

Application Number: 20/10295 Full Planning Permission

Site: RICHMOND, 304 EVERTON ROAD, EVERTON, HORDLE SO41 0JX

Development: Demolition of existing detached garage & shed structures; 2 x detached houses; associated parking & turning utilising existing vehicular and pedestrian access

Applicant: H B Holdings Ltd

Agent: Aspire Architects Ltd

Target Date: 13/05/2020

Case Officer: Vivienne Baxter

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 the development
- 2) impact on the character and appearance of the area
- 3) impact on the residential amenities of the area
- 4) impact on protected trees and other vegetation
- 5) highway matters including parking
- 6) Habitats mitigation and ecology

This matter is before Committee as there is a contrary Parish Council view.

2 THE SITE

The site lies within the built up area of Everton in a residential area. It contains a detached two storey dwelling with associated outbuildings. The garden extends beyond the end of the neighbouring garden of Semley and wraps around behind it. There are protected trees along the north western boundary and that to the south west. There are areas of public open space provided in conjunction with larger housing developments to the north and south of this site. 11, Shepherds Way is adjacent to the site to the south. Existing hedging and planting to boundaries would be retained and reinforced.

3 THE PROPOSED DEVELOPMENT

The proposal is for the demolition of the existing garage and shed and erect a pair of semi-detached 3-bedroomed dwellings. Access would be gained from an extension of the existing driveway and both of the two new dwellings and the existing host dwelling would have two parking spaces each (total of 6 on site). Unit 1 would accommodate parking under a car port to the side of the dwelling whilst unit 2 and the host dwelling would have open parking to their frontage.

4 PLANNING HISTORY

None relevant

5 THE DEVELOPMENT PLAN AND OTHER CONSTRAINTS

Local Plan Part 2 Sites and Development Management Development Plan Document

DM3: Mitigation of impacts on European nature conservation sites

Local Plan 206-2036 Part 1: Planning Strategy

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

Policy ENV3: Design quality and local distinctiveness

Policy CCC2: Safe and sustainable travel

Policy IMPL1: Developer Contributions

Supplementary Planning Guidance And Documents

SPD - Design of Waste Management Facilities in New Development

SPD - Housing Design, Density and Character

SPD - Hordle Village Design Statement

SPD - Mitigation Strategy for European Sites

SPD - Parking Standards

Constraints

Aerodrome Safeguarding Zone

Tree Preservation Order: 52/94/T3

Plan Policy Designations

Built-up Area

6 RELEVANT LEGISLATION AND GOVERNMENT ADVICE

Relevant Legislation

Section 38 Development Plan

Planning and Compulsory Purchase Act 2004

Relevant Advice

NPPF Ch 12: Achieving well designed places

NPPF Ch.15 - Conserving and enhancing the natural environment

7 PARISH / TOWN COUNCIL COMMENTS

Hordle Parish Council - recommend refusal and would not accept a delegated decision. Over development, loss of wildlife within garden, removal of trees, overlooking, dangerous access, supports officer's concerns.

8 COUNCILLOR COMMENTS

No comments received

9 CONSULTEE COMMENTS

The following is a summary of the representations received:

Scottish and Southern Electricity Networks - offer advice
Southern Gas Networks - offer advice
Highway Authority - no objection subject to adequate visibility splays
Tree Officer - no objections subject to appropriate conditions
Ecologist - no objection subject to condition

10 REPRESENTATIONS RECEIVED

Objections have been received from 12 local residents. Their concerns are summarised as follows:

- loss of trees
- design of unit 2
- access not adequate and is in a dangerous location
- impact on wildlife within the site
- layout too tight to SE boundary
- cramped backland development
- overbearing impact on 11, Shepherds Way
- visual impact from public open spaces
- concern in respect of developer in view of other developments undertaken in the local area
- can't rely on annotation that vegetation would be retained and strengthened
- proposal is for commercial value
- housing won't be affordable
- health implications of a parking area adjacent to rear garden
- noise and disturbance from two families in a garden currently for a second home
- loss of light in spring and autumn
- impact on outlook from existing dwellings
- site currently supports much wildlife
- protected tree would create much shade in garden for one unit
- scheme does not give adequate consideration to the surrounding area or its residents
- impact on property value for residents and owners of holiday cottages
- loss of privacy
- new houses not needed as others locally remain unsold

11 OFFICER COMMENTS

Introduction

Relevant Considerations

The main issues to consider are:

- 1) principle of the development
- 2) impact on the character and appearance of the area
- 3) impact on the residential amenities of the area
- 4) impact on protected trees and other vegetation
- 5) highway matters including parking
- 6) Habitats mitigation and ecology

1) Principle of the development

The site is within the built up area and as such the principle of residential development is considered acceptable. The area is predominantly characterised by housing developments which have been constructed in the last 15-20 years although there are a variety of older dwellings on Everton Road. The Council has published a Housing Land Supply Statement which sets out that the Council is able to demonstrate a five-year housing land supply based on the Local Plan 2016-2036 Part 1: Planning Strategy (as modified) for the period 2020/21-2024/25 and so is able to demonstrate a five year housing land supply now that the Local Plan has been adopted.

2) Impact on the character and appearance of the area

The site is located to the rear of the host property. There are dwellings to the to the southern boundary and others to the north west. As such it would not appear out of context with the existing urban grain. Furthermore it would not be easily visible from the established street scene of Everton Road frontage given its set back within the site. It is considered that the development would be in keeping with the character and appearance of the area

The host dwelling has a vehicular access which would not be altered in order to access the proposed dwellings to the rear although the garage to which it currently leads would be removed. The Highway Authority has requested clarification that appropriate visibility splays can be provided and this would result in the lowering of some boundary vegetation which is not protected and could be removed regardless of this application. Similarly, the provision of two parking spaces to the frontage of the site does not require planning permission. Having regard to this, it is not considered that the proposed additional parking, use of the access and loss of the garage would have a significant or adverse impact on the street scene in this location.

The proposed dwellings have been designed as individual dwellings with each having its own design and are not identical in design to each other. The design of the proposed pair of semi-detached houses incorporates both hipped and half hipped roof forms. Whilst there are many dwellings in the area which have gables to the side or front elevations, there are hipped elements within the estate to the south and the dwellings to the north west., The design of the proposed dwellings are considered to be acceptable in design terms and within their context of the surrounding area.

In terms of the proposed layout of the site, the resultant plot sizes would be comparable with others in the vicinity of the site. The proposed dwelling identified as unit 2 would be set in from the boundary with to the adjoining property 11, Shepherds Way that dwelling being at a slight angle to the site, at its closest point, the proposed dwelling would be 4.6m away. The distance to the site boundary is comparable to the distance of the host dwelling from the side elevation to no.306 (1.2m). As such, it is not considered that the proposal would result in a cramped form of development given the proposed spacing between dwellings.

Unit 1 has a significantly larger garden than unit 2 in order to account for the shading to large parts of it due to the proximity of a protected oak tree. It is considered that the garden space for unit 2 is comparable to other gardens in the area in both Honeysuckle Gardens to the north and Shepherds Way to the south.

The extension of the existing drive would be broken up with different paving and combined with the vegetation to the north western boundary, it would not detract from the character of the area.

3) impact on the residential amenities of the area

The proposed dwellings would be situated to the north west of the nearest dwelling (11 Shepherds Way) which is separated from Unit 2 by between 4.5 and 5.2m. Given this separation it would not result in any significant loss of light to this property which has a secondary lounge window at ground floor level and obscure glazed en suite window at first floor level facing the site. The two storey element of unit 2 would be in line with the two storey element of the adjacent property on Plot 1 and the proposed small front projection is unlikely to result in an overbearing impact on the occupants of this dwelling.

In terms of a loss of privacy, the proposed dwellings would face the rear elevations of 304 - the host dwelling - and 306, Everton Road. The latter, being set back further from Everton Road than No 304. This property has a rear garden of approx. 19m in length and the proposal would be a further 10m from this boundary which is more than a sufficient separation to limit any overlooking. There are landing and en suite windows proposed to the side elevation of unit 2 which could be obscure glazed in order to minimise their impact on 11, Shepherds Way. Unit 1 does not have any direct elevation to elevation relationship with any existing properties. With regard to noise and disturbance, the extended access drive to serve the new dwellings would be located around 13m from the rear of properties on Honeysuckle Gardens with trees maintained along the boundary together with a landscape strip of 2m in width. It is considered that there is sufficient space between the extended drive and the adjoining dwelling to protect the amenities of these adjacent dwellings from unacceptable noise and general disturbance resulting from the use of the driveway.

The proposed parking provision for unit 2 would be adjacent to the side boundary of the site but set away from it by a retained hedge/landscape strip 1.8m wide. It is close to the rear garden for 11, Shepherds Way albeit that the application boundary is not immediately adjacent to this property. Given the separation no unacceptable amenity impact would result from this arrangement. Furthermore, this is a comparable situation to the parking for no.11 in relation to the rear garden for 12, Shepherds Way and in various other locations across the estate. Therefore although the concerns of the neighbours have been noted given the surrounding layout the relationship is considered acceptable. Although concerns expressed in relation to the impact of the proposal on the residential amenities of the area have been noted, it is considered that the design and siting of the dwellings is such that the proposal would not adversely impact on either privacy or light to any adjoining occupier, nor would the proposal give rise to unacceptable living conditions by way of noise and disturbance.

4) impact on protected trees and other vegetation

The site is currently overgrown in places and there is much vegetation, including trees, some of which are protected, within the site. There are also protected trees in two groups along the north western boundary. Concerns have been expressed locally about the potential loss of vegetation and trees and the impact this would have on wildlife in the area.

The proposed plan indicates that boundary hedging and planting to the south east, south west and part of the north west boundaries would be retained and reinforced where necessary. Whilst this does not include some of the poorer quality trees adjacent to the south eastern boundary the remaining vegetation also includes hedge plants which can be supplemented in order to maintain a verdant setting for the dwellings. This can be controlled by an appropriate landscaping condition.

5) highway matters including parking

The Highway Authority would not normally be consulted on a proposal of this nature although their comments were sought given the concerns raised locally in respect of the intensification of the existing access onto Everton Road. The drive for Richmond is approximately 23m from the junction of Honeysuckle Gardens with Everton Road to the north and around 15m from a lay by across the road to the south which could accommodate up to 4 cars. Everton Road is relatively straight at this point. The submitted plan includes visibility splays which can be provided within the site through the trimming of vegetation and subject to these splays being retained, the Highway Authority is satisfied that the access to the proposed three dwellings is acceptable .

The proposal includes adequate parking provision for each dwelling, including the host dwelling and allows turning for vehicles in order that they can leave the site in a forward gear. No highway objections are therefore raised.

6) Habitats mitigation and ecology

The application has been supported with a preliminary Ecological appraisal which highlights constraints and provides measures for mitigation and enhancements to be made. Whilst comments made locally in respect of specific fauna have been noted, there is little evidence of reptiles at the site although there is some evidence of the use of the site by badgers and bats. The report includes measures on how to manage these mammals and the Ecologist has not raised any objections to the proposal subject to compliance with the recommendations within the report.

Conditions are included in the recommendation which will provide biodiversity net gain through measures such as a swift brick, native planting, flowering lawn seed and the provision of a fruit tree to enable insects and mammals to feed. The proposal is therefore in compliance with policy ENV1 in this respect.

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 such adverse impacts would be avoided by a habitat mitigation contribution in accordance with the Council's Mitigation Strategy. In this case, the applicant has agreed to enter into a Section 106 legal agreement which is currently being drafted and which would secure the required habitat mitigation contribution before any planning consent is issued.

Air Quality mitigation

Policy ENV1 of the Local Plan Part 1 Strategy requires all new residential development to provide for air quality monitoring, management and mitigation. To ensure that impacts on international nature conservation sites are adequately mitigated, a financial contribution is required towards monitoring and, if necessary (based on future monitoring outcomes) managing or mitigating air quality effects within the New Forest SPA, SAC and Ramsar site. There is potential for traffic-related nitrogen air pollution (including NO_x, nitrogen deposition and ammonia) to affect the internationally important Annex 1 habitats for which the New Forest SAC was designated, and by extension those of the other International designations. Given the uncertainties in present data, a contribution is required to undertake ongoing monitoring of the effects of traffic emissions on sensitive

locations. A monitoring strategy will be implemented to provide the earliest possible indication that the forms of nitrogen pollution discussed (including ammonia concentrations) are beginning to affect vegetation, so that, if necessary, measures can be taken to mitigate the impact and prevent an adverse effect on the integrity of the SAC habitats from occurring.

The S.106 Agreement will also include a financial contribution towards air quality monitoring as required under policy ENV1.

Nitrate neutrality and impact on the Solent SPA and SACs

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 which includes an element of new residential overnight accommodation 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 nitrogen levels in the River Solent catchment. The Assessment concludes that the proposed development would, in combination with other developments, have an adverse effect due to the impacts of additional nitrate loading on the River Solent catchment unless nitrate neutrality can be achieved, or adequate and effective mitigation is in place prior to any new dwelling being occupied. In accordance with the Council Position Statement agreed on 4th September 2019, these adverse impacts would be avoided if the planning permission were to be conditional upon the approval of proposals for the mitigation of that impact, such measures to be implemented prior to occupation of the new residential accommodation. These measures to include undertaking a water efficiency calculation together with a mitigation package to addressing the additional nutrient load imposed on protected European Sites by the development. A Grampian style condition has been agreed with the applicant.

12 CONCLUSION ON THE PLANNING BALANCE

The proposed development would be in keeping with the character of the area and have an acceptable relationship with existing development within the area. The design of the dwellings reflect detailing which can be found locally and the pair of semi-detached houses would not appear out of context in this location in view of their design and siting given the adjoining developments to the north and south of the site.

The proposed would not adversely affect highway safety in the area nor give rise to unacceptable impacts on the wildlife/ecology of the site.

Subject to securing appropriate habitat mitigation and air quality monitoring contributions and conditions the approval is recommended.

13 OTHER CONSIDERATIONS

Crime and Disorder

N/A

Local Finance

If this development is granted permission, the Council will receive a New Homes Bonus of £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 £23,657.48.

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

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.

Other Case Specific Factors

None

CIL Summary Table

Type	Proposed Floorspace (sq/m)	Existing Floorspace (sq/m)	Net Floorspace (sq/m)	Chargeable Floorspace (sq/m)	Rate	Total
Dwelling houses	247.9	17.7	230.2	230.2	£80/sqm	£23,657.48*
Subtotal:	£23,657.48					
Relief:	£0.00					
Total Payable:	£23,657.48					

* 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:

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

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 2020 this value is 1.28 (rounded)

14. RECOMMENDATION

Delegated Authority be given to the Chief Planning Officer to **GRANT PERMISSION** subject to:

- i) the completion of a planning obligation entered into by way of a Section 106 Agreement to secure habitat mitigation and air quality monitoring contributions
- 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: ASP.20.008.100C, ASP.20.008.102, ASP.20.008.200B, ASP.20.008.001A, ASP.20.008.005A, ASP.20.008.002D, ASP.20.008.003, ASP.20.008.004, ASP.20.008.006, Preliminary Ecological Appraisal, revised Tree Report - JH/AIA/20/21/Rev1.

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 Policy ENV3 of the Local Plan Review 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.
4. 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 ENV3 of the Local Plan Review 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.
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 Policies ENV3 and ENV4 of the Local Plan Review 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

6. No development, demolition or site clearance shall take place until the following information has been provided:

A plan showing the location of service routes, including the position of soak aways

A plan showing the location of site compound and mixing areas;

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

Reason: To safeguard trees and natural features which are important to the visual amenities of the area in accordance with Policy ENV3 of the Local Plan 2016-2036 Part one Strategy.

7. No development, demolition or site clearance shall take place until a method statement and engineering drawings for the driveway and parking space design of the approved development has been submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with these approved details.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area and in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One Strategy.

8. The trees/hedges on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the submitted arboricultural statement.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area and in accordance with policy ENV3 of the Local Plan 2016-2036 Part one Strategy.

9. The works hereby approved shall be undertaken in strict accordance with the PEA report provided by ABR Ecology Ltd dated July 13th 2020 unless otherwise first agreed in writing with the Local Planning Authority. On completion of these works a short letter report from the suitably qualified ecologist should be submitted to the council detailing the works undertaken and associated findings and providing confirmation that the recommendations made have been implemented. These include the following:

- Treatment / removal of invasive species identified listed on Schedule 9 of the Wildlife and Countryside Act 1981
- Recommendations regarding lighting have been adhered to

- If any tree works are planned for trees on the northern boundary such as limb removal, pruning etc, an endoscopic survey by a Class 2 licensed bat ecologist of any features deemed suitable for bats should be undertaken prior to works
- Implementation of the non-licensed method statement for dormice including supervision of the works by a dormouse licensed worker
- Timing of vegetation clearance outside of the bird nesting season or where this is not possible under supervision of a suitably experienced ecologist.

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

10. The development hereby permitted shall not be occupied until the enhancement measures detailed in the ABR ECOLOGY LTD's PEA have been installed/constructed/planted in accordance with details shown on the submitted plan provided in Appendix 6 including:

- One Manthorpe swift brick and one Schwegler 1F bat tube will be installed at the western elevation as close to the eaves as possible on one of the houses each
- All new grassland will be oversown with Emorsgate EL1 flowering lawn mixture to ensure diversity within the sward
- One fruit tree (apple, pear, plum) will be planted to provide insects and local mammals food sources
- All planting to be provided within the gardens will be native including hazel, blackthorn, hawthorn, elder, crab apple, dog rose, elm, spindle and field maple where shrubs are being planted.

Reason: To safeguard protected species in accordance with Policies ENV1 ENV3, ENV4 of the Local Plan Review 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park and Policies DM1 and DM2 of the Local Plan for the New Forest District outside the National Park (Part 2: Sites and Development Management).

11. The visibility splays shown on drawing ASP.20.008.002 rev.D shall be provided at the junction of the access with the public highway before development commences and this visibility splay shall thereafter be kept free of any obstacles over 1m in height at all times.

Reason: In the interest of highway safety and in accordance with Policies ENV3 and CCC2 of the Local Plan Review 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

12. 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.

- 13. 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 to Unit 1 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 of the area, in particular the protected tree and the amenities of neighbouring properties, contrary to Policy ENV3 of the Local Plan Review 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park..

Further Information:

Vivienne Baxter

Telephone: 023 8028 5345



New Forest DISTRICT COUNCIL

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

Claire Upton-Brown
Chief Planning Officer
Planning
New Forest District Council
Appletree Court
Lyndhurst
SO43 7PA

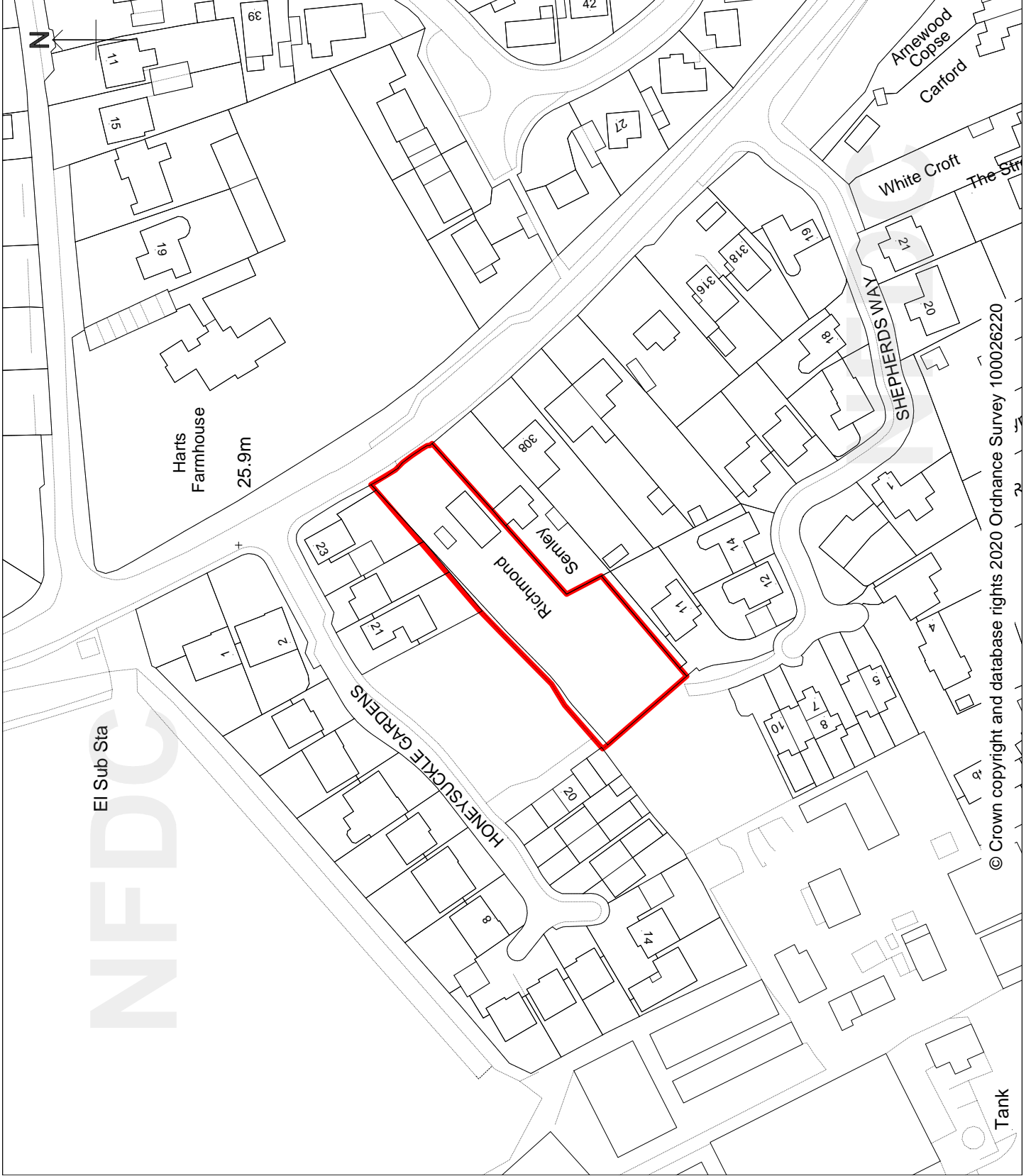
PLANNING COMMITTEE

August 2020

Richmond, 304 Everton Road
Everton, Hordle
SO41 0JX
20/10295

Scale 1:1250

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



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