

Application Number: 19/10112 Full Planning Permission

Site: 34A CHRISTCHURCH ROAD, RINGWOOD BH24 1DN

Development: Alterations to ground floor shop; block up existing windows; second-floor extension to create two 1 bed flats; demolition of single-storey rear extension and rear extension to provide one 2 bed flat and one attached 3 bed house

Applicant: Northshore Homes Ltd

Target Date: 26/03/2019

Extension Date: 14/06/2019

Link to case file <http://www.newforest.gov.uk/article/13702/How-do-I-view-and-comment-on-a-planning-application-or-appeal>

1 SUMMARY OF THE MAIN ISSUES

- 1.1 The following are considered to be the main issues to be taken into account when determining this application. These, and all other relevant considerations, are set out and considered in Section 11 of this report after which a conclusion on the planning balance is reached.
- 1) Loss of retail floorspace
 - 2) Character and heritage impacts
 - 3) The Living Conditions of Adjoining and Future Occupiers
 - 4) Highway impacts
- 1.2 This matter is before Committee as the recommendation is contrary to retail protection policy

2 THE SITE

- 2.1 The site lies to the rear of the principal buildings fronting Christchurch Road, within the built up area of Ringwood, Ringwood Conservation Area and the town centre, within an area characterised by residential and commercial uses. The site is currently used as a service yard and occasional parking area to the rear of 34 Christchurch Road and is open in nature, with no structures in situ. The site lies immediately adjacent to the entrance to Ringwood Town Centre Car Park, and on the opposite side of the entrance of a Methodist Church and hall, a two storey building. On the land immediately to the rear of the site in Ebenezer Lane is a block of 4 dwellings.
- 2.2 The site itself has a poor appearance, the surface of the car park area is of gravel which spills onto the tarmac surface of the adjoining lane and the frontage building (no. 34a Christchurch Road) appears to be of more recent, flat roofed construction and is of limited visual merit, which would benefit from visual enhancement or redevelopment in a manner more conducive to its location within a conservation area. Access to the

site is gained via a narrow lane, which is typical of this part of Ringwood. The principal buildings are generally sited on long, narrow plots which likely reflect either Burgage plots or a post-medieval street pattern. The scale of buildings reduces from the principal buildings, down to a lower height as one moves away from the main road.

3 THE PROPOSED DEVELOPMENT

- 3.1 The current planning application seeks planning permission for an additional storey to the flat roofed frontage building, together with alterations to enhance its appearance. To the rear a two and a half storey extension would graduate down to a two storey structure. A single storey car port has been removed from the scheme following comments from consultees and notified parties. Overall, the proposal would provide 4 no. dwellings. The development would be finished in clay and slate tiles, red brick, render and timber sash windows.
- 3.2 Planning permission has been granted in the past for alternative schemes for residential development to the rear of this site linked to the main building. One of the approved applications was for a three storey block of 3 houses under reference number 84974. The last scheme (11137) was a stand alone development, rather than being linked to the main building fronting Christchurch Road, which was withdrawn following officer concerns being raised.

4 PLANNING HISTORY INCLUDING NOTES OF ANY PRE APPLICATION DISCUSSIONS

- 4.1 Following withdrawal of ref. 17/11137 in October 2017 the applicant sought the Council's pre-application advice, which saw evolution of the scheme to something similar to that now proposed and is evidenced in the applicant's Design and Access Statement.
- 4.2 One pair of semi-detached houses; parking; landscaping (11137) - Withdrawn October 2017
- 4.3 Three storey block of three houses under ref. 95733 (Renewal of 84974) - Withdrawn May 2011.
- 4.4 Residential development to form 5 flats (74001) - Granted July 2002
- 4.5 Three storey block of three houses (84974) - Granted July 2005.
- 4.6 2nd floor extension with pitch roof to create new dwelling (91237) - Refused December 2007.

5 THE DEVELOPMENT PLAN AND OTHER NFDC GUIDANCE

Core Strategy

CS1: Sustainable development principles
CS2: Design quality
CS3: Protecting and enhancing our special environment (Heritage and Nature Conservation)
CS10: The spatial strategy
CS20: Town Centres

Local Plan Part 2: Sites and Development Management Plan Document

DM1: Heritage and Conservation

DM3 –Mitigation of impacts on European nature conservation sites

DM15: Secondary shopping frontages

Supplementary Planning Guidance and other Documents

Ringwood Conservation Area Appraisal

Ringwood Local Distinctiveness Document

Mitigation of impacts on European nature conservation sites

Local Plan Part Review 2016-2036 - Public Consultation Draft

Advice on Emerging Development Plan Documents.

The Local Plan review 2016-2036 is in what can be considered an advanced stage in its preparation, in that it has been submitted to the Secretary of State and is under Examination. It is therefore a material consideration which can be given weight in decision-making.

The following extracts from the Emerging Local Plan are considered to be material considerations in this case.

Policy 1 - Achieving Sustainable Development

Policy 5 - Meeting our housing needs

Policy 10 - Mitigating the impact of development on International Nature Conservation sites

Policy 11 - Heritage and conservation

Policy 13 - Design Quality and local distinctiveness

Policy 25 - Retail development and other main town centre uses

Policy 26 - Primary, secondary and local shopping frontages

6 RELEVANT LEGISLATION AND GOVERNMENT ADVICE

Relevant Legislation

Section 38 Development Plan

Planning and Compulsory Purchase Act 2004

Relevant Advice

National Planning Policy Framework

Chapter 5 (Delivering a sufficient supply of homes)

Chapter 6 (Building a strong, competitive economy)

Chapter 7 (Ensuring the viability of town centres)

Chapter 12 (Achieving well-designed places)

Chapter 16 (Conserving and enhancing the historic environment)

7 PARISH / TOWN COUNCIL COMMENTS

Ringwood Town Council - Refusal (2) Recommend refusal, but would accept the Planning Officer's decision. The Committee felt that issues identified in the previous application had not been addressed. The proposed development was cramped, with no amenity space provided. There were also concerns about the

impact of the proposal on the neighbouring properties and businesses in the vicinity, in terms of access and refuse collection. There remained safety concerns regarding access from the dwellings as it would be directly onto a narrow lane, which is also the entrance to NFDC's Blynkbonnie Car Park, however it was accepted that there were no objections from the Highways Authority, with regard to this.

8 COUNCILLOR COMMENTS

None received

9 CONSULTEE COMMENTS

The following is a summary of the comments received which can be read in full via the link set out at the head of this report.

9.1 Wessex Water - no objection, but give informatives

9.2 Conservation - This small lane comes south west off Christchurch Road with the Trinity Church on the opposite side of the access route. The area has a strong emphasis of locally distinctive traditional buildings from the 18th and 19th century. The proposal seeks a new rear addition of apartments along with some positive enhancement of the main frontage building. The revised proposal has moved in a very positive direction with regard to the impact upon the wider conservation area. It represents a real enhancement to this small side street and additional improvements to the main frontage building. Now that further details have been submitted, it is supported with the addition of conditions requiring large scale drawings of details and appropriate materials are used in the development.

9.3 Environmental Health Contaminated Land - no objection, subject to condition. Without this condition, the proposed development on this site could pose risks to human health and/or the environment as the site is within a zone of influence from potential hydrocarbon contamination associated with an underground fuel storage tank that is within the vicinity of the site. The risks from any hydrocarbon vapour are required to be assessed to ensure the site is suitable for its proposed sensitive use.

9.4 Hampshire County Council Highway Engineer - in order to address previous concerns, the car port has been removed and thus the reason for refusal on visibility is addressed. This raises the aspect of the scheme being a car-free development, which should be commented on by NFDC as local parking authority. From the viewpoint of the Highway Authority, this would not have a detrimental impact on the local road network and would therefore be deemed acceptable in this regard. A railing has been erected to safeguard pedestrians leaving unit 1. It should be noted that the positioning of the railing is in line with that of the existing building to be demolished, so any concerns regarding the reduction of width of the road are unfounded. Consequently all previous issues have been addressed, and no objections are raised.

9.5 Environmental Health (Pollution) - the location, in a mixed use commercial/residential area in the centre of the town, is likely to experience noise impacts from a variety of sources. The application proposes to introduce new residential properties directly above and to the rear of a commercial premises, and also has the additional impacts of

cars accessing the car park directly to the rear of the site on a daily basis, therefore noise should be mitigated sufficiently to ensure that there are no significant adverse impacts to future residents at this location. No objections, subject to noise condition.

9.6 Waste Management – no adverse comments.

10 REPRESENTATIONS RECEIVED

The following is a summary of the representations received they can be read in full via the link set out at the head of this report.

Representations have been received from two parties raising the following points:

- The proposal will impinge upon vehicular access to Blynkbonnie car park
- The proposal does not provide safe pedestrian access.
- Where do sacks get put on refuse collection days?
- Detailed construction restraints should be placed upon the builder requiring them to demonstrate how they will keep the road and the footpath open at all times.
- The Ringwood Society commend the appearance of the development, but raise concerns over bin storage, access on to the street and the proximity of the restaurant next door - We will concur with the officer's recommendation.

11 OFFICER COMMENTS

Introduction

- 11.1 The application seeks planning permission for an additional storey to the flat roofed frontage building, together with alterations to enhance its appearance. To the rear a two and a half storey extension would graduate down to a two storey structure. A single storey car port has been removed from the scheme following comments from consultees and notified parties. Overall, the proposal would provide 4 no. dwellings. The development would be finished in clay and slate tiles, red brick, render and timber sash windows.

Relevant Considerations

Loss of Retail Floorspace

- 11.2 Policy CS20 places emphasis on retaining a good range of town centre uses, where it can be demonstrated that an alternative use would be complementary to the retailing function and would enhance the overall vitality of the centre. Policy DM15 relates to secondary shopping frontages and states that development which results in the improvement of retail premises will be supported and that residential development will not be permitted at ground floor level in premises within the defined frontage. These principles are echoed by Policies 25 and 26 of the Local Plan Review and paragraph 85 of the NPPF, which seek to support the retail role of town centres. Residential development may be provided on other floors where it does not result in the loss of retail floorspace. The proposal does result in the loss of some ground floor and ancillary retail space to the rear (approximately 23%). This is in order to provide access to the new flat above and it needs to be considered whether the overall

vitality of the town centre would be affected by this loss. On balance, it is considered that sufficient space is retained for the retail unit (50 sq.m) to make its continued commercial use a viable proposition. Overall, it is considered that the introduction of 4 no. independent town centre dwellings, with associated benefits to the appearance of the site and building, with only a marginal loss of retail space, would be a benefit to the vitality and viability of the town centre.

Character and Heritage Impacts

- 11.3 Consideration needs to be given to the impacts of the development on the conservation area, in accordance with the design and character related provisions of Policies CS2, CS3 and DM1 and the Ringwood Conservation Area Assessment and the Ringwood Local Distinctiveness Document.
- 11.4 The site is within the Ringwood Conservation Area, where Policies CS2, CS3, DM1 and the NPPF require the design of the proposal to enhance character and appearance and respect identified heritage assets. A positive feature of the proposal is that it now addresses the frontage building by linking directly into it, akin to the 2005 approval. The proposal no longer appears as an incongruous and isolated addition to the street scene, as previously proposed, which weighs in favour of the scheme. The Conservation Team note that the revised proposal has moved in a very positive direction with regard to the impact upon the wider conservation area. It represents a real enhancement to this small side street and additional improvements to the main frontage building, subject to conditions requiring large scale drawings of details and appropriate materials are used in the development. Consequently, the design and materials proposed would constitute an enhancement to the character and appearance of the conservation area, in accordance with adopted heritage policies and the NPPF (Chapter 16)

The Living Conditions of Adjoining and Future Occupiers

- 11.5 Policy CS2 also requires the impact of development proposals upon adjoining amenity and the amenity of future occupiers of the development to be considered. The NPPF sets out the core planning principles, one of which is that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of buildings and land.
- 11.6 In terms of existing amenity, the impact of the proposed structure on the adjoining dwellings to the south east (nos. 1 and 2 Ebenezer Lane) needs to be assessed. Removal of the car port from the south west elevation of the proposal has removed the overbearing presence from the rear of nos. 1 and 2, which does have windows in its eastern elevation, due to the degree of separation and scale of structure proposed. The curtilage space for future occupiers of the dwelling is considered to be acceptable.
- 11.7 The likely impact of a residential use on the operation of the restaurant at no.34b Christchurch Road also needs to be addressed, which has a kitchen extractor flue vent and air conditioning units on its rear elevation in close proximity to the proposal. The Environmental Health Section raise no objections to the proposal, subject to a condition requiring all living areas of the new dwellings to meet specific requirements in terms of noise mitigation.

- 11.8 The amended plan provides internalised refuse storage facilities for the flats, with scope for refuse storage provision within the garden curtilage of the dwelling. Refuse from the dwelling can be collected from the gate on bin day and the applicant proposes a code for the door so access to the flats bin store would be possible on collection day. The Waste Management Section have been consulted for their view on collection for the proposed development and they have no adverse comments to make.

Highway Impacts

- 11.9 In terms of highway impacts it is acknowledged that the proposal is now a car free development, following the initial concerns raised by the Highway Authority. This would not ordinarily comply with the adopted Parking Standards. However, few dwellings in the locality have dedicated off-street parking arrangements and provision of off-street parking in this location, within a conservation area may lead to additional design concerns. Furthermore, the site is in a town centre location, where future occupiers would have good access to public transport and other services, so in this instance it is not considered that a reason for refusal on the basis of under provision of off-street parking could be substantiated. The Highway Authority raise no objections to the proposal, although it is considered pertinent to apply a construction management plan condition to the proposal in light of the comments of notified parties and the constrained nature of the site and access.
- 11.10 With regard to comments that the proposed railings will impinge upon current access arrangements to Blynkbonnie car park, the railings follow the line of a portion of the existing building, which will be demolished and no part of the proposed development will impinge upon the line of the current access. The railings were provided following concerns raised by consultees and notified parties over the protection of pedestrians accessing and egressing the development.

Housing Supply

- 11.11 The LPA is not currently able to demonstrate a 5 year supply of housing land when assessed against its most recent calculation of Objectively Assessed Need. Relevant policies for the supply of housing are therefore out of date. In accordance with the advice at paragraph 11 of the NPPF, permission should therefore be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits or specific policies in the NPPF indicate that development should be restricted.

Habitat Regulations and Contributions

- 11.12 In accordance with the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') an Appropriate Assessment has been carried out as to whether granting permission would adversely affect the integrity of the New Forest and Solent Coast European sites, in view of that site's conservation objectives. The Assessment concludes that the proposed development would, in combination with other developments, have an adverse effect due to the recreational impacts on the European sites, but that the adverse impacts would be avoided if the planning permission were to be conditional upon the approval of proposals for the mitigation of that impact in accordance with the Council's Mitigation Strategy or mitigation to at least an equivalent effect.

- 11.13 In accordance with the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') an Appropriate Assessment has been carried out as to whether granting planning permission would adversely affect the integrity of the New Forest and Solent Coast European sites, in view of that site's conservation objectives having regard to phosphorous levels in the River Avon. The Assessment concludes that the proposed development would, in combination with other developments, have an adverse effect due to the impacts of additional phosphate loading on the River Avon, but that the adverse impacts will be avoided through the future implementation of mitigation projects which will, in the short term, be paid for by the Council from its CIL receipts.
- 11.14 The Council has been advised by Natural England and the Environment Agency that existing measures to off-set the amount of phosphorous entering the River Avon as set out in the Hampshire Avon Nutrient Management Plan will not be sufficient to ensure that adverse effects on the integrity of the River Avon Special Area of Conservation do not occur. Accordingly, new residential development within the catchment of the Hampshire Avon needs to be "phosphate neutral". In order to address this matter the Council in conjunction with Natural England, the Environment Agency and adjoining local authorities propose to develop appropriate phosphorous controls and mitigation measures to achieve phosphorous neutrality. A Memorandum of Understanding to that effect has been signed by the aforementioned parties. In accordance with the Portfolio Holder for Planning and Infrastructure Decision of 11 December 2018, this Council has ring fenced up to £50,000 of held CIL funds to direct towards a suitable infrastructure project upstream to provide suitable mitigation, therefore there is no further requirements on developments.
- 11.15 While the Council is committed to ensure that a proportion of almost all new housing is provided as 'affordable housing' (see Policy CS15, Local Plan Part 1 - Core Strategy), affordable housing contributions are not pursued in relation to developments of less than ten dwellings.

12 CONCLUSION ON THE PLANNING BALANCE

While the development would result in the loss of some retail floor space within a Secondary Shopping Frontage, the loss is considered to be marginal and significantly outweighed by the benefits of the proposal in securing new housing and redevelopment of the site and building in a manner which would enhance the character and appearance of the Ringwood Conservation Area. The proposal raises no significant concerns in respect of adjoining amenity or highway safety. Accordingly the proposal is recommended for approval, subject to conditions.

13 OTHER CONSIDERATIONS

Proactive Working Statement

- 13.1 In this case the applicant sought the Council's pre-application views on the form of development proposed and further amendments were negotiated during the course of determination of the planning application, to address concerns raised by the case officer, consultees and notified

parties. Following submission of suitably amended plans the application was acceptable as amended and no specific further actions were required.

Crime and Disorder

13.2 None

Local Finance

13.3 If this development is granted permission, the Council will receive New Homes Bonus of £3,672 in each of the following four years, subject to the following conditions being met:

- a) The dwellings the subject of this permission are completed, and
- b) The total number of dwellings completed in the relevant year exceeds 0.4% of the total number of existing dwellings in the District.

Based on the information provided at the time of this report this development has a CIL liability of £20,854.68.

Tables setting out all contributions are at the end of this report.

Human Rights

13.4 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. Whilst it is recognised that there may be an interference with these rights and the rights of other third parties, such interference has to be balanced with the like rights of the applicant to develop the land in the way proposed. In this case it is considered that the protection of the rights and freedoms of the applicant outweigh any possible interference that may result to any third party.

Equality

13.5 The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, 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.

Section 106 Contributions Summary Table

Proposal:			
Type of Contribution	NFDC Policy Requirement	Developer Proposed Provision	Difference
Affordable Housing			
No. of Affordable dwellings	0	0	0
Financial Contribution	0	0	0
Habitats Mitigation			
Financial Contribution	£2,200 if CIL paid in full	£2,200 if CIL paid in full	0

CIL Summary Table

Type	Proposed Floorspace (sq/m)	Existing Floorspace (sq/m)	Net Floorspace (sq/m)	Chargable Floorspace (sq/m)	Rate	Total
Dwelling houses	317.81		317.81	213.14	£80/sqm	£20,854.68 *
Shops	42.53		42.53	28.52		£0.00 *

Subtotal:	£20,854.68
Relief:	£0.00
Total Payable:	£20,854.68

* The formula used to calculate the amount of CIL payable allows for changes in building costs over time and is Index Linked using the All-in Tender Index Price published by the Build Cost Information Service (BICS) and is:

$\text{Net additional new build floor space (A)} \times \text{CIL Rate (R)} \times \text{Inflation Index (I)}$

Where:

A = the net area of floor space chargeable in square metres after deducting any existing floor space and any demolitions, where appropriate.

R = the levy rate as set in the Charging Schedule

I = All-in tender price index of construction costs in the year planning permission was granted, divided by the All-in tender price index for the year the Charging Schedule took effect. For 2019 this value is 1.22

14. NOTES FOR INCLUSION ON CERTIFICATE:

- In accordance with paragraph 38 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council takes a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome by giving clear advice to applicants.

In this case the applicant sought the Council's pre-application views on the form of development proposed and further amendments were negotiated during the course of determination of the planning application, to address concerns raised by the case officer, consultees and notified parties. Following submission of suitably amended plans the application was acceptable as amended and no specific further actions were required.

2. The development subject to this notice falls within a highlighted proximity of a mains gas pipe which is considered a major hazard.

The applicant/agent/developer is strongly advised to contact the pipeline operator PRIOR to ANY works being undertaken pursuant to the permission granted/confirmed by this notice.

Address is:

Southern Gas Networks Plc

SGN Plant Location Team

95 Kilbirnie Street

Glasgow

GS5 8JD

Tel: 0141 184093 OR 0845 0703497

Search online at:

www.linesearchbeforeyoudig.co.uk

SGN personnel will contact you accordingly.

3. Wessex Water advise the following:

New drainage and water supply connections

Applications for household extensions do not usually require a new connection to the public foul or surface water networks. Your builder and plumber will explain how your existing arrangements may be altered to accommodate any new disposal requirements. The water service provider for this area is Bournemouth Water.

What to do with rainwater from new driveways and roofs

Rainwater running off new driveways and roofs will require consideration to provide the best solution for the local environment. Rainwater may already connect to our existing foul or surface water networks. If you or your builder believe rainwater connects to the foul water network this should be disconnected if possible and an alternative method of disposal considered; soakaways where possible or connection to a watercourse or surface water sewer. Rainwater flows from hard surfaces running via pipes outside of your property boundary should not be permitted to increase once your extension is built and be reduced, where possible, to reduce local flood risk. This can be achieved by soakaway (where ground conditions are suitable) or slowing flows down within your property with the use of rain butts, permeable paving and rain gardens.

What to do if there is a public sewer close to the proposed extension

On assessment of our records we believe, due to our knowledge of the surrounding sewer network, there may be an existing small diameter sewer which will be affected by the proposals. Please call our operations team on 0345 600 4 600 to arrange a visit for this sewer to be located. Since the transfer of shared private sewers to public ownership (estimated at 16,000 kilometres) we have been plotting these sewers on our records, many remain uncharted. If a shared sewer is located and planning is permitted you will need to apply for a sewer build over. Our sewer protection team will work with you to accurately locate the sewer, assess the condition of the sewer, renovate where necessary and advise any extension foundation requirements. An application fee is payable and extra costs are occasionally required if, for instance a manhole requires relocating because of proposals. Sewer buildovers are subject to Building Regulations, if formal agreement is not made with Wessex Water as sewage undertaker difficulties may arise should you wish to sell your house. Furthermore sewer builders undertaken without inspection and mitigation can lead to property and sewer damage which you may be responsible for. Further information can be found on Wessex Water's website

<https://www.wessexwater.co.uk/services/building-and-developing/sewerage>

4. In discharging condition no. 12 above the applicant is advised that appropriate mitigation is required before the development is commenced, either by agreeing to fund the Council's Mitigation Projects or otherwise providing mitigation to an equivalent standard. Further information about how this can be achieved can be found here <http://www.newforest.gov.uk/article/16478/>
5. In advance of the publication of the Council's Phosphorous Mitigation Strategy, the development hereby permitted shall be deemed to provide mitigation to "at least an equivalent effect" if it provides for a reduction of the Total Phosphorous Load generated by the development permitted for each year (or part thereof) from the year of occupation to 2025 at a rate of 0.083 kg of phosphorous per dwelling per annum.

15. 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: 9143/100 Rev D - Site and Location Plan, 9143/101 Rev B - Proposed Floor Plans, 9143/102 Rev D - Proposed Elevations, 9143/103 - Existing Plans and Design and Access Statement by Pure Town Planning.

Reason: To ensure satisfactory provision of the development.

3. Before development commences, samples or exact details of the facing and roofing materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved details.

Reason: To ensure an acceptable appearance of the building in accordance with Policies CS2 and CS3 of the Core Strategy for the New Forest District outside the National Park and Policy DM1 of the Local Plan Part 2: Sites and Development Management Plan Document.

4. Sample panels of render, brickwork (bond and mortar) and window mouldings shall be prepared on site and to be inspected and approved by the Local Planning Authority prior to works commencing. Work shall then be carried out in accordance with these details.

Reason: To ensure an acceptable appearance of the building in accordance with Policies CS2 and CS3 of the Core Strategy for the New Forest District outside the National Park and Policy DM1 of the Local Plan Part 2: Sites and Development Management Plan Document

5. Large scale drawings (elevations 1:10 and sections 1:5) of the following:

- new timber doors, dormers and windows (including details of the painted finish);
- the new porch and railing details
- the new shopfront (including details of the painted finish)
- all chimneys, eaves, verges, window cills, window heads, blind windows and elevational details

shall be submitted to and approved by the Local Planning Authority prior to works commencing. These shall be traditionally referenced and work shall then be carried out in accordance with these details.

Reason: To ensure an acceptable appearance of the building in accordance with Policies CS2 and CS3 of the Core Strategy for the New Forest District outside the National Park and Policy DM1 of the Local Plan Part 2: Sites and Development Management Plan Document.

6. Works to enhance doors, shopfront and windows on the frontage building as shown in approved plans shall be carried out prior to first occupation of the new development.

Reason: To ensure an acceptable appearance of the building in accordance with Policies CS2 and CS3 of the Core Strategy for the New Forest District outside the National Park and Policy DM1 of the Local Plan Part 2: Sites and Development Management Plan Document.

7. Large scale drawings and details of all proposed flues, ducts vents and pipes to main scheme should be submitted to and approved by the Local Planning Authority prior to works commencing. Work shall then be carried out in accordance with these details.

Reason: To ensure an acceptable appearance of the building in accordance with Policies CS2 and CS3 of the Core Strategy for the New Forest District outside the National Park and Policy DM1 of the Local Plan Part 2: Sites and Development Management Plan Document.

8. No flues ducts and vents to be placed on front or side elevations of the proposed buildings due to their impact on these prominent facades, unless otherwise agreed.

Reason: To ensure an acceptable appearance of the building in accordance with Policies CS2 and CS3 of the Core Strategy for the New Forest District outside the National Park and Policy DM1 of the Local Plan Part 2: Sites and Development Management Plan Document.

9. All new rainwater goods shall be cast metal and match historic profiles and fixings.

Reason: To ensure an acceptable appearance of the building in accordance with Policies CS2 and CS3 of the Core Strategy for the New Forest District outside the National Park and Policy DM1 of the Local Plan Part 2: Sites and Development Management Plan Document

10. Before development commences a scheme of landscaping of the site shall be submitted for approval in writing by the Local Planning Authority. This scheme shall include :

- (a) a specification for new planting (species, size, spacing and location);
- (b) areas for hard surfacing and the materials to be used;
- (c) other means of enclosure;

No development shall take place unless these details have been approved and then only in accordance with those details.

Reason: To ensure an acceptable appearance of the building in accordance with Policies CS2 and CS3 of the Core Strategy for the New Forest District outside the National Park and Policy DM1 of the Local Plan Part 2: Sites and Development Management Plan Document

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any re-enactment of that Order) no extension (or alterations) otherwise approved by Classes A, B, C or D 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 physical characteristics of the plot and to ensure an acceptable appearance of the building, the Local Planning Authority would wish to ensure that any future development proposals do not adversely affect the visual amenities of the area and the amenities of neighbouring properties, contrary to Policies CS2 and CS3 of the Core Strategy for the New Forest District outside the National Park and Policy DM1 of the Local Plan Part 2: Sites and Development Management Plan Document.

12. No development shall be carried out until proposals for the mitigation of the impact of the development on the New Forest and Solent Coast European Nature Conservation Sites have been submitted to and approved in writing by the local planning authority, and the local planning authority has confirmed in writing that the provision of the proposed mitigation has been secured. Such proposals must:

- (a) Provide for mitigation in accordance with the New Forest District Council Mitigation Strategy for European Sites SPD, adopted in June 2014 (or any amendment to or replacement for this document in force at the time), or for mitigation to at least an equivalent effect;
- (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 maintenance and monitoring of any Suitable Alternative Natural Green Spaces which form part of the proposed mitigation measures together with arrangements for permanent public access thereto.
- (c) 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 New Forest and Solent Coast Nature Conservation Sites in accordance with Policy DM3 of the Local Plan Part 2 and the New Forest District Council Mitigation Strategy for European Sites Supplementary Planning Document.

13. No development shall take place until a risk assessment into potential hydrocarbon vapour intrusion into the proposed development has been undertaken by competent persons and a written report of the findings has been produced to include any remedial measures to render it suitable for the development. The risk assessment report along with the results of any site investigation undertaken shall be made available to the local planning

authority before any development begins. If the site is required to be remediated a validation report shall be submitted to and approved in writing by the local planning authority prior to occupation. If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures, including validation.

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 waters, 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 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).

14. Upon completion of the development all bedrooms shall achieve an 8-hour LAeq (23:00 to 07:00) of 30dB(A) and all living rooms and bedrooms shall achieve a 16-hour LAeq (07:00 to 23:00) of 35dB(A).

Reason: In the interest of protecting the amenity of future occupiers of the development in accordance with Policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy) and as recommended in BS8233:2014.

15. No development shall start on site until a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include:

- (a) A programme of and phasing of demolition (if any) and construction work;
- (b) The provision of long term facilities for contractor parking;
- (c) The arrangements for deliveries associated with all construction works;
- (d) Methods and phasing of construction works;
- (e) Access and egress for plant and machinery;
- (f) Protection of pedestrian routes during construction;
- (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality.

16. Before first occupation of the development hereby approved, a surface water sustainable drainage system (SuDS) shall be designed and installed to accommodate the run-off from all impermeable surfaces including roofs, driveways and patio areas on the approved development such that no additional or increased rate of flow of surface water will drain to any water body or adjacent land and that there is capacity in the installed drainage system to contain below ground level the run-off from a 1 in 100 year rainfall event plus 30% on stored volumes as an allowance for climate change as set out in the Technical Guidance on Flood Risk to the National Planning Policy Framework.

Infiltration rates for soakaways are to be based on percolation tests in accordance with BRE 365, CIRIA SuDS manual C753, or a similar approved method.

In the event that a SuDS compliant design is not reasonably practical, then the design of the drainage system shall follow the hierarchy of preference for different types of surface water drainage system as set out at paragraph 3(3) of Approved Document H of the Building Regulations.

The drainage system shall be designed to remain safe and accessible for the lifetime of the development, taking into account future amenity and maintenance requirements.

Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policy CS6 of the Core Strategy for the New Forest District outside the National Park and the New Forest District Council and New Forest National Park Authority Strategic Flood Risk Assessment for Local Development Frameworks.

17. The installation of fittings and fixed appliances in the dwellings hereby approved shall be designed to limit the consumption of wholesome water to 110 litres per person per day in accordance with Regulation 36(2)b of Part G of the Building Regulations 2010 as amended.

Reason: The higher optional standard for water efficiency under Part G of the Building Regulations is required in order to reduce waste water discharge that may adversely affect the River Avon Special Area of Conservation by increasing phosphorous levels or concentrations and thereby contribute to the mitigation of any likely adverse impacts on a nationally recognised nature conservation interest.

Further Information:

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New Forest DISTRICT COUNCIL

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**Planning Development
Control Committee**
June 2019

Item No: 3d
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Christchurch Road
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19/10/12

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