

Application Number: 19/11161 Full Planning Permission

Site: 16 KNOWLAND DRIVE, MILFORD-ON-SEA SO41 0RH

Development: 2x detached bungalows; demolish existing bungalow

Applicant: Target Mr Stockwell

Date: Extension 07/11/2019

Date: 15/11/2019

Link to case file: [view online here](#)

1 SUMMARY OF THE MAIN ISSUES

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) Principle of development;
- 2) Effect upon the character and appearance of the area;
- 3) Amenity;
- 4) Parking.

This matter is before Committee as a contrary view has been expressed by Milford on Sea Parish Council.

2 THE SITE

- 2.1 The site is located within the built-up area. The existing plot is occupied by a detached bungalow in a very spacious setting with a wide frontage and landscape planting.
- 2.2 The site is asymmetrical in shape. The gaps between the dwelling and the side boundaries of the plot are much more generous than many of its neighbours. To the north, dwellings are detached and plots present a wide frontage to Knowland Drive. Properties at Broadfield Close to the south are set closer together. However, the generous amount of green space and verge outside and opposite, creates a very spacious environment and this continues and opens up further to the south west.
- 2.3 Properties sit predominantly parallel to Knowland Drive with simple roof forms and ridgelines that are also parallel to the road.
- 2.4 A public footpath (FP no. 796) of a linear form runs alongside the north-eastern boundary of the site and in due course leads out towards the countryside/green belt. The footpath has a bucolic feel to it both in terms of its immediate environment and views along its length, which are characterised by soft landscaping (hedges and trees). Built development at the site is currently set away from the footpath.

3 THE PROPOSED DEVELOPMENT

- 3.1 The proposal seeks permission to demolish the existing dwelling and construct 2 detached bungalows, each with a separate driveway and off street parking area. It is proposed to divide the plot north west-south east creating 2 irregular shaped quadrilateral plots, each retaining a frontage onto Knowland Drive.
- 3.2 The new bungalows would be positioned with main ridgelines parallel to Knowland Drive. Each would include a front gable within the design set down from the main ridge and a gable feature to the rear elevation.
- 3.3 The plans indicate an intention to erect a fence between 1.2m – 2m high adjacent to the public footpath no. 796.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status	Appeal Description
19/10386 2 detached bungalows; garage; new access; shed & bike store; demolish existing	20/06/2019	Refused	Decided	
18/11694 2 detached bungalows, garage; access; shed & bike store; demolish existing	15/03/2019	Refused	Appeal Decided	Appeal Dismissed

5 THE DEVELOPMENT PLAN AND OTHER CONSTRAINTS

Constraints

Aerodrome Safeguarding Zone
Plan Area

Tree Preservation Order: 130/02/T26 on adjacent property.

Plan Policy Designations

Built-up Area

Core Strategy

CS1: Sustainable development principles
CS2: Design quality
CS9: Settlement hierarchy
CS10: The spatial strategy
CS25: Developers contributions

Emerging Local Plan

Policy 1 Achieving sustainable development
Policy 5 Meeting our housing needs
Policy 10 Mitigating the impact of development on International Nature Conservation sites
Policy 13 Design quality and local distinctiveness

Local Plan Part 2 Sites and Development Management Development Plan Document

DM3: Mitigation of impacts on European nature conservation sites

Supplementary Planning Guidance And Documents

SPG - Milford-on-Sea Village Design Statement
SPG - Parking Guidelines

6 RELEVANT LEGISLATION AND GOVERNMENT ADVICE

Relevant Legislation

s38 Planning and Compulsory Purchase Act 2004
The Conservation of Habitats and Species Regulations 2017 (Habitat Regs)

Relevant Advice

NPPF Ch. 5 - Delivering a sufficient supply of homes
NPPF Ch.11 - Making effective use of land
NPPF Ch.12 - Achieving well-designed places

NPPG including: Determining a planning application; Design:process and tools

National Design Guide

7 PARISH / TOWN COUNCIL COMMENTS

Milford On Sea Parish Council

PAR 4: We recommend REFUSAL.

The Parish Council considers this application to be overdevelopment of the plot. It is out of keeping with the open streetscene of Knowland Drive and the private amenity space of the proposed dwellings would be small and insufficient.

8 COUNCILLOR COMMENTS

No Comments Received

9 CONSULTEE COMMENTS

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

Highway Authority - comments awaited (no objection was raised to previous proposal)

SGN - safe dig advice given

10 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

For: 2

Against: 7

For:

- will be inkeeping with and enhance road - an improvement on dated existing property;
- with change in design no reason to refuse - lovely looking bungalows, look great in streetscene and well needed in village.

Against:

- cramming 2 bungalows onto tight site for builders financial benefit and against interests of community;
- overdevelopment of plot and out of keeping with rest of road and streetscene.
- detrimental to ambience;
- loss of habitat/loss of mature garden;
- additional dwelling not that beneficial to overall requirements for new housing;
- need to preserve the village.
- Close proximity to boundaries;
- No garages. Likely result in cars parked on road
- Small gardens

11 OFFICER COMMENTS

11.1 Introduction

The existing plot is occupied by a detached bungalow in a very spacious setting with a wide frontage and landscape planting. The site is asymmetrical in shape. The gaps between the dwelling and the side boundaries of the plot are much more generous than many of its neighbours. To the north, dwellings are detached and plots present a wide frontage to Knowland Drive. Properties at Broadfield Close to the south are set closer together. However, the generous amount of green space and verge outside and opposite, creates a very spacious environment and this continues and opens up further to the south west. Properties sit predominantly parallel to Knowland Drive with simple roof forms and ridgelines that are also parallel to the road. A public footpath (FP no. 796) of a linear form runs alongside the north-eastern boundary of the site and in due course leads out towards the countryside/green belt. The footpath has a bucolic feel to it both in terms of its immediate environment and views along its length, which are characterised by soft landscaping (hedges and trees). Built development at the site is currently set away from the footpath.

11.2 Background

This application is a re-submission following 2 refusals of planning permission, the first of which was dismissed on appeal earlier this year. The Inspectors

comments are an important consideration in the determination of this planning application.

Both previous applications on this site were refused for the following reason:

The proposed development of this site for two dwellings would constitute a cramped form of development contrary to the prevailing spacious character of the area. As such it would result in a harmful impact on the established street scene and its local distinctiveness. The excessive size of the proposed dwellings within their plots, their depth and positioning on the site in relation to the road, together with the high proportion of hard surfacing to the frontage would be detrimental to visual amenity of the area and which constitute an unacceptable overdevelopment of the site. As such the proposal would be contrary to policy CS2 of the New Forest District (outside the National Park) Core Strategy and the NPPF.

11.3 Relevant Considerations

The following are considered to be the main issues to be taken into account when determining this application:

11.3.1 Principle of development

The site is located within the built-up area in which the principle of new residential development is considered acceptable.

11.3.2 The Inspector's findings in dismissing the recent appeal are an important material consideration in the determination of the current planning application. It should be recognised that the Inspector did not identify an in principle objection to the redevelopment of this plot.

The Inspector identified the following characteristics that contribute to local distinctiveness:

- variety of property types along Knowland Drive, which are predominantly detached with simple hipped or gable roof forms;
- properties are set back from the highway in a linear pattern of development;
- frontages of properties are typically aligned parallel with the highway;
- properties are consistently spaced and follow a clear building line
- He noted that the existing site follows the established building line of Knowland Drive rather than Broadlands Close.

In comments regarding the development proposal The Inspector considered that:

- A single storey design is appropriate;
- Staggered layout of the appeal scheme does not reflect the pattern of development;
- Depth of properties proposed at appeal, and complex roof forms do not reflect local character;
- He noted that 2 for 1 replacement schemes at 1 and 2 Knowland Drive were parallel to the highway and displayed greater spaciousness than the appeal scheme

11.3.3 Effect upon the character and appearance of the area

- i. Single Storey Detached Dwellings - The proposed dwellings are single storey and detached. There are a number of such dwelling types along Knowland Drive and this was considered acceptable by the planning Inspector. Therefore, the principle of single storey detached dwelling types is considered appropriate in this location.
- ii. Spaciousness - The development is more spaciouly set than previous schemes and is comparable to neighbouring properties, addressing matters raised by the Inspector. Specifically, there is an existing gap of approx. 2.6m between nos. 10-12 Knowland Drive and a 4m gap between nos 12-14. A gap of almost 5m is proposed between the new dwellings. It is noted that these spacings compare favourably with the existing pattern of development. The gap between the new dwellings and no. 14 would be 12m+ which is comparable to the gap on the opposite side of the road of 12m+ between nos. 53 and 53a opposite. The proposal would reflect the spaciousness of Knowland Drive that was lacking in previous layouts for this site and thereby overcomes the previous reason for refusal and complies with adopted planning policy.
- iii. Size and Depth of Dwellings - The size and design of the dwellings differs significantly from the refused layouts. They are of a more linear design and of shallower depth than previously proposed. This accords with the comments of the Planning Inspector and reflects the more linear form of the bungalows to the east. This aspect of the proposal has overcome the previous reason for refusal and is considered acceptable.
- iv. Front Elevations and Streetscene - the current application include front gable features to both properties which are characteristic of many of the existing bungalows along Knowland Drive, helping to integrate the development into the Streetscene in accordance with adopted design policy, the NPPF and National Design Guide.
- v. Roof Design - The roof design is now reflective of the simple roof forms along Knowland Drive. Main ridgelines on the roof of both dwellings would run parallel to the highway with gable features that are set down from the main ridge. This accords with the prevailing character as noted by the Inspector and overcomes the previous reason for refusal. A condition is recommended withdrawing permitted development rights to ensure important characteristics of local distinctiveness are not compromised with respect to future extensions and roof alterations.
- vi. Site Layout & Positioning in relation to Knowland Drive - The plot sub-division would be perpendicular to the highway, along a north west - south east axis and as a result the dwellings are proposed to be aligned to one another and parallel to Knowland Drive. This differs from both refused schemes where the properties were positioned in a staggered relationship to one another and to Knowland Drive. This formed grounds for the previous refusals and led to the dismissal of the appeal. This aspect of the previous reason for refusal has been overcome in the current layout and this element is considered acceptable.
- vii. Proximity to Knowland Drive - Plot 1 would be set back by 4.8m and plot

2 set back 5.3m from the road frontage. The set back is very similar to that of no. 14 Knowland Drive, which is set back between 4.7m and 5.2m, whilst no. 12 is 5.3m at its closest point to Knowland Drive. The set back would accord with local character and the comments of the planning Inspector, overcoming the previous reason for refusal and is therefore considered acceptable.

- viii. Private Garden Area - the majority of the private garden area associated with the proposed dwellings would be positioned to the rear of the buildings, with some space to the side. The gardens taper towards the end and this is reflective of the pattern of development at the neighbouring plots at nos 12 and 14 Knowland Drive. The private garden space proposed at plot 1 measures 167 sq m and 276 sq m at plot 2. This compares favourably with the private garden space at nos 12 and 14 Knowland Drive which measures 226 sq m and 155 sq m respectively.
- ix. Hardsurfacing - A combination of the revised design of the dwellings, increased gaps between the dwellings and the side boundaries, and the scope for soft landscaping rather than hardsurfacing across the site frontage would result in a form of development that is in-keeping with the existing streetscene generally. The details of soft landscaping can be conditioned to secure an appropriate scheme.
- x. Overall, the revised layout is considered to address the previous concerns and issues raised by the appeal inspector.

11.3.4 Amenity

The effect on the proposal on the amenity of existing residents has been considered and found to be acceptable as a result of being single storey, the orientation of the dwellings and the separation distances involved.

11.3.5 Parking

There is sufficient space available within the layout to provide off street parking in accordance with the Council's parking guidelines. There is no requirement for new development to include a garage. It is likely that part of the area proposed as driveway could be reduced to increase the amount of soft landscaping and this is subject to discussions with the agent at the time of writing this report. An update on this point will be provided to Committee at its meeting.

11.3.6 Other matters raised in representations

The loss of habitat/loss of mature garden was considered at the time of the previous applications. The garden of the existing dwelling has been well maintained and there is no indication of the presence of protected species. The garden is not subject to any protection and the existing vegetation could be removed without recourse to the planning system. It is considered that existing legal protection would be sufficient to avoid direct harm in the event that any protected species/nesting birds are present. Consideration of these matters does not warrant a reason for refusal of the application.

Concerns have been raised about need to preserve the village. Clearly, the proposal would represent a change to the site. However, Milford on Sea Village Design Statement states that it would be unreasonable to expect Milford to remain unchanged. Such changes must have an acceptable impact on its surroundings and this was referenced by the planning Inspector. The analysis in this report demonstrates that the proposal would be acceptable with regards to planning policy and other material planning considerations.

11.3.7 Housing

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.

11.3.8 Habitat Mitigation

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. An informative would be applied to any consent to this effect.

11.3.9 Other Case Specific Factors - Nitrate Neutrality and The Habitat Regulations

There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some designated sites. As such, there is considered to be a likely significant effect from residential (and similar) developments located anywhere in the New Forest District. As a result, an avoidance and mitigation package will be needed in order for the Council to lawfully grant any planning permission. The applicant has agreed to a suitably worded Grampian Condition. An Appropriate Assessment is currently being prepared.

12 **CONCLUSION ON THE PLANNING BALANCE**

The application has been recommended for refusal by Milford on Sea Parish Council for reasons relating to overdevelopment, being out of keeping with the open streetscene and the provision of small & insufficient private amenity space. These matters have been assessed in section 11 above and it has been demonstrated how the proposal would be inkeeping with the existing streetscene and sufficient private amenity space would be provided, comparable to that at neighbouring plots. It is considered that the previous

reasons for refusal and dismissal at appeal have been overcome.

Subject to conditions and agreement of an Appropriate Assessment regarding nitrate neutrality, the proposal is considered to be acceptable with regard to local adopted and emerging planning policy, the NPPF, supplementary planning guidance and other material planning considerations.

13 OTHER CONSIDERATIONS

Crime and Disorder

None.

Local Finance

If this development is granted permission, the Council will receive New Homes Bonus (net increase in dwellings $2 \times \text{£}1224 = \text{£}2448$) 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 £7,093.85.

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

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. 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

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.

CIL Summary Table

Type	Proposed Floorspace (sq/m)	Existing Floorspace (sq/m)	Net Floorspace (sq/m)	Chargeable Floorspace (sq/m)	Rate	Total
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Dwelling houses	194.8	122.3	72.5	72.5	£80/sqm	£7,093.85 *
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Subtotal:	£7,093.85
Relief:	£0.00
Total Payable:	£7,093.85

* 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:

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

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. RECOMMENDATION

Delegated authority to Chief Planning Officer to be **AUTHORISED TO GRANT PERMISSION** subject to:

- i) an Appropriate Assessment being carried out under Section 63 of the Habitat Regulations and confirmation that there will be no adverse impact on matters of nature conservation importance, and.
- ii) the imposition of the conditions set out below.

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:

TBD/19/1167/01 Rev 2 - Road Elev. Locations, Block, Site Plans
TBD/19/1167/02 - Existing House Plans & Elevations
TBD/19/1167/03 - Plot 1 Floor Plans & Elevations
TBD/19/1167/04 - Plot 2 Floor Plans & Elevations
Design and Access Statement

Reason: To ensure satisfactory provision of the development.

3. 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.

4. The development hereby permitted shall not be occupied until:

- a) A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority; all measures necessary to meet the agreed waste water efficiency calculation must be installed before first occupation and retained thereafter;
- b) A mitigation package addressing the additional nutrient input arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European Sites by the development when fully occupied and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific

evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European Sites, having regard to the conservation objectives for those sites; and

- c) All measures forming part of that mitigation package have been provided to the Local Planning Authority.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation for is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017.

5. 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) the existing trees and shrubs which have been agreed to be retained;
- (b) a specification for new planting (species, size, spacing and location);
- (c) areas for hard surfacing and the materials to be used;
- (d) other means of enclosure;
- (e) a method and programme for its implementation and the means to provide for its future maintenance.

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

Reason: To ensure that the development takes place in an appropriate way and to comply with Policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

6. Before development commences, the proposed slab levels in relationship to the existing ground levels set to an agreed datum shall be submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with those details which have been approved.

Reason: To ensure that the development takes place in an appropriate way in accordance with policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

7. Prior to installation, 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 policy CS2 of the Core Strategy for the New Forest District outside the National Park.

8. The development hereby permitted shall not be occupied until the driveways and spaces shown on plan TBD/19/1167/01 Rev 2- Road Elev. Locations, Block, Site Plans, for the parking of motor vehicles and sheds for the storage of cycles have been provided.

The driveway and spaces shown on plan TBD/19/1167/01 Rev 2 - Road Elev. Locations, Block, Site Plans, for the parking of motor vehicles sheds for the storage of cycles shall be retained and kept available for the parking of motor vehicles storage of cycles for the dwellings hereby approved at all times.

Reason: To ensure adequate parking provision is made in the interest of highway safety and in accordance with Policy CS2 and CS24 of the Local Plan for the New Forest outside of the National Park (Core Strategy).

9. 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.


10. 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 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 physical characteristics of the plot, the Local Planning Authority would wish to ensure that any future development proposals do not adversely affect the visual amenities and local distinctiveness of the area and the amenities of neighbouring properties, contrary to Policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

Further Information:

Jo Chambers

Telephone: 023 8028 5345 (Option1)

New Forest
DISTRICT COUNCIL

www.newforest.gov.uk
tel: 023 8028 5000

Date	25/09/19	19/11/161
Title	16 Knowland Drive Milford on Sea	
Scale	1:1250	
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