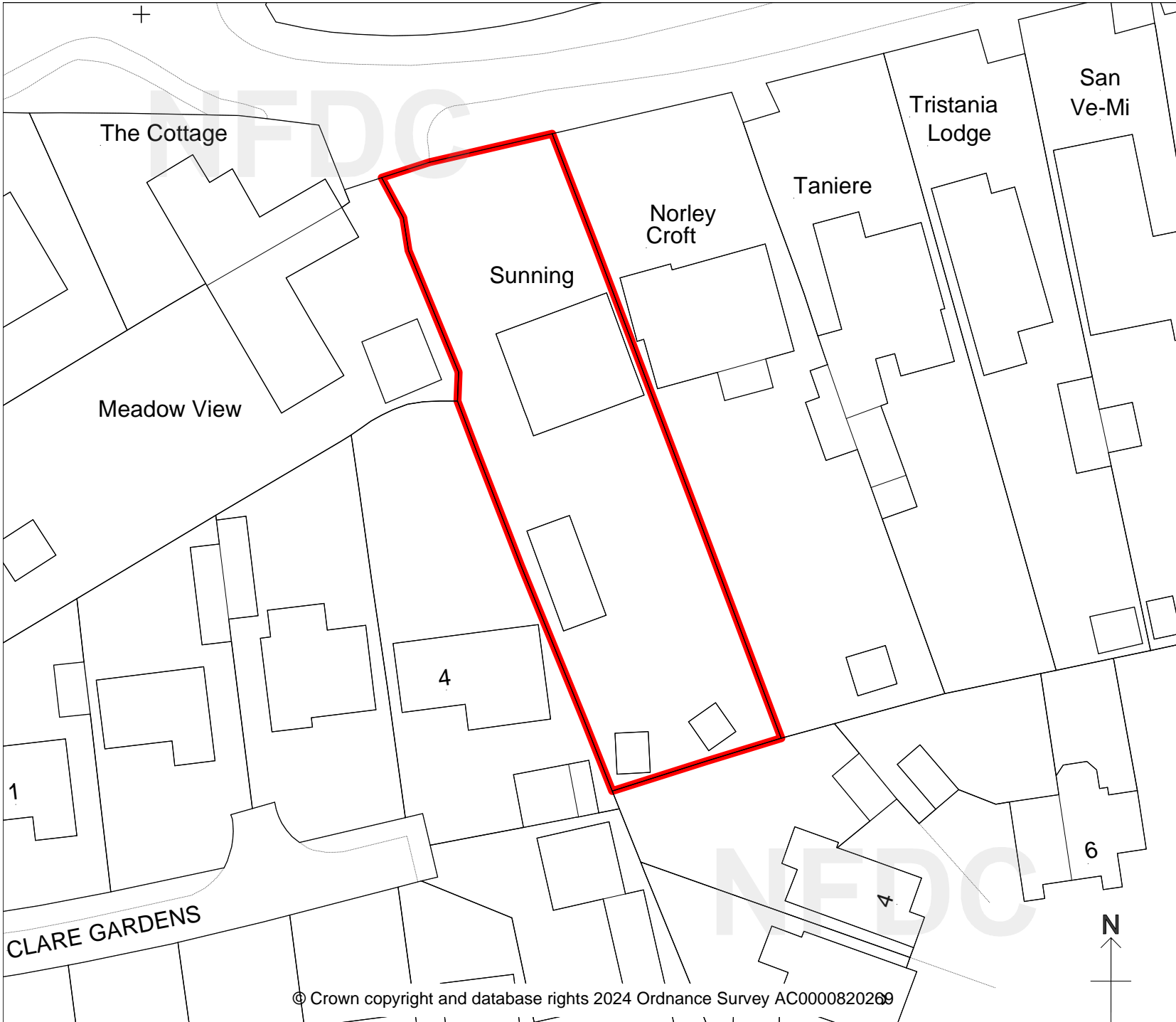
Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

4. The development hereby approved shall be undertaken in full accordance with the mitigation strategy details outlined in section 5.2 of the submitted Preliminary Bat Roost Assessment (dated 13.10.23), and the enhancement measures contained therein shall be implemented before the development hereby approved is first occupied unless otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard protected species and ecological interests in accordance with Policies ENV3, ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park and Policies DM1, DM2 and DW-E12 of the Local Plan for the New Forest District outside the National Park (Part 2: Sites and Development Management).

Further Information:

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Mark Wyatt
Service Manager
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New Forest District Council
Appletree Court
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PLANNING COMMITTEE

October 2024

Sunning
Mopley
Langley
24/10409

Scale 1:500

N.B. If printing this plan from
the internet, it will not be to
scale.

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CLARE GARDENS

The Cottage

Meadow View

Sunning

Norley
Croft

Taniere

Tristania
Lodge

San
Ve-Mi

4

1

6

4

N

Planning Committee 09 October 2024

Application Number: 24/10526 Full Planning Permission
Site: 20 NORTHFIELD ROAD, RINGWOOD BH24 1LU
Development: Rear extension and creation of first floor; front dormer, rooflights & fenestration alterations; new porch; render walls
Applicant: Mr Nicklen
Agent: Twenty Residential Design Ltd
Target Date: 05/08/2024
Case Officer: Kate Cattermole
Officer Recommendation: Grant Subject to Conditions
Reason for Referral to Committee: Contrary view to Cllr John Haywood, District Councillor

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Impact on street scene and character of the area
- 2) Residential amenity

2 SITE DESCRIPTION

The application site is located in an established residential road, in the built up area of Ringwood. The application site sits within a row of detached hipped roof bungalows, but the wider character of the road is more varied, as identified in the Ringwood Local Distinctiveness Supplementary Planning Document (SPD).

The existing dwelling is a detached hipped roof bungalow, with a hipped roof element projecting forward off part of the front elevation and a small flat roofed upvc porch adjacent. A modest conservatory with mono pitched roof is located to the rear of the dwelling. A detached garage sits to the rear of the dwelling adjacent to the common boundary with 22 Northfield Road, and there is a carport to the side of the dwelling in front of the garage. The dwelling is brick with tiled roof, and sits in a reasonable sized plot enclosed by fencing and hedging.

3 PROPOSED DEVELOPMENT

Rear extension and creation of first floor, front dormer, rooflights and fenestration alterations, new porch, render finish to walls

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status	Appeal Description
XX/RFR/05387 Bungalow.	13/02/1959	Granted Subject to Conditions	Decided	

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness

Supplementary Planning Guidance And Documents

SPD - Ringwood Local Distinctiveness

Neighbourhood Plan

Ringwood Neighbourhood Plan

Policy R7: The Ringwood Design Code

National Planning Policy Framework

National Planning Policy Guidance

Plan Policy Designations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Ringwood Town Council

P(1) Recommend permission, but would accept the Planning Officer's decision.

Comment on amended Plans:

Ringwood Town Council,

The Committee agreed to make no comment on this application.

7 COUNCILLOR COMMENTS

Cllr John Haywood:

This application raises interesting questions of overlooking and shadowing of plots on a corner. Several residents have raised objections. In particular the property at number 33 Highfield Drive seems to be particularly affected by the shadowing and overlooking issues with this development (and the resident has contacted me).

Similar configurations of buildings and plots occur in many places in this ward and I am concerned that a precedent may be set.

While the applicant has slightly modified plans in response to consultation feedback, I understand that this has little impact on the issues raised at 33 Highfield Drive.

I think that it would be useful for this application to be considered by the committee so that the development rights of residents are carefully balanced with the rights to amenity of neighbours, therefore I object as ward councillor as a means of

potentially achieving a committee decision.

8 **CONSULTEE COMMENTS**

Comments have been received from the following consultees:

Environmental Health (Pollution)

No Objection

This comment refers to the original set of plans, however the flues were removed from the amended plans.

9 **REPRESENTATIONS RECEIVED**

The following is a summary of the representations received.

For: 0

Against: 3

Objections on original set of plans:

- loss of privacy to 22 Northfield Road from proposed velux windows
- log burner would have detrimental effect on air quality
- concerns about extension exacerbating existing issue with drainage system
- reference to 2013 refusal relating to 24 Northfield Road
- proposal would change dwelling into a chalet bungalow, resulting in the loss of another bungalow to the area
- increase in height out of keeping with adjacent properties
- rear extension would significantly increase the bulk of the property and would result in a reduction of light and air to east side of 18 Northfield Road
- concerns in respect of flue leading to fumes and odours adversely affect the occupants of 18 Northfield Road and posing serious health hazard
- increase in bulk and roof line would result in an overdominant and overbearing structure which would overshadow and result in loss of light to 33 Highfield Drive, and contravenes the 45 degree ruling from study window
- the increase in the roofline and size of the rear extension would conflict with surrounding properties and contravenes local planning policies
- concerns with log burning flue impacting upon occupants of 33 Highfield Drive
- overlooking of garden of 33 Highfield Drive from large gable end window
- annotated photographs provided by owner of 33 Highfield Drive to demonstrate their concerns and rebuttal to response from agent

Representations received on amended plans submitted 15 August 2024:

- any increase in roof height would result in the extended property being out of keeping with all the other bungalows on this part of the road/
- concerns with overlooking from ground floor window , which would be opposite back door of 18 Northfield Road
- amendments not alleviated main objections of 33 Highfield Drive and would still result in overshadowing and overlooking, and gable end out of character and overdominating

Agent response to initial objections received from 18 and 22 Northfield Road, and 33 Highfield Drive, received 5 July 2024 :

- Bottom of the velux windows between 1.7, -1.8m so no impact on the privacy of no 22
- log burner flue heights will comply with current building regulations
- New rainwater goods will need to be sized appropriately to take the water from the proposed roof to comply with current building regulations

- Acknowledge increase in ridge height, alternative would be a flat roof along the middle of the roof to respect the existing ridge height but would limit internal head height
- due to orientation proposed extension would only impact upon the early morning sun during the summer months, maintaining the current pitch will minimise impact
- acknowledged error on drawings in respect of doorway
- Due to orientation limited overshadowing of 33 Highfield Drive
- Angle of photos misleading
- 45 degree line usually applied to properties side by side, due to degree of separation should not result in loss of privacy, overshadowing and overbearing impacts
- examples of similar properties in area, notably 19 Highfield Avenue
- proposal does not conflict with local planning policies and quotes from Ringwood Local Distinctiveness Supplementary Planning Document (SPD)
- rear bedroom window at greater than 90 degrees angle to rear wall of 33 Highfield Drive, and as bedroom window would have limited use

10 PLANNING ASSESSMENT

In response to the comments received on the original proposal, amendments were made to the proposed plans as follows:

- removal of log burners in response to neighbours concerns about air quality
- rear wall of extension has been moved back
- reduction in size of first floor rear window

These amendments were duly advertised

10.1 Principle of Development

As the site is located in the built-up area the principle of the development is acceptable, subject to the consideration of other relevant considerations as set out below

10.2 Street scene and character of the area

Policy ENV3 requires new development to achieve high quality design that contributes positively to local distinctiveness, and the character and identity of the locality.

The existing dwelling is located within a row of 12 detached residential properties located on the southern side of Northfield Road between the junctions of Gravel Lane to the west and Highfield Drive to the east. This group of dwellings are all hipped roof bungalows, though there are examples of roof conversions with the introduction of roof lights and dormers within this group and some variety in roof forms with ridge lines either running back into the plot or parallel with the road. On the opposite side of the road there is a more varied street scene, with chalet style dwellings and a two storey house. The Ringwood Local Distinctiveness SPD identifies that Northfield Road has a broad sense of variety, and the building format is typically hipped roof bungalows or mixture of two storey houses (pg 138). The Ringwood Local Distinctiveness SPD further states:

The earlier roads such as Northfield Road and Broadshard Lane are developed as mostly two storey houses, often of some size, a well to do suburban idyll in the making. Some few individual houses dotted elsewhere are interspersed with larger groups of bungalows often built with roof accommodation, some converted later.

Variety can often mean a 'hotch potch' with little to define character. Here, variety does not undermine the sense of place for three broad reasons:

a) There is an openness that often reaches as far as the forest ridge to the east, but each street has sheltered homeliness created by gardens, hedges, trees and uncrowded buildings – rooftops punctuating the skyline are varied and interspersed with various trees.

b) There is a restrained ratio of the taller (two storey) dwellings within each discrete neighbourhood that does not dominate the skyline but rather punctuates it. Gaps between dwellings and the front and back gardens allow a predominance of greenery and a variety of trees to punctuate the skyline.

c) Many of the bungalows are designed as chalet bungalows and those that are converted mostly have sensitively designed dormers that do not dominate roofscapes so as to ruin the integrity of the building

The Ringwood Neighbourhood Plan states that *'Extensions must be appropriate to the scale, massing and design of the main building and its adjacent buildings, and should complement the streetscape.'*

The proposed development would retain the hipped roof form of the front elevation and subservient hipped roof element and would also respect the existing eaves height, maintaining consistency with the immediate adjacent dwellings. The proposed front dormer would be appropriate in scale and design to the enlarged dwelling, and dormers are a feature of the wider street scene. The proposed front porch would be of a sympathetic design, reflecting the hipped roof form of the host dwelling and by reason of its scale and siting would not be intrusive within the street scene. The ridge height would be increased by 0.7m but the ridge would start further back, as the front roof pitch would be respected. Even though the extended dwelling would be higher than the immediate neighbouring properties, by respecting the prevailing hipped roof form of this group of properties it is not considered that this would be intrusive or harmful within the street scene. The proposed rear gable would not compromise the street scene.

The proposal would include an extension to the rear of the dwelling with first floor over, which would be set back from the rear wall of the existing garage. The plot is a reasonable size which could accommodate the increased footprint. The scale and mass of the roof would be increasing with a gable on the rear elevation, but this is not an untypical form of extension in a residential setting to form a chalet bungalow. The extended ridge line would be projecting back into the plot, and there are examples of similar development in the immediate area in both Northfield Road and Highfield Drive. The change in materials from brick to render would not be harmful as there are examples of this finish to other dwellings in the immediate area.

Reference has been made in the objections to a previous refusal for an extension to 24 Northfield Road. This was an application dating back to 2013:

13/10054 Roof alterations in association with new first floor to include front & rear dormers; rooflights; two- storey side and front extension. This development was not comparable to the current proposal as the dwelling was in a more prominent location being at the junction of Northfield Road with Highfield Drive, and in conjunction with raising the roof height would have increased the width of the dwelling and changed the roof form introducing cropped gables to the side elevations. As such the application was refused for the following reason:

By reason of the increase in the bulk of the proposed dwelling combined with the increase in height, and change in roof form would result in an overdominant building occupying a prominent position within the road, which would upset the rhythm and strong character of this stretch of bungalows in Northfield Road, resulting in development that would adversely impact upon the street scene and be inappropriate to the character of the immediate area of the application site. As

such the proposal would be contrary to Policy CS2 of the Core Strategy for the New Forest District outside the National Park.

This refusal was upheld as a subsequent appeal was dismissed ref: APP/B1740/D/13/2200143 17 Sept 2013. The Inspectors reasons for upholding the refusal was:

The proposal would involve increasing the height of the roof by about a metre and changing its low profile form to one larger roof with cropped gables to the side elevations by reason of the front extension. This would result in a development significantly different in appearance to the modest existing bungalow and to the rest of the bungalows in this stretch on the south side of the road. The visual impact of the proposed development would be further increased by the side extension, which would create a much wider roof and contribute towards the dominance of the proposed building in the streetscene on this prominent corner.

The side extension would bring the building to within a metre of the side boundary along Highfield Drive. This would be at odds with most of the corner plots in the immediate area where detached bungalows are set well in from both the frontage road and side road – as at this property and the corners of Highfield Drive with Highfield Avenue just to the south. The exception to this is the opposite corner – 38 Highfield Drive – where a detached garage joined to the house has been built parallel to Highfield Drive hard up to the back edge of the pavement. This development, albeit only single-storey, does not maintain the open suburban character of the area and should not be seen as any form of acceptable precedent.

The current proposal albeit increasing the overall ridge height, would respect the character and appearance of the area as it would retain a recessive front roof slope and side elevations, and the refused development at 24 Northfield Drive does not form a material consideration in relation to the proposal now being considered.

To conclude the extended dwelling would retain the hipped roof form to the front of the dwelling, and would respect the existing eaves height. Dormers are a feature on other properties and the front dormer would be appropriate in scale and design to the extended dwelling. Furthermore, the proposed porch would be a sympathetic addition. Even though the height of the dwelling is increasing in height, it would not dominate the skyline and would contribute to the varied character of Northfield Road as identified in the Ringwood Local Distinctiveness SPD. As such the proposed extensions would contribute positively to local distinctiveness, and the character and identity of the locality and would comply with the Local Plan Policy ENV3, and Policy R7 of the Ringwood Neighbourhood Plan.

10.3 Residential amenity

Policy ENV3 states that new development will be required to avoid unacceptable effects by reason of visual intrusion or overbearing impact, overlooking, shading, noise and light pollution or other adverse impacts on residential amenity.

The proposed extension to the dwelling would be to the back of the property, and therefore the separation with the neighbouring properties, 18 and 22 Northfield Road, would be respected and coupled with the retention of the existing eaves height with the roof pitching away the proposed extension would not result in an overly dominant form of development. It is noted that 22 Northfield Road has a more modest rear garden compared to the application site and 18 Northfield Road, however the extension would be to the other side of the existing garage and due to the degree of separation would not be overly dominant to the detriment of their amenities.

Three rooflights are proposed on the east elevation looking towards the rear garden of 22 Northfield Road. The plans show that these rooflights would have a cill height of 1.8m from the floor level of the rooms they would be serving, which would be an ensuite and additional windows serving the first floor bedroom respectively. Due to the position of the windows on the roofslope, any internal views achieved through these would be directed skyward so would not create issues of overlooking to no 22.

The General Permitted Development Order allows for openings in windows that are above 1.7m from the floor level of the room they are serving, which acts as a rule of thumb as to what is acceptable with regards to mitigating harm from overlooking. As these rooflights would exceed that height, there would not be an adverse level of loss of privacy to this neighbour (22 Northfield Road) amenities, and the position of the windows within the roofslope can be secured by condition in perpetuity. This property is to the east of the application site, but due to the degree of separation between the properties there are no identified concerns with regard to loss of light or overshadowing.

Concerns have been raised about the installation of a ground floor door and new ground floor window in the west elevation from the occupants of 18 Highfield Drive. Any openings at ground floor level in the existing bungalow could be installed as permitted development. The proposed window would extend into the rear extension, however as this is a ground floor window facing a boundary fence with trellis on top it is not considered that this would result in an unacceptable level of overlooking that would create an unacceptable level of harm to the amenities of the neighbouring property, 18 Northfield Road.

Along the eastern boundary of the application site, behind 22 Northfield Drive is 33 Highfield Drive, which is a detached bungalow with modest rear garden which backs onto part of the side boundary of the application site, which is demarcated by a close boarded fence. The existing bungalow and garage on the application site, by virtue of their siting are to the north west of this neighbouring property, and the angled distance between the back of 33 Highfield Drive and the extended dwelling would be approximately 13m. In respect of overlooking from the first floor rear window, this would only achieve oblique views over this neighbouring property, however the amended plan has reduced the level of glazing at first floor level and the roof would project beyond the back wall thereby providing further screening which should mitigate any perception of overlooking. Furthermore, the plans show this first floor rear window as serving a bedroom, therefore the relative infrequency that an occupant may spend at a bedroom window would be different perhaps to other habitable spaces in the house.

33 Highfield Drive is to the south east of the dwelling on the application site, and even though the roof extension would be visible from this neighbour, taking into account the degree of separation between the respective dwellings and their siting within their plots and orientation, it is not considered that the proposed extension would result in an unacceptable level of harm to the amenities of this neighbouring property, in respect of loss of light or overshadowing.

No representations have been received from 31 Highfield Drive whose rear garden is to the back of the application site. Notwithstanding this, there would be a distance of approximately 18m from the first floor window to the common boundary, and taking into account the reduction in the level of glazing at first floor level, it is not considered that this would result in an unacceptable level of harm with regard to overlooking or loss of privacy to this neighbour.

In conclusion the proposed development would not result in an unacceptable level of harm to the residential amenities of neighbouring properties, and therefore accords with Policy ENV3.

11 OTHER MATTERS

None

12 CONCLUSION / PLANNING BALANCE

The proposed development would comply with Policy ENV3 of the Local Plan Part 1 as the proposed extension would not detract from the overall form of the existing dwelling and with the use of conditions would not adversely impact upon the amenities of neighbouring properties. Furthermore, the proposed development would accord with the Ringwood Neighbourhood Plan and the guidance given in the Ringwood Local Distinctiveness Supplementary Planning Guide.

To conclude, the proposed development would result in an acceptable form of development that would be in accordance with national and local planning policy, and therefore the application is recommended for approval.

13 RECOMMENDATION

Grant Subject to Conditions

Proposed Conditions:

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 development permitted shall be carried out in accordance with the following approved plans:

- 20NR-010 REV B Existing and proposed elevations as deposited with the Local Planning Authority on 19 August 2024
- 20NR-001 REV B Existing and proposed plans as deposited with the Local Planning Authority on 15 August 2024
-

Reason: To ensure satisfactory provision of the development.

3. The first floor rooflights on the east elevation of the approved extension shall be:

- (i) non-opening at all times unless the parts that can be opened are more than 1.8m above the floor,

and the windows shall be retained as such in perpetuity.

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

Further Information:

Kate Cattermole

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New Forest

DISTRICT COUNCIL

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PLANNING COMMITTEE

October 2024

20 Northfield Road
Ringwood

24/10526

Scale 1:500

N.B. If printing this plan from
the internet, it will not be to
scale.

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Planning Committee 09 October 2024

Application Number: 24/10627 Full Planning Permission
Site: GREENSLEEVES, SWAY ROAD, PENNINGTON,
LYMINGTON, SO41 8LP
Development: Removal of existing detached garage and erection of attached
garage and office/workshop
Applicant: Mr and Mrs Cavell
Agent: Morgan Building Design Ltd
Target Date: 02/09/2024
Case Officer: Kate Cattermole
Officer Recommendation: Grant Subject to Conditions
**Reason for Referral
to Committee:** Contrary view with Cllr J Davies

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Residential amenity
- 2) Character and appearance of the Countryside
- 3) Impact on the Green Belt
- 4) Street scene

2 SITE DESCRIPTION

The application site consists of a detached chalet bungalow, situated within a row of properties on the southern side of Sway Road. The area is designated Green Belt and is in a rural location.

The existing dwelling is a low profile building, with limited accommodation in the roof served by flat roof dormers on the front and rear elevation, and with an existing conservatory on the rear elevation. To the rear of the dwelling, adjacent to the eastern boundary of the application site, is a detached flat-roofed garage. The property has a long rear garden enclosed by hedging. To the front of the site is a graveled parking area which is enclosed by fencing along the front boundary, with hedging behind, and recessed electric gates. The dwelling has been the subject of a number of planning applications in the last year. The only planning permission that has been implemented to date is that relating to the front gates and associated fencing.

3 PROPOSED DEVELOPMENT

The proposal is for a single-storey side extension with hipped roof over and a flat-roofed element to the rear projecting beyond the back wall of the existing dwelling, and in part replacing the existing garage which is to be demolished.

Amended plans were accepted during the course of the application, but these are just to correct details on the plans and do not change the dimensions or form of the proposed extension, so did not require readvertising.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status	Appeal Description
24/10080 Replacement dwelling	31/07/2024	Granted Subject to Conditions	Decided	
23/10915 Front boundary hedge; fence behind within site and on driveway (Lawful Development Certificate that permission is not required for proposal)	12/10/2023	Was Not Lawful	Decided	
23/10855 Additional storey (upward extension) (Prior Approval Application)	07/09/2023	GPD Approved	Decided	
23/10847 1.8m high gates and side fence (Retrospective)	21/11/2023	Granted Subject to Conditions	Decided	
23/10811 Single storey rear extension (Prior Approval Application)	16/08/2023	GPD Approved	Decided	
23/10669 Porch extension; bay window; painted render finish to brickwork; re-roof with slate	28/07/2023	Granted Subject to Conditions	Decided	
23/10394 Single-storey rear extension with roof lantern (Prior Approval Application)	03/05/2023	GPD Approved	Decided	
23/10332 Additional storey (upward extension) (Prior Approval)	05/05/2023	GPD Approved	Decided	

Application)

XX/LYB/06503 05/05/1960 Granted Decided
Erection of one
semi-bungalow.

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV2: The South West Hampshire Green Belt

Policy ENV4: Landscape character and quality

Policy ENV3: Design quality and local distinctiveness

Local Plan Part 2: Sites and Development Management 2014

DM20: Residential development in the countryside

Supplementary Planning Guidance And Documents

SPG - Residential Design Guide for Rural Areas

National Planning Policy Framework

National Planning Policy Guidance

Plan Policy Designations

Green Belt

Countryside

6 PARISH / TOWN COUNCIL COMMENTS

Lymington & Pennington Town Council: Recommend Refusal but would accept a delegated decision

- Potential loss of light to neighbouring property.

7 COUNCILLOR COMMENTS

Cllr Jack Davies:

I am writing to object to this application for the reason that it will mean a loss of light for the neighbouring property of The Haven.

The proposed extension reduces the space between the properties, and the increased elevation will reduce the amount of light available to The Haven (most notably the Conservatory) and diminish the quality of life of the residents of this property.

I do not object to the principle of an extension at this property, but I think this application needs reworking to avoid diminishing the quality of life of the neighbours.

8 CONSULTEE COMMENTS

No comments received

9 REPRESENTATIONS RECEIVED

1 letter of objection received from neighbour:

- Loss of light and overshadowing to neighbouring property, The Haven, and its side conservatory
- Due to proximity of proposed garage to existing conservatory would result in a sense of enclosure and would be overbearing
- Side hedge is in ownership of The Haven and is regularly cut and maintained at a lower height.

10 PLANNING ASSESSMENT

10.1 Principle of Development

This property is located within the countryside where Policy DM20 of the Local Plan Part 2 : Sites and Development Management Policies is relevant. This policy only permits limited extensions to existing dwellings located in the countryside that are of an appropriate design, scale and appearance in keeping with the rural character of the area. This policy includes a quantitative measure whereby extensions should not normally provide an increase in floorspace of more than 30%. In all cases, proposals should be designed to respect the character and scale of the existing dwelling and not significantly alter the impact of built development on the site within its setting.

The site also falls within the South West Hampshire Green Belt. Local Plan policy ENV2 confirms that proposals will be considered in accordance with the policies of the NPPF. Chapter 13 of the National Planning Policy Framework (NPPF) asserts that 'the government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence', and the construction of new buildings is generally regarded as inappropriate in the Green Belt. However, there are exceptions to this as identified in paragraph 154, including 154c: the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

Subject to these criteria being complied with, the principle of development would be acceptable. Compliance with these policies is considered within the report.

10.2 Residential amenity

Policy ENV3 states that new development will be required to avoid unacceptable effects by reason of visual intrusion or overbearing impact, overlooking, shading, noise and light pollution or other adverse impacts on residential amenity.

To the east of the application site is a detached two-storey house, The Haven, which has a single-storey conservatory on the western elevation facing the boundary with the application site. The existing conservatory is a part brick, part glazed construction to the walls, with a glazed roof, and is a monopitched structure set towards the back of the dwelling. The existing conservatory is positioned facing the side wall of the existing dwellinghouse on the application site, and there is an established hedge on the side boundary, which is under the control of the neighbour and is maintained at a relatively low height with regular annual cuttings. Publicly available historic images show that the hedge has been generally maintained at a height below the glazing, since 2008. The existing conservatory is set off the side boundary by approximately 2m according to the scale site layout plan.

The proposed side extension would be visible to the neighbour due to the low height of the hedge, which is currently relied on to allow more light into the conservatory from the west facing windows. However, this structure also has glazing on both the front and rear walls and a glazed roof, which would contribute to the light received into this room. The proposed extension would be single-storey in form, with the roof pitching away from the boundary and, as such, would not result in an overbearing form of development to this neighbour.

By reason of its single-storey form and orientation, it is not considered that the proposed extension would take excessive light away from the neighbours' conservatory to a degree that would cause an unacceptable level of harm to their amenities. Also, the fallback position needs to be taken into consideration, as the proposed single-storey side extension element could be built under permitted development criteria because it is less than half the width of the original dwelling and does not exceed 4m in height. However, the projection of the single-storey flat roofed section of the proposed extension would project more than 4m beyond the rear wall, and therefore planning permission is required for this proposed development as a whole.

Overall, by reason of its single-storey form and relationship with the neighbouring property, it is not considered there would be an unacceptable loss of light or overshadowing to the neighbouring conservatory that would result in a material level of harm to their amenities. Furthermore, the proposal would not create an overbearing form of development. Therefore, the proposed development would accord with policy ENV3.

10.3 Character and appearance of the Countryside

Policy ENV3 requires new development to achieve high quality design that contributes positively to local distinctiveness, and the character and identity of the locality.

Policy DM20 of the Local Plan Part 2: Sites and Development Management only permits limited extensions to existing dwellings located in the countryside that are of an appropriate design, scale and appearance in keeping with the rural character of the area. This policy includes a quantitative measure whereby extensions should not normally provide an increase in floorspace of more than 30%. In all cases, proposals should be designed to respect the character and scale of the existing dwelling and should not significantly alter the impact of built development on the site within its setting.

The existing floorplan of the dwelling is as built with the exception of the rear conservatory. There is no indication when this was added, but by reason of its design and condition it would appear to have been in situ for a period of time, potentially predating 1982. As such, the original floorspace has been calculated on the dwelling as it stands, meaning the proposed additional floorspace would meet the quantitative element of the policy, as it would not exceed 30%.

Notwithstanding this, consideration needs to be given to the extant permissions / prior approvals which relate to this dwelling and which could potentially increase the floorspace of the dwelling by in excess of 30%. The agent has indicated in an email dated 24 September 2024 that due to build costs, the applicants are not proceeding with the new build and are instead proceeding with the rear extension proposals, the outline of which is indicated on the proposed ground floor plan. The floorspace of the proposed extension in combination with this single-storey rear extension would increase the existing dwelling's floorspace by about 78% (so well above 30%). If the

prior approval for an upward extension were to be implemented as well, then the floorspace of the dwelling would more than double. Nevertheless, even in combination with the permitted development schemes that have prior approval, the proposed single-storey side extension would not significantly alter the impact of built development on the site within its setting, and nor would it have a harmful visual impact upon the character and appearance of the countryside. For these reasons, the proposed development is considered compatible with the objectives of Policy DM20.

The proposed extension would be a modest addition to the dwelling that could be easily accommodated within the plot, and therefore it would be a positive addition that would not be harmful to the local distinctiveness and character and identity of the area. As such, the proposal would accord with policy ENV3.

10.4 Impact on the Green Belt

Local Plan policy ENV2 confirms that proposals will be considered in accordance with the policies of the NPPF. Chapter 13 of the Framework (NPPF) regards the construction of new buildings as inappropriate in the Green Belt. However there are exceptions to this as identified in para 154, including 154c: the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

The extension as proposed would not exceed the 30% increase as allowed by Policy DM20, and by reason of its single-storey form and siting, it would be an appropriate and proportionate addition to the dwelling. Furthermore, taking into account that the existing dwelling sits within a row of residential properties and that the development would be to the side of the dwelling, the proposed extension would not impact materially upon the openness of the Green Belt

As noted in paragraph 10.3, there are extant consents that could be implemented on the application site that would increase the scale and footprint of the dwelling. However, the other dwellings within the immediate area are larger than the existing dwelling and, even if the other extensions were implemented, the resulting dwelling would not be excessively large relative to the original, noting the footprint of the enlarged property would be quite compact and would not project into the open rear garden. As such, it is considered that it would accord with policy ENV2 and chap 13 of the NPPF

10.5 Street scene

Policy ENV3 requires new development to achieve high quality design that contributes positively to local distinctiveness, and the character and identity of the locality.

The proposed single-storey side extension, by reason of its siting, set back from the front elevation, would not be intrusive within the street scene. Even though it would increase the width of the existing dwelling, there would still be a definable gap between the properties at first floor level. The existing dwelling is distinctive within the group of properties by reason of its lower height and smaller scale. As such, the enlarged dwelling would add to the variety of the property and would be proportionate and appropriate development within the street scene. Therefore, it would accord with Policy ENV3.

11 OTHER MATTERS

None

12 CONCLUSION / PLANNING BALANCE

The proposed development would comply with Policy ENV3 of the Local Plan Part 1 as the proposed single-storey side extension would not detract from the overall form of the existing dwelling and would not adversely impact upon the amenities of neighbouring properties. Furthermore, the proposed extension by reason of its single-storey form, footprint and design would be appropriate to the rural character of the area and the Green Belt, thereby conforming to Policy ENV2 of the Local Plan Part 1 and the NPPF, as well as being consistent with the objectives of Policy DM20 of the Local Plan Part 2.

To conclude, the proposed development would result in an acceptable form of development that would be in accordance with national and local planning policy, and therefore the application is recommended for approval.

13 RECOMMENDATION

Grant Subject to Conditions

Proposed Conditions:

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 development permitted shall be carried out in accordance with the following approved plans:
 - PE.01 B Proposed Elevations as deposited with the Local Planning Authority on 26 September 2024
 - PP.01 B Proposed Plans as deposited with the Local Planning Authority on 26 September 2024
 - EE.01 Existing Elevations as deposited with the Local Planning Authority on 8 July 2024
 - EP.01 Existing Plans as deposited with the Local Planning Authority on 8 July 2024
 - LP.01 Location Plan as deposited with the Local Planning Authority on 8 July 2024

Reason: To ensure satisfactory provision of the development.

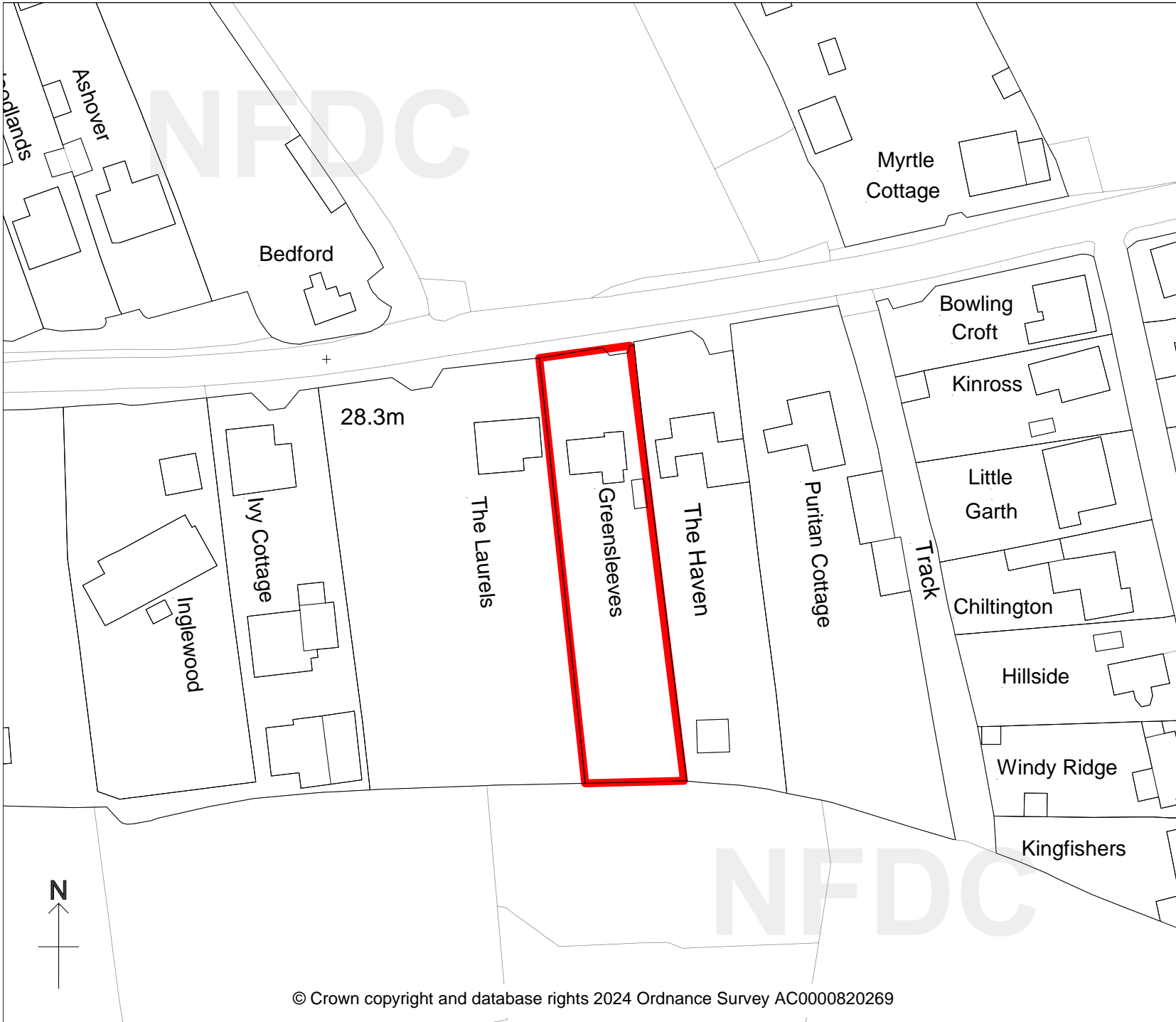
3. The external facing materials shall match those used on the existing building.

Reason: To ensure an acceptable appearance of the building in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

Further Information:

Kate Cattermole

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Appletree Court
Lyndhurst
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PLANNING COMMITTEE

October 2024

Greensleeves
Sway Road
Pennington
24/10627

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Planning Committee 09 October 2024

Application Number: 23/11331 Full Planning Permission
Site: SPRAGGS COTTAGE, POOKS GREEN, MARCHWOOD
SO40 4WQ
Development: Two-storey and single-storey extensions
Applicant: Charbel Properties Ltd
Agent: ACM Architects Ltd
Target Date: 27/02/2024
Case Officer: Julie Parry
Officer Recommendation: Grant Subject to Conditions
Reason for Referral to Committee: Contrary to Parish Council view

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Impact on the local character
- 2) Scale and design
- 3) Parking
- 4) Residential amenity
- 5) Trees
- 6) Ecology

2 SITE DESCRIPTION

The application site is located with the built-up area of Marchwood. Pooks Green is a fairly narrow road with no pavements, and with the site being adjacent to an ancient woodland there is a semi-rural character. There are a mixture of styles and sizes of residential properties in the immediate area, with no distinctive pattern of development. Spraggs Cottage is a semi-detached dwelling which does not appear to have been extended previously. The pair of properties are positioned closer to the road than the immediate neighbour to the east, Brynton. The adjoining neighbour, April Cottage, has been extended with a two-storey side and single-storey rear extension following planning permission being allowed on appeal in 2007. Recently, planning permission was granted for a single-storey rear extension to April Cottage, which has not been constructed, along with a detached outbuilding at the far end of the rear garden which has now been erected.

Adjacent to the site to the west is an electricity sub-station within a woodland, with an ancient woodland being set back and bordering the rear garden of Spraggs Cottage. The garden around Spraggs Cottage contains a number of small trees and shrubs and is fairly overgrown. A low gate allows for vehicle access to the site, and there is hard surface laid to the side for parking.

3 PROPOSED DEVELOPMENT

The application seeks planning permission for a two-storey side and rear extension, along with a further single-storey addition to the rear.

4 PLANNING HISTORY

None

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness

Policy ENV4: Landscape character and quality

Policy CCC2: Safe and sustainable travel

Local Plan Part 2: Sites and Development Management 2014

DM2: Nature conservation, biodiversity and geodiversity

National Planning Policy Framework

National Planning Policy Guidance

Plan Policy Designations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Marchwood Parish Council: Object - recommend refusal

The development if approved would be detrimental to neighbour amenity as the site would be overdeveloped in terms of its layout and density. It was further considered that the development would be intrusive to the neighbouring residents due to the lack of space between each development, which would prevent the residents of April Cottage from gaining access to carry out maintenance tasks due to the overhanging and closeness of the proposed development. The design and appearance of the development is not in keeping with the street scene.

The revised plans do not address the issues raised. The proposed development is over developed and out of keeping with the street scene. The development remains too close to the neighbouring property and is also not sympathetic to the original building. The encroachment with the neighbouring property remains a real concern.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

NFDC Tree Team:

No objection subject to conditions in respect of the development being carried out in accordance with the Arboricultural report and a pre-commencement meeting being

arranged to ensure tree protection is satisfactory.

Ecologist:

No objection subject to a condition in respect of internal and external lighting schedule being provided and approved prior to habitation of the development.

9 REPRESENTATIONS RECEIVED

2 letters of objection received:

One letter of objection was received from the neighbour at Arona along with letters of objection received from the neighbour at April Cottage in respect of the following:-

- Overdevelopment of the site
- Bulky and would unbalance symmetry with neighbouring property
- Overbearing impact on outlook
- Out of keeping with the character with local area
- Too close to boundary line
- Overshadowing
- Loss of privacy
- Adverse impact during construction including noise and dust
- Impact on adjacent ancient woodland
- Impact on parking and access
- Loss of view
- Impact on drainage in respect of the drainage ditch within the woodland.

10 PLANNING ASSESSMENT

Amended plans were accepted on the 19th August 2024 to reduce the width of the proposed extension to the side and to make alterations to the roof form. Further consultations were carried out in respect of these amendments. Plans to clearly show the position of the party wall were provided and the neighbour was advised of this correction.

Principle of Development

As the site is located in the built-up area the principle of the development is acceptable, subject other relevant considerations as set out below.

Design, site layout and impact on local character and appearance of area

Policy ENV3 requires new development to achieve high quality design that contributes positively to local distinctiveness, quality of life and the character and identity of the locality.

The proposed two-storey side extension would be set back from the front of the property and have a lower roof height than the main ridge. The development would then continue with a staggered two-storey addition beyond the rear of the property. The resulting development would appear subservient to the main dwelling and sympathetic in terms of design. The proposed single-storey rear extension would have a flat-roofed design and being to the rear would not be visible on the street scene. The resulting built form would be similar in scale to the extensions to the neighbouring property and therefore would introduce a level of symmetry when viewed from the front.

The materials to be used would be rendered walls and slate roof tiles to match the existing, along with timber cladding to the single-storey element to the rear. These materials are considered acceptable, and a condition would be applied to any approval in respect of the matching render and roof tiles to ensure an acceptable appearance of the resulting property.

A neighbour has raised concern regarding the potential for flooding of the drainage ditch, within the adjacent woodland, which could result from the proposed development. This drainage ditch is outside of the application site. The proposed development would increase the potential for more surface water drainage on the site given the increased size of the property however the proposal would need to comply with the requirements of Building Regulations in terms of soakaways and as such drainage on the site would not compromise the adjacent land in terms of flooding.

The scheme would certainly entail a significant enlargement of the dwelling, but the house would then provide a similar level of accommodation to its neighbour and other properties in Pooks Green. Given the size of the plot and that a substantial garden would remain, the proposal would not be considered as overdevelopment of the site. Overall, the development would have an acceptable appearance on the street scene and would not detract from the local character, thus complying with the aforementioned policy.

Landscape impact and trees

Policy ENV4 seeks to retain and / or enhance landscape features to successfully integrate new development into the local landscape.

There are no protected trees on the site or trees that are considered worthy of protection. There are no trees within the site that are considered a constraint to development.

The woodland to the rear of the substation and adjacent to the western boundary of the rear garden of this plot is designated ancient woodland. National Planning policy states that a minimum buffer zone of 15 metres for new development should be applied for designated ancient woodland. To support this application, the Arbor-Eco Consultancy Arboricultural Impact Assessment ref:MB240502-01 dated August 2024 has been submitted. This document identifies the importance of the woodland and has identified and plotted the individual trees that could be potentially impacted by this proposal. The extension, on the submitted plans, does encroach the root protection area of Oak tree T4 (as identified in the above referenced Arboricultural Impact Assessment). However, there are a number of garden features including an existing concrete slab which will reduce the likelihood of significant roots being impacted. There has also been a consideration of what could be achieved in terms of single storey additions to the property under permitted development which would not be restricted by conditions to protect the adjacent trees. The overall impact of the proposal on the woodland is considered acceptable as the site is not significantly changing its current use or occupancy (i.e. no additional dwellings are proposed). Therefore overall it is concluded that the tree protection measures set out in the submitted tree report are sufficient to protect the adjacent woodland.

The Council's Tree Officer has requested conditions in respect of a site meeting prior to work commencing to establish the position of the tree protection, along with a condition requiring the work to be carried out in accordance with the submitted Arboricultural report. With the conditions proposed, the trees in the ancient woodland will be protected and would comply with the requisite policy.

Highway safety, access and parking

Policy ENV3 and Policy CCC2 requires the integration of sufficient car parking spaces so that realistic needs are met in a manner that is not prejudicial to the character and quality of the street.

The property has an access from the road which enables vehicles to be parked off the highway. On-site parking provision has been shown on the plans for 2 vehicles. The Highway standards adopted by the Council provides guidance and recommends that parking is made available on site for three vehicles for properties with four bedrooms. Whilst the road to the front is relatively narrow it does not contain any formal parking restrictions,. The front boundary and gates are set back from the road with a verge between and therefore it would be possible to also park informally alongside the road without causing an obstruction. Therefore, the resulting parking provision is considered sufficient, and there would not be any highway safety concerns, as such the proposal would duly satisfy local policies.

Residential amenity

Policy ENV3 states that new development will be required to avoid unacceptable effects by reason of visual intrusion or overbearing impact, overlooking, shading, noise and light pollution or other adverse impacts on residential amenity.

The adjoining neighbouring property, April Cottage, has been extended to the side and rear with two-storey and single-storey additions. This neighbour has objected to the proposed development in respect of the scale and position of the proposed rear extensions and how this would impact on their amenity in terms of loss of light, outlook and view, along with the close proximity of built form, with the resulting difficulty in maintaining their property. On the rear elevation of April Cottage, there is a bedroom window which is in close proximity to the proposed two-storey addition. The proposed two-storey extension closest to this window would extend beyond the rear of the neighbour's property by 1.3 metres and would be finished with a hipped roof design. As a result of this limited projection along with the degree of separation to the two-storey element serving the master bedroom, the impact on the neighbour's outlook would not be so significant as to be unacceptable. The right to a view is not a material planning consideration. The rear of the properties face almost directly north, and therefore the proposed additions would not cause an unacceptable loss of direct sunlight. The proposed first floor window on the rear elevation would serve a bathroom and the Juliette window would serve the master bedroom. These windows would primarily have views into the rear garden of the application site with only angled views of the rear of the neighbour's garden at some distance. This is considered to be a normal back garden relationship, and therefore the overall impact on the neighbour's privacy would not be so significant as to be unacceptable.

The neighbouring property has received planning permission for a single storey rear extension however this has not been implemented. The proposed single storey rear extension would extend beyond the existing rear wall of the neighbouring property which contains glazed patio doors. The proposed extension would have be finished with a relatively low flat roof and be separated by a high boundary fence, therefore the impact on this neighbour's outlook is considered acceptable. Furthermore given the orientation of the properties and that this rear elevation faces almost directly north there would not be a loss of direct sunlight.

There are two rooflights proposed. The proposed rooflight on the side roofslope would face the woodland and serve an ensuite; the one on the rear roofslope would serve a staircase on the first floor. Therefore, both rooflights would be high level and

would not cause any loss of privacy.

The proposed rear extension would be built up close to the shared boundary, but the agent has confirmed that there would be no eaves or guttering overhanging the shared boundary. There will be the requirement of a party wall agreement, but this is a civil procedure outside of the planning process. Both the neighbour and the Parish Council have raised concern regarding future maintenance of the property in respect of the close proximity of the proposed extension. However, this is not a planning requirement.

The neighbour has raised an objection to the noise and dust that will be caused during construction. Given that this is a householder application for extensions to an existing property, the level of impact in terms of noise and dust would not be of a scale that would justify a restrictive condition on hours of work. In any event, this is also covered by Environmental Health legislation.

In terms of neighbour amenity, the proposal would not cause an unacceptable loss of light, outlook or level of overlooking of April Cottage and, as such, would comply with the local policy.

Ecology

Policy DM2 of the Local Plan Part 2 is aimed at protecting protected species.

Given the age of the property and the close proximity to large trees, a preliminary bat roost assessment was requested. The report received was considered by the Council's Ecologist, who has advised the building offers negligible potential for roosting bats and has duly raised no objection.

In terms of the potential impact on the ancient woodland, the Council's Ecologist has referred to the bat report which suggested a condition for a lighting plan to be submitted to show any internal and external lighting proposed, so as to reduce overspill on potential foraging and commuting habitat along the edge of the woodland. It would not be appropriate to restrict internal lighting given that this would not be controlled under planning, but a condition is recommended in respect of external lighting, requesting that a plan be submitted and approved prior to the development being occupied to ensure ecological impacts are reasonably minimised.

11 OTHER MATTERS

No other matters

12 CONCLUSION / PLANNING BALANCE

The proposed development (with the use of conditions) would comply with Policy ENV3 of the Local Plan Part 1, and would not adversely impact upon the amenities of neighbouring properties. Furthermore, the proposed development would conserve the character and appearance of the area. Other issues in respect of trees, parking and ecology have all been considered and the proposed development would not create adverse issues in respect of these matters. The proposal would thereby comply with policies ENV3, ENV4 of the Local Plan Part 1 and DM2 of the Local Plan Part 2. To conclude, the proposed development would result in an acceptable form of development that would be in accordance with national and local planning policy, and therefore the application is recommended for approval.

13 RECOMMENDATION

Grant Subject to Conditions

Proposed Conditions:

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 development permitted shall be carried out in accordance with the following approved plans:

2322-01-01A Proposed block plan and location plan received 10th September 2024

2322-01-04 Existing floor plans received 28th December 2023

2322-01-05 Existing elevation plans received 28th December 2023

2322-02-07C Proposed floor plans received 16th September 2024

2322-02-08D Proposed elevation plan received 16th September 2024

2322-02-09 Proposed roof plan received 10th September 2024

2322-02-20 Proposed tree plan received 22nd August 2024

Arboricultural Impact Assessment Report Number: MB240502-01 received 11th September 2024

Reason: To ensure satisfactory provision of the development.

3. The external render and roof tiles shall match those used on the existing building unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure an acceptable appearance of the building in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

4. The trees/hedges on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the submitted Arbor-Eco Consultancy Arboricultural Impact Assessment Ref: MB240502-01, dated August 2024, and Tree Protection Plan MB240502-01-02 Rev A.

Reason: To ensure the retention of existing trees and natural features and avoidance of damage during the construction phase in accordance with Policies ENV3 and ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

5. Prior to the commencement of any works (including site clearance, demolition and construction works), 3 working days notice shall be given to the Local Planning Authority to attend a pre-commencement site meeting to inspect all tree protection measures as detailed in the Arbor-Eco Consultancy Arboricultural Impact Assessment Ref: MB240502-01, dated August 2024, and Tree Protection Plan MB240502-01-02 Rev A.

Reason: To ensure the retention of existing trees and natural features and avoidance of damage during the construction phase in accordance with Policies ENV3 and ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

6. Prior to first occupation of the development hereby approved, a lighting plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall either confirm that no external lighting is proposed or it shall demonstrate that any external lighting associated with the approved development does not overspill onto the potential bat foraging and commuting habitat along the edge of the adjacent woodland. The lighting plan shall be written in conjunction with the BCT Guidance Note 08/23, (which identifies that low level bollard lighting and or lighting that faces the ground is preferred). Any approved lighting details shall be provided and maintained in full accordance with the approved plan.

Reason: To safeguard the natural habitat within the adjacent woodland in accordance with Policies ENV3, ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park and Policy DM2 of the Local Plan for the New Forest District outside the National Park (Part 2: Sites and Development Management).

Further Information:

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New Forest DISTRICT COUNCIL

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Mark Wyatt
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Appletree Court Lyndhurst
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PLANNING COMMITTEE

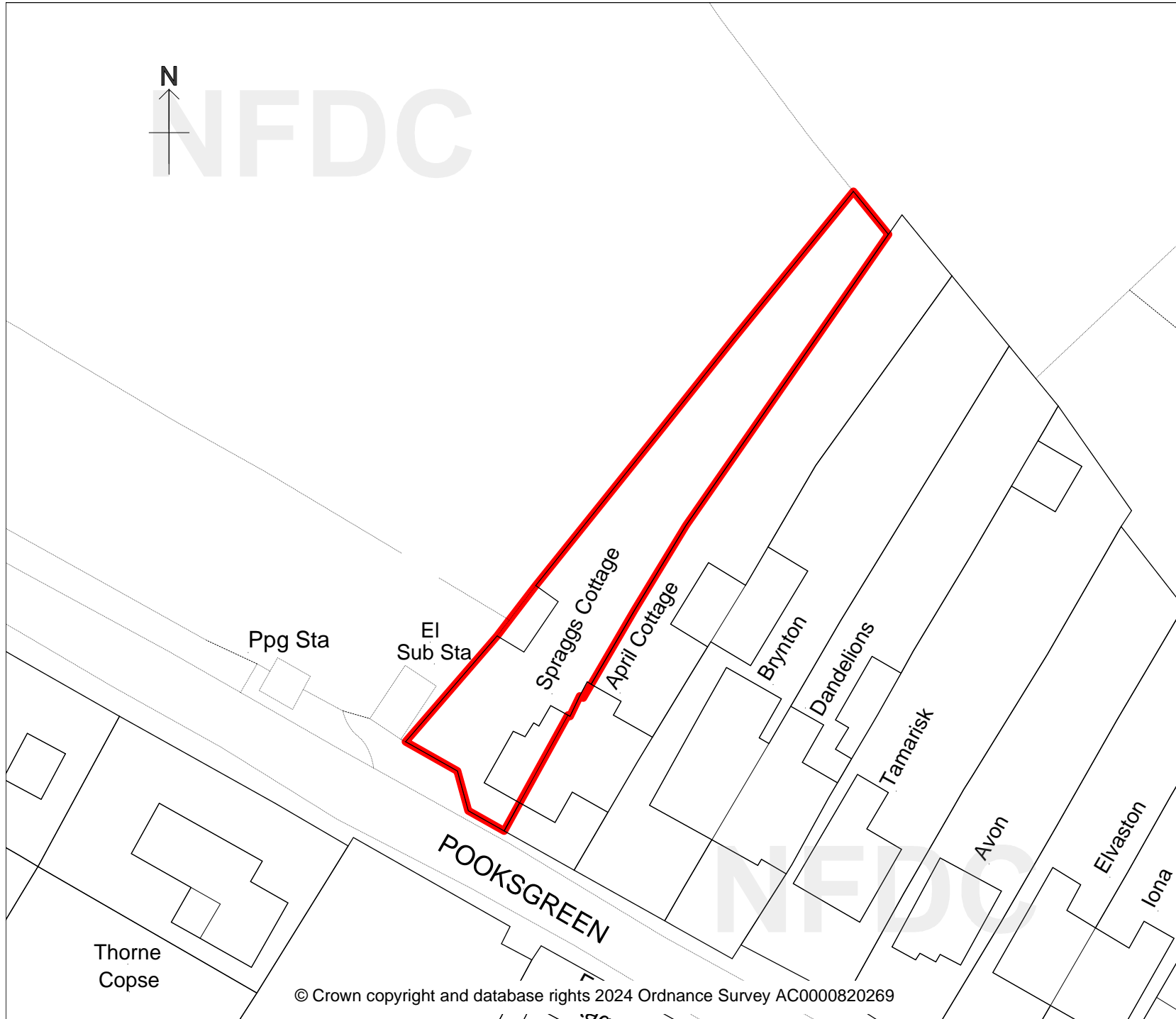
October 2024

Spraggs Cottage
Pooks Green
Marchwood
23/11331

Scale 1:500

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the internet, it will not be to
scale.

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Planning Committee 09 October 2024

Application Number: 24/10709 Full Planning Permission
Site: THE LAURELS, BEAULIEU ROAD, DIBDEN PURLIEU,
HYTHE SO45 4JJ
Development: Demolish existing garage to the rear and replace with an
annex with shared facilities with the main building.
Applicant: Ms. Godden
Agent: Extension Design Building Plans Ltd
Target Date: 03/10/2024
Case Officer: Julie Parry
Officer Recommendation: Grant Subject to Conditions
**Reason for Referral
to Committee:** Contrary to Parish Council view

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Street scene and local character
- 2) Use of the annex as ancillary accommodation
- 3) Landscape impact and trees
- 4) Parking
- 5) Residential amenity
- 6) Ecology

2 SITE DESCRIPTION

The application site is within Dibden Purlieu built up area and is set back from the Beaulieu Road with a wide verge between. Positioned on the corner with Woodgreen Close the semi-detached dwelling is traditional in style and the site is enclosed with high hedges. Towards the rear of the site vehicle access is obtained from Woodgreen Close which leads to a parking area and two garages. There are large trees at the entrance to the site along with a row of fir trees on the south east boundary.

3 PROPOSED DEVELOPMENT

The proposal is to remove the existing garages and to construct a detached annex at the far end of the rear garden. The annex would include residential accommodation for a family member to be used in conjunction with the main dwelling. Additional parking by laying gravel would be provided.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status	Appeal Description
79/NFDC/14808 Erection of an additional garage (attached to existing).	19/11/1979	Granted Subject to Conditions	Decided	

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness
Policy ENV4: Landscape character and quality

Local Plan Part 2: Sites and Development Management 2014

DM2: Nature conservation, biodiversity and geodiversity

Hythe and Dibden Neighbourhood Plan

Policy D1 All new development will be required to seek exemplary standards of design and architecture.

Plan Policy Designations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Hythe & Dibden Parish Council

Comment: PAR 4: Recommend REFUSAL. If the comment by Council is against the Planning Officer recommendation, the application is likely to be considered at full Planning Committee.

The Committee has concerns as the proposal could be overdevelopment of the site and the resultant impact on the character and appearance on the area. The removal of the trees could impact the neighbouring residents due to a loss of privacy.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

NFDC Tree Team:
No objection

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

3 letters of objection and 1 letter of support;

Objections

- Use of the building as a holiday let which would result in increased traffic and noise along with changing the character from short term rentals.
- Landscape changes from the loss of the trees and biodiversity
- Impact on stability of rear fencing
- Scale and mass of building is too big
- Impact on street scene from height of building
- Solar panels will be visible from neighbouring properties.
- Too far from main dwelling
- Impact on neighbour amenity in terms of their outlook and privacy

Support

- The building would be low height and being timber clad would blend into surroundings
- Used as a "granny annex" it would not cause extra traffic or noise.

10 PLANNING ASSESSMENT

Principle of Development

As the site is located in the built-up area the principle of the development is acceptable, subject to the consideration of other relevant considerations as set out below

Street scene and local character

Policy ENV3 requires new development to achieve high quality design that contributes positively to local distinctiveness, quality of life and the character and identity of the locality.

Policy D1 of the Hythe and Dibden Neighbourhood Plan. All new development will be required to seek exemplary standards of design and architecture.

Within the area there are a mixture of styles of properties and many of these benefit from detached outbuildings. The proposed annex would be positioned to the rear of a large garden and with a modest height would sit comfortably at the rear of the site and be subservient to the main two storey dwelling to which it would serve. Given the size of the site and the retained garden area the proposal is not considered to overdevelop the site.. Being finished in timber cladding with a tiled roof the building would be an acceptable in appearance which would not be out of keeping in this location. The use of solar panels is encouraged in that it would provide renewable energy creating a more sustainable building. Furthermore given that it would be set away from the boundary with the highway it would not be clearly visible in the street scene. As such, by reason of the limited scale, position and materials the proposal would not be harmful to the street scene, and would not detract from the high quality of the existing development nor be harmful to the locality complying the aforementioned policies.

Use of the annex as ancillary living accommodation

A statement has been provided to clarify the proposed use of the ancillary living accommodation: " The project is to demolish the existing garages and replace with a granny annex with shared facilities with the main house. The intended use for this is to accommodate and care for a family member"

Objections have been received from neighbours in respect of using the outbuilding as a holiday let and the possible impact this would have on the local amenity including parking and noise, with further comment given on the distance from the main dwelling. Given the clarification received in terms of the use of the building as an annex to use it as a separate self contained unit for holiday lettings would result in a material change of use and that use would require planning permission in its own right. The proposed annex would be part and parcel of the main dwelling house and the site would remain as one planning unit. Whilst the proposed building would be positioned to the rear of the garden it would be within the established curtilage of the property. .

As such, it is considered that the proposals would function as an annexe and not as an independent self-contained dwelling or holiday let. However, to ensure the annex is retained as part of The Laurels planning unit, a condition is recommended for the annex to remain as part of the main residential use and not as a separate unit of accommodation.

Landscape impact and trees

Policy ENV4 seeks to retain and or enhance landscape features to successfully integrate new development into the local landscape.

The Council's Tree Officer was consulted and they advised that the trees close to the access of the site have been poorly pruned and topped in the past they are not a constraint to development and would not warrant a Preservation Order.

Objections have been received from neighbours in respect of the loss of some of the trees and planting on the site to allow for the development. The proposed development would result in the loss of some hedging and fir trees along both the east and southeast boundary to allow for the annex and additional parking. Whilst this would open up the site in this area the wider side would still be mostly enclosed with hedging and contain a significant amount of vegetation when viewed from Beaulieu Road and the entrance to Woodgreen Close. Therefore the proposed development would be limited in scale compared to the whole site the proposed loss of landscaping would not be to such a degree as to be harmful to the local landscape and as such would comply with this relevant policy.

Parking

Policy ENV3 requires the integration of sufficient car parking spaces so that realistic needs are met in a manner that is not prejudicial to the character and quality of the street.

The removal of the existing garages would result in the loss of some of the parking on the application site. Furthermore, the proposed annex would provide further bedrooms. However, there would be a large parking area within the rear garden which could accommodate 4 cars which would accord with Parking Standards. There would be sufficient parking available and as such the proposal would comply with the above policy.

Residential amenity

Policy ENV3 states that new development will be required to avoid unacceptable effects by reason of visual intrusion or overbearing impact, overlooking, shading, noise and light pollution or other adverse impacts on residential amenity.

The adjoining neighbour, Holly Villa, is positioned to the northwest of the proposed annex and given the degree of separation between this neighbouring property and the annex along with the relatively low height proposed the impact on their outlook would be acceptable with no significant loss of light. The proposed annex would contain windows and a door facing towards the pair of dwellings, however with the high boundary treatments and distance to Holly Villa there would not be a loss of privacy.

The neighbours at numbers 8 and 9 Woodlands Court to the south of the site, have a rear elevation which faces the rear of The Laurels. The proposed annex does replace two garage buildings and whilst it would be larger in footprint it would have a modest height with an eaves height of 2.5 metres pitching away from the boundary to a maximum height of 3.45 metres. The roof of the annex will be visible from these neighbouring properties but overall the impact on their outlook would not be to such a degree as to be considered unacceptable. The loss of vegetation on the shared boundary would open up views to the main dwelling however this would be a normal back-to-back relationship commonplace in the built up area, with sufficient degree of separation, and therefore would not result in an unacceptable loss of privacy.

The neighbour at number 9 Woodlands Court has also raised concern regarding the stability of the fence on the shared boundary and the position of the solar panels. Any repair required to the fence would be a civil issue and would not be a material planning consideration. In respect of the solar panels these would need to be on the southern roof slope in order to fully function and given that they would be positioned on a low roof slope the impact on this neighbour, given the scale of the building and the above referenced separation, in terms of their appearance would not be to such a degree as to be considered unacceptable.

In terms of the overall impact on the neighbouring properties by the nature of the development this would not adversely impact upon residential amenity and therefore accord with Policy ENV3.

Ecology

Policy DM2 of the Local Plan Part 2 is aimed at protecting protected species.

Consideration has been given to the locality and the presence of bats. With the relatively limited scale of the proposed development, and given the modern flat roof construction of the existing garages no action is deemed necessary in respect of surveys of these existing buildings. Due to the limited intervention of the proposed works to the site there would be no threat to protected species and therefore would not be contrary to the policy.

Developer Contributions

As part of the development, subject to any relief being granted the following amount of Community Infrastructure Levy has been calculated.

Type	Proposed Floorspace (sq/m)	Existing Floorspace (sq/m)	Net Floorspace (sq/m)	Chargeable Floorspace (sq/m)	Rate	Total
Self Build (CIL Exemption in place)	66	32	34	34	£80/sqm	£3,985.85 *

Subtotal:	£3,985.85
Relief:	£3,985.85
Total Payable:	£0.00

11 OTHER MATTERS

None

12 CONCLUSION / PLANNING BALANCE

The proposed development would comply with Policy ENV3 of the Local Plan Part 1 as the proposed annex would not detract from the local character and would not adversely impact upon the amenities of neighbouring properties. Other issues in respect of trees, parking and ecology have all been considered and the proposed development would not create adverse issues in respect of these matters and comply with policies ENV3, ENV4 of the Local Plan Part 1 and DM2 of the Local Plan Part 2. To conclude, the proposed development would result in an acceptable form of development that would be in accordance with national and local planning policy, and therefore the application is recommended for approval.

13 RECOMMENDATION

Grant Subject to Conditions

Proposed Conditions:

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 development permitted shall be carried out in accordance with the following approved plans:

GODD002 All plans submitted 5th August 2024

Reason: To ensure satisfactory provision of the development.

3. The development hereby approved shall only be used in conjunction with the existing accommodation as an extended family unit ancillary to the use of the site as a single dwelling house.

Reason: To provide the Planning Authority with the opportunity to properly assess the planning implications of subdivision of the property and whether it would be harmful to the amenities of the area, contrary to Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

Further Information:

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PLANNING COMMITTEE

October 2024

The LAurels
Beaulieu Road
Dibden Purlieu
24/10709

Scale 1:500

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the internet, it will not be to
scale.

