

Application Number: 19/11409 Variation / Removal of Condition

Site: ROCKDENE, 42 LYMINGTON ROAD, NEW MILTON BH25 6PY
Development: Variation of condition 2 of planning permission of 18/11558 to allow amended plans to allow single-storey rear extension to both properties and conversion of roof space

Applicant: Mr Janjua

Target Date: 10/01/2020

Extension Date: 14/02/2020

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) Impact on local character and appearance
- (3) Impact on protected trees
- (4) Impact on neighbour amenity
- (5) Highway safety
- (6) Ecological impact

This matter is before Committee as the Town Council has a contrary view to the officer recommendation.

2 THE SITE

The site is located within the built-up area of New Milton adjoining the A337 road to Lymington. The site comprises a modern single storey dwelling with a vehicular access direct from the public highway. The existing dwelling is set back from the highway. The dwelling is faced in render and simulated stone under a concrete tiled roof. The site is roughly triangular in shape running to a point in the rear garden. The garden contains trees which are formally protected with a TPO.

The existing dwelling is well separated from the adjoining chalet bungalow to the east by about 6 metres, with a detached garage between the dwelling and the boundary.

3 THE PROPOSED DEVELOPMENT

The proposal is to demolish the existing dwelling and replace it with two detached two storey four bedroom dwellings which will effectively fill the site frontage, with the eastern dwelling being marginally closer to the neighbour. The new dwellings will have a ridge height of just over 8 metres compared to the existing dwelling ridge height of under 6 metres. The new dwellings will be provided with individual points of access with three parking spaces each. The new dwellings have a hipped roof appearance with brick and render under a tiled roof. The dwellings are slightly different in design and roof form but provide elements which are similar to both in regard to fenestration patterns and mix of materials.

This application follows an earlier approval for two smaller two storey dwellings granted under the Council's reference number 18/11558. The ownership of the site has now changed hands; hence, this new application.

An earlier application for varying the approved plans met with local objections and was considered by the Case Officer to represent overdevelopment. That application was withdrawn in favour of the current amended proposal.

During the processing of the application the Case Officer has suggested further changes as follows:

- Update arboricultural tree protection report
- Amended tree protection plan provided
- Ensure all rooflights are placed at a minimum cill height in the room of 1.7m
- Additional sectional drawing provided for each plot showing rooflights
- Correct error on side elevation plan showing rear dormer window

4 PLANNING HISTORY

18/11164

Variation of condition 2 to allow various changes to approved plans withdrawn 11 November following advice from case officer.

18/11558

2 detached houses; access; landscaping; demolition of existing
15/01/2019 Granted Subject to Conditions

18/10927

2 detached houses; parking; demolition of existing
21/09/2018 Refused

5 THE DEVELOPMENT PLAN AND OTHER CONSTRAINTS

Core Strategy

CS1 – Sustainable development principle

CS2 – Design quality

CS24 - Transport considerations - parking standards

CS25 – Developer contributions

Local Plan Part 2 Sites and Development Management Development Plan Document

NPPF1 - presumption in favour of sustainable development

DM2 Nature conservation, biodiversity and geodiversity

DM3 Mitigation of impacts on European Sites

The Emerging Local Plan

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 the Examination has been concluded. The Local Plan Review sets a

housing target of 525 dwellings per annum and will allocate sufficient land to meet this new housing target. The Local Plan Inspectors have indicated that, subject to modifications, the plan be made sound. Public consultation on modifications commenced in December 2019.

It is therefore a material consideration which can be given weight in decision-making. However, the weight to be given to it will need to reflect unresolved objections to the policies. A policy or proposal subject to objections to be considered at the Local Plan Examination can be given less weight than a policy/proposal not subject to objections.

The following policies can be considered to be of relevance:

- 1 Achieving sustainable development
- 3 Strategy for locating new development
- 4 Settlement hierarchy
- 5 Meeting our housing need
- 9 Nature conservation, biodiversity and geodiversity
- 10 Mitigating the impact of development on International Nature Conservation sites
- 13 Design quality and local distinctiveness

New Milton Neighbourhood Plan

The NMNP is now a material consideration and once formally 'made'(adopted) will form part of the Development Plan and must be taken into consideration.

Policy NM4 – Design Quality emphasises the importance of good design and builds on Policy CS2 of the Core Strategy.

Supplementary Planning Guidance and other Documents

- SPD Mitigation Strategy for European Sites
- SPD Parking standards
- SPD Housing design, density and character
- SPD New Milton Local Distinctiveness

Constraints

Tree Preservation Order: 12/92/G1

6 RELEVANT LEGISLATION AND GOVERNMENT ADVICE

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 Advice

National Planning Policy Framework 2019

Section 2 Achieving sustainable development and the tests and presumption in favour including tilted balance

Section 5 Delivering a sufficient supply of homes

Section 6 Building a strong, competitive economy

Section 11 Making effective use of land including appropriate densities

Section 12 Achieving well designed places

Section 15 Conserving and enhancing the natural environment

National Design Guide 2019

7 PARISH / TOWN COUNCIL COMMENTS

New Milton Town Council

STRONGLY OBJECT (non-delegated)

- (1) In full support of the Tree Officer comments on the impact of the rear extension to the protected trees;
- (2) Overdevelopment;
- (3) Blatant disregard for the neighbour amenities.

8 COUNCILLOR COMMENTS

No comments received

9 CONSULTEE COMMENTS

The following is a summary of the representations received:

9.1 NFDC Building Control

No adverse comments to make

9.2 NFDC Tree Team

Initial response - Object as insufficient information on tree protection submitted.

Amended comments - No objections subject to conditions removing pd rights and tree protection measures.

The tree team has no objection to the proposed development at Rockdene following the submission of updated arboricultural documents TPP 7919-D-AIA and 7919. No hard standing has been proposed at the rear of the properties. A patio would be considered a normal feature for any development. However, the installation of hard landscaping is likely to further shrink the available soft ground or cause the severing of roots of the protected trees during installation process and so I would ask you to remove the permitted development for patios/hard landscaping at the rear.

9.3 Southern Gas Network

Offers standard advice to developers working close to gas pipelines (no pipelines shown within the site)

Comments in full are available on website.

10 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

Two letters of objection on the following grounds

- Dwellings too big for plots
- Overlooking to adjoining dwellings and loss of privacy
- Plot 1 dwelling too close to neighbouring property
- Large bifold doors close to neighbouring properties will cause noise issues
- Cramped nature and lack of space around is out of character with locality
- Adverse impact on protected trees
- Poor space for vehicle manoeuvres
- Development harmful to character and appearance of local area
- Northern boundary inadequately specified – query on land ownership.

Amended plans

One letter received re-affirming previous objections

11 OFFICER COMMENTS

Introduction

11.1 The key issues in this case are, impact on character and appearance of the area, impact on neighbours and highway safety, and matters relating to ecology. Matters relating to the principle of this development are well established by the earlier grant of planning permission.

Relevant Considerations

Principle of development

11.2 As this is an application under Section 73 of the Town and Country Planning Act, the purpose of the application is to allow development not fully in accordance with the earlier approved plans and conditions. The principle of the demolition of the existing bungalow and its replacement with two dwellings is already agreed.

11.3 The Council should consider whether there is a need to re-impose any conditions from the original approval if they are still relevant, together with any new conditions which are deemed to be necessary. The current application if permitted does result in a brand-new permission, then giving the developer the choice of which scheme to implement.

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

11.4 The local area has a mixed architectural vernacular with a number of

single and two storey dwellings and chalet style bungalows with rooms in the roof. In this respect, the replacement of the existing dwelling with two units which are two storey units was accepted previously. The new proposal now extends both the footprint of each dwelling at ground level only, as well as providing a single undivided room in the roof but without any upwards extension of the ridge height. The 2nd floor floorspace is detailed on the plans as a games room, and for each dwelling this is to be lit by rooflights only.

- 11.5 The site is limited in terms of the extent of land available for parking and gardens. The new proposal extends the footprint of the units to the rear, albeit the changes to the front of the units are less noticeable. For plot 1 the extension will provide a larger kitchen/diner, with the extension measuring some 3m deep by 8.5m wide. For plot 2 the extension will again provide for a larger kitchen/diner with a measurement of 3m by 10.3m wide. For plot 1 the extension will have a mono pitch sloping roof, whilst with plot 2 the extension is shown to be flat roofed. In each case the extension is shown faced with brick. The only change to the front elevation of plot 1 is a longer side light window adjoining the front door. The only change to the front elevation of plot 2 is a different window and front door design.
- 11.6 Following the last unsuccessful application the applicant was advised not to convert the integral garages into living accommodation, or to extend the buildings at the front, and whilst the use of the roofspace may be acceptable, this should be lit by rooflights rather than the large dormer windows shown on the earlier plans.
- 11.7 For both units it is still proposed to utilise the roofspace, but the dormer windows have been deleted. The impact from the new roof lights on neighbour amenity will still need to be considered, however.
- 11.8 The internal upward extension of the units is not apparent from the front elevation, with rooflights on side and rear elevations only.
- 11.9 The plans on the earlier application were also inaccurate as the site dimensions did not match the original approval and the floor plans and elevations plans differed in their dimensions. These errors have now been corrected. The proposal now matches the original approval in terms of plot footprints and set back from the highway. The front extensions for both plots are also omitted. The smaller rear extension to plot 1 is also omitted.
- 11.10 The Town Council refer in their objections to overdevelopment. Whilst this is noted there is no strong character relating to plot size in this location. The area is mixed, with plot/building sizes varying considerably. The proposed dwellings will still retain a frontage area with a significant set back from the main road, as well as a reasonable size garden at the rear. The impact on the character of the local area and street scene is now much reduced and more in line with the original approval. The building changes now shown are modest and have no material effect on the external appearance of the new dwellings or the local character and appearance of the area. Taking into consideration design related policies and advice, the current proposal is acceptable.

Impact on protected trees

- 11.11 The site contains a group of trees which are protected by virtue of a Tree Preservation Order. The Order protects trees along the whole of the rear party boundary between nos. 32-42 Lymington Road and the Orchard Grove estate to the north. The group TPO contains a mixture of Oaks, Holly, Hazel and Hawthorn trees. The submitted plan shows a line of protective fencing along the rear of the new building zones for the dwellings. In addition, the plan indicates a root protection area for the protected trees. The plan also indicates the hedgerow between plot 1 and nos. 41 and 43 Orchard Grove is dead and congested with ivy. The hedgerow, however, is not formally protected by the TPO. Three smaller trees are shown to be removed to facilitate the development.
- 11.12 The potentially greater impact on protected trees at the rear of the site by virtue of the ground floor extension to both plots has been considered by the Council's Tree Officer. He considers the proposals are now acceptable subject to tree protection conditions. The removal of permitted development rights for future extensions was applied to the previous application. Added to this is the need to remove PD rights and require any hard surfaced areas to be formally agreed.

Impact on local residential amenity

- 11.13 Policy CS2 of the Core Strategy and policy 13 of the Emerging Local Plan require a good relationship with adjoining dwellings. This factor needs careful consideration.
- 11.14 Objections have been received from the properties at the rear of the site on the earlier approved application. Added to this the property to the east on the original application also objected to the earlier plans. This time only the two neighbours at the rear on Orchard Grove have objected.
- 11.15 The latest amended plans show no increase in overlooking of the properties at the rear from first floor level when compared to the original approval. The windows now shown match the windows previously approved. The only addition to potential rear overlooking towards the objectors' properties involves the installation of a single roof light on the rear elevation to light the games room for plot 1. A second rooflight is shown on the side elevation facing plot 2. However, the submitted room section now shows these rooflights to be set at a bottom cill level of 1.7 metres above floor level of the games room. A third side facing rooflight facing Orchard Grove has been deleted in the amended plans.
- 11.16 For plot 2 there are two rooflights on the elevation facing plot 1, and a single rooflight at the rear facing Orchard Grove. Again all rooflights are now confirmed on the section drawing to be set at 1.7 m above floor level.
- 11.17 The cill height of the rooflights will prevent casual overlooking from the games room towards the neighbours from both new dwellings. A condition will be applied to prevent further rooflights or dormer windows being added to the roof, along with a requirement that the rooflights as approved are maintained at the agreed cill height. There is no need on this occasion to require the rooflights to be obscure glazed or fixed shut, however. The distance from the rooflight on plot 1 to the objector's property rear wall is over 21 metres and even further in the case of plot 2.

- 11.18 Plot 2 borders a property on the main road frontage and the impact of the new proposal is considered acceptable. No objections have been received from this neighbour.
- 11.19 The objectors also point to the impact of the new buildings close to the party boundary, as well as the impact of additional noise emanating from the newly shown rear extension served with large areas of glazing and bi-fold doors leading out into the garden. These issues have been considered but do not warrant a refusal of planning permission. The proximity of the extension on plot 1 to the party boundary with Orchard Grove is noted but there is at least 350mm between the extension corner and the fence boundary. There is no required set distance that buildings have to be set back from a boundary other than in the Building Regulations (relating to glazed extensions to prevent fire spread). The distance from the new extension at its closest to the objector's property, which is some 21 metres from the rear wall of the objector's property, which is the usual rule of thumb distance employed. Intervening trees and bushes further protect privacy. Whilst there will inevitably be a potential increase in noise between the existing dwellings and the new dwellings, this cannot be used as a substantive reason for refusal on this occasion.
- 11.20 Any new comments from these neighbours following the re-consultation exercise will need to be carefully considered and will be brought to the Committee's attention, but overall the impact on neighbours is lessened and more in line with the original planning permission.

Parking and highway safety

- 11.21 The original approval showed two parking spaces and a garage for each property, with each plot enjoying its own access point and turning area. The last unsuccessful application proposed to use the garage space for additional accommodation and tried to show three parking spaces squeezed into the remaining front area, taking part of this out for front extensions.
- 11.22 The Council's SPD on parking standards indicates that four bedroom units plus should be provided with 3 parking spaces where these are on plot. In this respect, the proposal is in line with the SPD notwithstanding the increase in floorspace at second floor level. (The proposed games room for each unit could be converted to an additional bedroom without needing planning permission).
- 11.23 This new proposal reverts back to the approved plans, so in that respect there is no concern over access and parking/turning arrangements. Given the increase in floor space, if this new application is approved the Council can impose an additional condition if considered necessary to prevent the conversion of the garages into additional living accommodation. Otherwise, an internal conversion would not need planning permission and such works could increase pressure for car parking and limit turning space. The earlier permission imposed a condition removing permitted development rights for future extensions, and it is likely that such a condition would be repeated in any new permission based on the latest plans (allowing the extensions shown but no more without the need for further planning permission). It is further recommended that an additional condition is imposed to prevent the garages from being converted into additional rooms.

11.24 On this basis and notwithstanding the increase in floor area at ground floor and second floor, there is no adverse impact arising from the proposed access and parking arrangements. The comments of the objector and Town Council are noted but do not warrant a refusal of planning permission.

Impact on ecology

11.25 On site ecological enhancement is a requirement of Policy CS3 of the Core Strategy. No proposals have been submitted on this occasion. That said, there was no condition on the earlier permission requiring an enhancement scheme. Off-site mitigation through additional recreation impact from new residential development can be resolved in the normal way via a condition imposed on any planning permission. A condition will be imposed requiring the submission of a scheme showing bat and bird boxes to be installed prior to the occupation of each new dwelling.

11.26 The impact of additional nitrates on the Solent SPA and SAC has now arisen as an issue to be resolved for new dwellings but, on this occasion, there is an existing extant permission, and the current application can be considered to be an application under Section 73 of the Town and Country Planning Act to carry out development not fully in accordance with the details of an earlier permission. On that basis, the Council takes the view that the issue of nitrates does not fall to be considered.

12 CONCLUSION ON THE PLANNING BALANCE

The site already benefits from an extant permission to demolish the existing dwelling and for its replacement with two new dwellings on the same general footprint as that approved previously. The current amended scheme has a larger development footprint at ground floor level only, but is still considered acceptable in design terms and in its relationship with adjoining dwellings. Tree protection measures can be conditioned as part of an approval. There would also be no substantive loss of privacy or amenity to neighbouring properties sufficient to warrant a refusal. Similarly there are no objections based on access or parking given the safeguards and conditions laid out in this report. The balance therefore on this occasion is one of approval subject to conditions. The proposal is considered to be in accordance with the policies set out in the Development Plan and in other local and national guidance.

13 OTHER CONSIDERATIONS

Crime and Disorder

Not relevant on this occasion

Local Finance

If this development is granted permission, the Council will receive the New Homes Bonus amounting to £1224 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 set out below.

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
Dwelling houses	479	130	349	349	£80/sqm	£35,866.48 *
Subtotal:	£35,866.48					
Relief:	£0.00					
Total Payable:	£35,866.48					

* 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) x CIL Rate (R) x 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 2020 this value is 1.28 (rounded)

14. RECOMMENDATION

GRANT the VARIATION of CONDITION

Proposed Conditions:

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

006 Site location plan

005 Proposed block plan

001/rev A Proposed elevations Plot 1
002/rev A Proposed floor plans Plot 1
007 Sectional view Plot 1
003/rev A Proposed elevations Plot 2
004/rev A Proposed floor plans plot 2
008 Sectional view Plot 2
7919-D-AIA Tree Plan

Updated Arboricultural Report

Reason: To ensure satisfactory provision of the development.
2. 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.
3. Prior to any work taking place above slab level of the two dwellings hereby permitted, samples or exact details of the facing and roofing materials, and details and materials for all windows and doors including their method of opening, 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.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), (or any re-enactment of that Order) no extension (or alterations) otherwise approved by Classes A (extensions and alterations including external decking), B (roof alterations including dormers) C (other roof alterations including roof lights) and F (hard surfaced areas) 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 the presence of protected trees, 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 Policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

5. Prior to the installation of any floor slab for each new dwelling, 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).

6. The dwellings shall not be occupied until the access and turning areas for each plot have been completed and made available together with all necessary visibility splay works. Nothing shall be planted, erected or allowed to grow above 600mm in height within the visibility splay as shown on the approved site layout plan. All surface parking and turning areas shall be kept available to serve the new dwellings in perpetuity.

Reason In the interests of highway safety.

7. The garages hereby approved for each new dwelling shall not be converted into additional residential accommodation without the further grant of planning permission. Each garage shall be retained for the purposes of parking of a motor vehicle.

Reason: It is considered that the dwellings hereby approved shall be provided with at least three parking spaces together with a turning area in the interests of highway safety.

8. The rooflights as approved shall be retained as shown with a minimum floor to cill height of 1.7m. No other rooflights shall be installed into the roofslope without the further grant of planning permission for such works.

Reason: To protect the privacy and amenity of adjoining residents in accordance with Policy CS2 of the New Forest Core Strategy.

9. The erection of fencing for the protection of any retained tree and any other protection specified shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site, and thereafter maintained until the completion of all construction work and all equipment, machinery and surplus materials have been permanently removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason: To protect trees which contribute to the visual amenities of the site and surrounding area.

10. Prior to the commencement of development (which in this case shall all include demolition of the existing dwelling and any site clearance), details of the areas to be used for on-site materials storage, construction workers parking, and for ancillary temporary building(s), including any phasing of use of such areas, shall be submitted to and approved in writing by the Local Planning Authority and the works shall be undertaken in accordance with the approved details.

Reason: To ensure that retained landscaping on the site is not damaged or destroyed during construction.

11. 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.

12. Prior to any works taking place above slab level, details of biodiversity enhancements such as bird and bat boxes to be affixed to the dwelling and/or located within the site shall be submitted to and agreed in writing with the Local Planning Authority. The details as may be agreed shall be fully implemented prior to occupation of the dwellings to which the proposals relate and maintained as such thereafter.

Reason: Core Strategy Policy CS3 requires development proposals to contribute towards enhancement biodiversity wherever possible.

Further Information:

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DISTRICT COUNCIL

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PLANNING COMMITTEE

February 2020

Item No: 3j

Rockdene
42 Lymington Road
New Milton
19/11/409

Scale 1:1250

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

