

Application Number: 20/10136 Outline Planning Permission

Site: 24 POPLAR DRIVE, MARCHWOOD SO40 4XH
Development: Demolition of attached garaging and erection of infill dwelling
(Outline Application with access & layout details only)
Applicant: Mr Cornish
Agent: Southern Planning Practice
Target Date: 06/04/2020
Case Officer: Warren Simmonds

1 SUMMARY OF THE MAIN ISSUES

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

- 1) Principle of proposed development
- 2) Impact on character and appearance of the area and trees
- 3) Impact on residential amenities
- 4) Impact on highway safety
- 5) Impact on ecology on site and sites designated for nature conservation
- 6) Impact on sewage and drainage, and flood risk

This matter is before Committee as requested by Marchwood Parish Council.

2 THE SITE

The application site is a detached property that is set within a residential area characterised by properties of a similar design and scale. The property is set within a small cul-de-sac of properties which share access and turning space. The immediately surrounding properties occupy reasonable sized plots and are spacious in their setting. The site abuts a public footpath to the north-west and Long Lane, which is an unclassified road, to the south-west.

3 THE PROPOSED DEVELOPMENT

This is an outline planning application seeking approval for access and layout only. Matters relating to the appearance, landscaping and scale of the development will form reserved matters to be considered as the subject of a future 'reserved matters' application.

The proposed development entails a 3-bed detached dwelling to be constructed following a demolition of two garages attached to the side of 24 Poplar Drive. The proposed new dwelling would be provided with a garden at rear and would be accessed via a shared vehicular access from Poplar Drive. Three on-site car parking spaces would be provided within an area of hardstanding to the immediate front (north east) of the proposed dwelling.

Bins and cycle storage would be provided on site.

Similar proposals were previously refused in 2008 and 2009 following an objection from Hampshire County Council Highways. The most recent proposal (08/93393) was refused on the grounds of lack of turning area on site, inadequate car parking provision for the existing dwelling (due to unsafe access onto Long Lane) and contrived design.

4 RELEVANT PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
08/93393 Detached house; demolition of attached garages (Outline Application with details only of access & layout)	23/02/2009	Refused	Decided
08/92707 Detached House (Details only of access and layout)	08/09/2008	Refused	Decided
07/89269 Single-storey rear extension; rear conservatory	15/02/2007	Granted Subject to Conditions	Decided

5 THE DEVELOPMENT PLAN AND OTHER CONSTRAINTS

Local Plan 2016-2036 Part One: Planning Strategy

Policy CCC1: Safe and healthy communities
 Policy CCC2: Safe and sustainable travel
 Policy ENV1: Mitigating the impacts of development on International Nature Conservation sites
 Policy ENV3: Design quality and local distinctiveness
 Policy HOU1: Housing type, size, tenure and choice
 Policy IMPL1: Developer Contributions
 Policy IMPL2: Development standards
 Policy STR1: Achieving Sustainable Development
 Policy STR3: The strategy for locating new development

Local Plan Part 2 Sites and Development Management Development Plan Document

DM2 Nature conservation, biodiversity and geodiversity

Supplementary Planning Guidance And Documents

SPD – Parking Standards
 Ecology & Biodiversity Net Gain - Interim Advice & Information Note

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 124 :The National Planning Policy Framework 2019 Chapter 12
"Achieving well designed places" acknowledges (in Para 124) that the creation of a high quality built environment is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development in creating better places to live and work. Being clear about design expectations is essential to achieving this goal.

NPPF 127 :The National Planning Policy Framework 2019 Chapter 12
"Achieving well designed places" requires in Para 127 requires development to be sympathetic to local character, respect surrounding built environment and maintain a strong sense of place in terms of building gaps, spaces and materials.

7 PARISH / TOWN COUNCIL COMMENTS

Marchwood Parish Council

Marchwood Parish Council would like to raise a strong OBJECTION to this application and lists the following material planning considerations.

The proposal incorporates inadequate provision for the parking and manoeuvring of vehicles clear of the highway (Long Lane) which would result in vehicles interfering with the free flow of traffic on the adjoining highway to the detriment of highway safety and cause inconvenience to other highway users. In addition to this, the proposed new access and parking arrangements for the new dwelling are likely to encourage vehicles leaving the site to do so in a reverse gear due to the inadequate space for the turning of vehicles within the site and the excessive width of the proposed access onto the highway. The proposal would therefore be contrary to policy CS2 of the New Forest District Council Core Strategy

By reason of its siting, height and massing the proposed side extension would introduce built form into an open area. This would result in an intrusive form of development, that would be imposing within the street scene, and would erode the spaciousness of the area. As such it would be contrary to Policy CS2 of the Core Strategy for the New Forest District outside the National Park, and Chap 12 of the National Planning Policy Framework.

The proposal would adversely affect the spatial characteristics of the area by virtue of the height, width and depth of the proposed dwelling which would be unsympathetic to its setting and would close an important visual gap. Combined with the design of the proposed dwelling, the development would be considered contextually inappropriate in this location, contrary to policy CS2 of the New Forest District Council Core Strategy.

The proposed development would, as a result of the increased level of car parking and associated hard surfacing, result in a form of development that would be out of character with the green, sylvan appearance of this area and give rise to a cramped form of development. As a result the proposal would be contrary to Policy CS2 of the Core Strategy for the New Forest District outside the National Park.

No adequate guarantee has been received that will protect the protected trees on site. Whilst the Design Statement shows the trees will be protected above ground it does not mention anything about protecting the root structure of these trees. This is particularly important in protecting the water-seeking roots.

Marchwood Parish Council is working closely with Hampshire County council and others in promoting a safe walking route through Long Lane. Allowing a development with a dropped curb and associated traffic movements that cross this safe walking route would not benefit its users.

Marchwood Parish Council:

Corrections to our original draft.

Marchwood Parish Council would like to raise a strong OBJECTION to this application and lists the following material planning considerations.

The proposal is likely to have inadequate provision for the parking and manoeuvring of vehicles clear of the highway (Long Lane) which would result in vehicles interfering with the free flow of traffic on the adjoining highway to the detriment of highway safety and cause inconvenience to other highway users.

In addition to this, the proposed new access and parking arrangements for the new dwelling are likely to encourage vehicles leaving the site to do so in a reverse gear due to the inadequate space for the turning of vehicles within the site and the excessive width of the proposed access onto the highway. The proposal would therefore be contrary to policy CS2 of the New Forest District Council Core Strategy.

By reason of its siting and massing the proposed new dwelling would introduce built form into an open area. This would result in an intrusive form of development, that would be imposing within the street scene, and would erode the spaciousness of the area. As such it would be contrary to Policy CS2 of the Core Strategy for the New Forest District outside the National Park, and Chap 12 of the National Planning Policy Framework.

The proposal would adversely affect the spatial characteristics of the area by virtue of the height, width and depth of the proposed dwelling which would be unsympathetic to its setting and would close an important visual gap. Combined with the design of the proposed dwelling, the development would be considered contextually inappropriate in this location, contrary to policy CS2 of the New Forest District Council Core Strategy.

The proposed new dwelling would as a result of the increased level of car parking and associated hard surfacing, result in a form of development that would be out of character with the appearance of this area and give rise to a cramped form of development. As a result the proposal would be contrary to Policy CS2 of the Core Strategy for the New Forest District outside the National Park.

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Marchwood Parish Council:

PAR 4

Members would like this application to be dealt with by the Development Control Committee if the delegated officer is minded to grant permission.

8 COUNCILLOR COMMENTS

No comments received

9 CONSULTEE COMMENTS

The following is a summary of the representations received which can be read in full online.

Environment Agency

Object on grounds the submitted Flood Risk Assessment (FRA) is not acceptable by reason of the methodology used.

NFDC Environmental Health Contaminated Land

I have no concerns with this application

NFDC Land Drainage

Response of 'No comment'

NFDC Building Control

No objection

NFDC Tree Team

No objection, subject to a Condition.

Hampshire County Council Highways

No objection subject to informative.

Southern Water

Standard letter of advice

SGN

Advice only

10 REPRESENTATIONS RECEIVED

10 representations of objection (of which 7 were from the same party) have been received, raising concerns including:

- Creating a parking space (No.1) to the front of the house, is not achievable without encroaching on my front lawn and impact on my living room window;
- Impact on daylight, would block view of the sky, overlooking;
- Safety concerns over the use of the gate to the rear of No. 24, adding a hazard to pedestrians, no space for car when opening/closing gate
- Increased access/egress of car traffic across our land

- Noise
- Cramped development, negative visual impact, over-development, not in keeping
- Problems with sewerage/drainage system
- Risk of flooding
- Inadequate car parking provision and overflow of parking in the area;
- No established vehicular access from Long Lane, unsafe access
- Loss of hedgerow – negative visual impact
- Presence of Goldcrests

11 OFFICER COMMENTS

Principle of development

The application site is located in an urban area of Marchwood where new residential development is supported in principle, subject to compliance with policies safeguarding quality design, residential amenity, highway safety and ecology.

The western corner of the application site is located within Flood Zone 3 according to the Environment Agency Flood Zone Map and Zone 3b as shown on the New Forest Strategic Flood Risk Assessment. Comments from Environment Agency and the New Forest Land Drainage were solicited (see below).

Impact on character and appearance of the area and trees

Previous applications were refused on the grounds of design and in particular the contrived nature of the dwelling due to the scale and footprint. It is noted that the previous schemes shown dwellings of considerably smaller footprints and pyramid roof shape which were out of keeping with surrounding properties. This is an outline planning application seeking approval for access and layout only. Matters relating to the appearance, landscaping and scale of the development will form reserved matters to be considered as the subject of a future 'reserved matters' application.

The current proposal consists of a dwelling which would have a larger footprint than previously proposed and roof design which would match the existing dwelling on site and the surrounding properties. The urban grain of the surrounding area is not uniform. Instead the area is characterised by properties of varying footprint size, detached, linked detached and terraced houses. It is also noted that most of the dwellings in the immediate area have integral garages which make the footprint appear larger, but the footprint of the houses alone is comparable to the proposal. Furthermore, in terms of gaps between buildings, there are examples of buildings which are located fairly close to each other and so the proposed house would not appear contrived. Whilst the garden size of the proposed dwelling would be smaller than the gardens of immediately surrounding properties, given the varied plot sizes in the area, it is considered this would not be out of keeping.

As to the scale of the proposed dwelling, it should be remembered this application is outline only, seeking approval for access and layout. Detailed matters relating to the appearance, landscaping and scale of the development would therefore be considered as the subject of a future 'reserved matters' application.

However, the applicant has submitted indicative drawings demonstrating the maximum height and eaves height would match the height of the nearby houses and the dwelling would also have a gable roof to match the existing and nearby dwellings.

Therefore, whilst full design details are not under consideration here, it is considered this outline application demonstrates, through the indicative plan and elevational drawings provided, that a future detailed proposed design (under a reserved matters application) could overcome the previously raised concerns and the proposed dwelling would not appear out of keeping with its surroundings.

Concern has been raised by the Parish Council that the development would result in increased car parking and associated hard surfacing areas. However, the area in front of the houses in the cul-de-sac is already hard surfaced and relatively well screened by existing trees and foliage. Therefore, it is not considered that the proposed development would result in an undue increase in hard surfacing and consequent loss of sylvan character.

The NFDC Tree Officer commented on the application and did not raise objection to the partial removal of a Cypress hedge on the grounds of harm to visual amenity.

Concerns have been also raised over the development having impact on the tree root systems. It is noted that a consent has been given to fell one of the protected trees on site reducing the extent of root protection area. A Tree Survey and Arboricultural Method Statement has been submitted which clarifies the detail of the tree protection measures to be taken and the installation of the specialist driveway. The NFDC Tree Officer commented that, subject to a condition ensuring that the recommendations are followed, no objection is raised on the grounds of harm to protected trees on site and adjacent to the site.

Impact on residential amenities

In terms of impact on residential amenities, the proposed dwelling would be located to the side (north-west) of 24 Poplar Drive and would be positioned approximately 3m away from it. 24 Poplar Drive has no first floor windows within side elevation facing the application site. Subject to detailed design, including no windows overlooking 24 Poplar Drive, it is considered the proposed dwelling would not cause demonstrable harm to residential amenities currently enjoyed at the existing dwelling on site, in particular in terms of light, outlook and privacy. A concern has been raised over the proposed dwelling causing loss of morning light and privacy at no. 25 Poplar Drive. However, as this is an outline application for access and layout only, the detailed design of the dwelling, including details of fenestration are not specified. Given the separation distance between the two dwellings, the position and roof design of the proposed dwelling, and the fact that any loss of light would occur only during early morning hours, it is considered that the proposed development would not cause demonstrable harm to the residential amenities currently enjoyed at no. 25 Poplar Drive to extent justifying planning refusal. First floor windows within elevation facing 25 Poplar Drive would not be acceptable at a reserved matters stage.

In terms of loss of privacy in the garden, the application site is located within an urban area where dwellings positioned next to each other and close by are common and resultant oblique/mutual overlooking views across into neighbouring gardens are typical. However, these are not considered unduly harmful to privacy.

Impact on daylight and view from windows at no. 23 has been raised as a concern. However, the proposed dwelling would be located further away from this property than the existing dwelling at no. 24 Poplar Drive. Given the separation distance between no. 23 and the application site, it is not considered that there would be demonstrable harm caused to no. 23 in terms of loss of light and outlook.

A further concern has been raised over overlooking (of no.23) from new windows. However, any window within front elevation of the proposed house would provide views towards the front of the house and not towards no. 23. Oblique views in urban areas where dwellings are located close to each other are typical and not considered unduly harmful. As to windows within the side elevation, their detailed design and position would be agreed at a reserved matters stage and any potential for overlooking would be minimised.

Potential damage to the front lawn at no. 23 as a result of construction and usage of car parking space at the front of 24 Poplar Drive has been raised as a concern. The proposed site layout plan shows that the car parking space fits within the application site. Therefore, it is considered this concern would not be a valid reason to refuse this application. An amended site layout plan has been submitted showing additional soft landscaping of the car parking space to provide screening and to reduce the potential for overlooking, light, noise and smell pollution and other disturbance.

Concerns over increased traffic and noise within the cul-de-sac have also been raised. However, it is noted that some existing car parking provision for the host dwelling is proposed to be re-located towards the rear of the dwelling. Therefore, it is likely there would be no material increase in noise and traffic at the front of the properties sufficient to justify refusal of the application on the grounds of noise or other disturbance.

Impact on highway safety

The proposed car parking provision and access arrangements are a material consideration. It has been previously noted by Hampshire County Council Highways that due to the length and alignment of the front driveway, there is a need for cars to be able to enter and leave the site on forward gear. Therefore, adequate turning area was required despite the fact that the site is not accessed from a classified road. This proposal now accommodates turning area on site and this aspect no longer raises highways concerns.

In terms of car parking provision, the proposed dwelling would accommodate 3 bedrooms and would require the provision of 2.5 on-site car parking spaces. The proposed site layout plan demonstrates the provision of 3 on-site car parking spaces, which meets the Council's requirement set out in Parking Standards SPD.

As to the car parking provision for the existing dwelling, 3 car parking spaces have also been shown on the submitted site layout plan. Two spaces have been positioned within the rear garden of 24 Poplar Drive, to the south-west of the

dwelling. These spaces would be accessed from Long Lane and would require the construction of a new vehicular access. Previously, Hampshire County Council Highways objected to this solution on the basis of highway safety. However, current comments on this proposal note that a vehicular access onto an unclassified road, such as Long Lane, could be constructed without the need for planning permission therefore no objection has been raised by HCC Highways on this basis, subject to the access being constructed in accordance with detailed Hampshire County Council Highways standards. It has been noted that any gates should be located 6 meters away from the edge of the carriageway. An amended site layout plan has been submitted to show that the position of the entrance gates would meet this requirement.

The planning agent has confirmed that the hard surfacing of the access from Long Lane would consist of breathable tarmac to avoid spilling of loose particles onto the highway. This will be secured at reserved matters stage.

An objection has been raised by Marchwood Parish Council on the basis that the new access and the associated traffic movements would not benefit pedestrian walking along that route. However, as noted by Hampshire County Council Highways, this access could be constructed without planning permission, therefore it is considered refusing the application on this basis would not be justifiable in this case.

Impact on ecology on site and sites designated for nature conservation

A third party objection has been raised due to presence of Goldcrest on site.

The NFDC Ecologist has commented on the application that whilst Goldcrest is a protected species, they are a widespread and common species across the whole of the UK. Therefore their presence on site would not give grounds to raise an objection *per se*, subject to an Informative to the applicant requesting that any vegetation clearance e.g. hedges, trees, scrub etc. should be undertaken outside of the nesting season (March to August inclusive) or be subject to an inspection by a suitably qualified ecologist to check for the presence of active nest(s) if works fell within this period. Should an active nest be confirmed, works would need to cease until the chicks had fledged.

In accordance with policy DM2: Nature conservation “*Development proposals will be expected to incorporate features to encourage biodiversity and retain and, where possible, enhance existing features of nature conservation value within the site.*”

On Site Biodiversity and protected species

The application is supported by proposals for biodiversity enhancement and mitigation in the form of landscaping and habitat creation and provision of facilities for nesting birds, bats, hedgehog (permeable fencing features) and other species of conservation which should be secured by condition, the Ecologist has raised no objections on this basis.

In this case, given the nature of the plot, the opportunities for biodiversity enhancement would be limited. However, provision of bird nest features integral to the building fabric (e.g. sparrow terrace) would be appropriate. Therefore, an appropriate biodiversity enhancement scheme is recommended to be secured by a planning condition.

a) Habitat Mitigation and off-site recreational impact

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 if the applicant were to enter into a Section 106 legal agreement (or unilateral undertaking) to secure an appropriate habitat mitigation contribution in accordance with the Council's Mitigation Strategy. In this case, the applicant has agreed in principle to enter into a Section 106 legal agreement (or unilateral undertaking), which secures the required habitat mitigation contribution.

b) 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 and is attached to this consent.

Flood risk

The application site is partially within the designated Environment Agency Flood Zone 3 and NFSFRA fluvial flood zone 3b. The affected area is the south westernmost corner of the proposed rear garden of the new property, constituting approximately 6 square metres in area. The area affected is not within the proposed footprint area for the new dwelling and does not intercept the proposed access/egress for the proposed dwelling.

The Environment Agency (EA) were consulted and raised an initial objection on the grounds of the submitted FRA was inadequate. The NFDC Drainage officer has provided a consultation response of 'no comment'.

Following the EAs initial objection, the applicant commissioned an enhanced FRA to address the comments of the EA. The EA has subsequently maintained their objection to the proposal, based on grounds of the methodology used in producing the FRA.

Taking into consideration that:

- i) The footprint of the proposed dwelling is entirely outside of the designated flood zone (which only covers a small far corner at the southern end of the garden of the plot),
- ii) The means of access/egress/escape from the proposed dwelling is on the opposite side of the site to the north and would not be compromised in the event of a flooding incident, and
- iii) The EA objection represents the only consultee objection to the proposed development and would consequently constitute the sole reason for refusal.

Officers consider the refusal of the application on flood risk grounds would in this case be disproportionate to the potential risk and are therefore recommending approval of the proposal. The case officer has written to the EA (on 11th May 2021) as requested, notifying them of the intention to recommend approval contrary to their objection. No subsequent response from the EA has been received.

Impact on sewage

Objections have been raised on the grounds of existing problems with sewage and drainage and the proposed development increasing the risk of flooding. Whilst existing problems with sewage/drainage should be raised with Southern Water, it is considered that surface water drainage and foul drainage issues on site can, at this stage, be controlled through an appropriate Condition requiring details of a foul and surface water drainage strategy to be provided at a reserved matters stage to ensure that surface water is dealt with on site and not directed to the existing public sewer system. Southern Water was consulted on the application and did not raise objection, subject to an informative to the applicant in respect of new connections to public sewer.

12 CONCLUSION ON THE PLANNING BALANCE

The application has been considered against all relevant material considerations including the development plan, relevant legislation, policy guidance, government advice, and the views of interested consultees and third parties.

The application is considered to raise no significant adverse issues and the planning balance (and officer recommendation) in this case is for the approval of outline planning consent, subject to the attached Conditions and Informatives, and subject to the applicant first entering into a S106 legal agreement or unilateral undertaking to secure the provision of an appropriate habitats mitigation contribution.

13 OTHER CONSIDERATIONS

Crime and Disorder

No relevant considerations.

Local Finance

If this development is granted permission, the Council will receive New Homes Bonus (net increase in dwellings 1 x £1224 = £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. However, outline planning permissions granted after the 6 April 2015 will be liable to pay CIL when the development is built, but as the liability is calculated at Reserved Matters stage the full amount of CIL contribution is unknown at this stage.

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.

14 RECOMMENDATION

Delegated Authority be given to the Executive Head of Planning, Regeneration and Economy to **GRANT PERMISSION** subject to:

- i) the completion by the applicant/landowner of a planning obligation entered into by way of a Section 106 Agreement (or unilateral undertaking) to secure appropriate contributions in respect of Habitats Mitigation, Bird Aware Solent contribution and Air Quality monitoring contribution.
- ii) the imposition of the Conditions set out below.

Proposed Conditions:

1. Approval of the details of the scale, appearance and landscaping ("the reserved matters") shall be obtained from the Local Planning Authority before any of the development is commenced. The development shall only be carried out in accordance with the details which have been approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

2. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

3. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the 'reserved matters' to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

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

Site plan as proposed NF-NM-343.06E

Site location plan (1:1250) NF-NM-343.04A

Block plan as existing (1:500) NF-NM-343.05A

Site location plan as proposed (1:1250) NF-NM-343.07

Planning, Design and Access Statement

Arboricultural Impact Assessment and Method Statement (ref. HBD1923IAMS) 30 July 2019.

Reason: To ensure satisfactory provision of the development.

5. 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 the aims and objectives of the NPPF and the New Forest District Council and New Forest National Park Authority Strategic Flood Risk Assessment for Local Development Frameworks.

6. The trees 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.

7. The development hereby permitted shall not be occupied until the spaces shown on plan NF-NM-343.06 Revision E (Site plan as proposed) for the parking of motor vehicles have been provided. These spaces shall be retained and kept available for the parking of motor vehicles for the dwelling hereby approved at all times.

Reason: To ensure adequate parking provision is made in the interest of highway safety and in accordance with Policy ENV3 and CCC2 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest outside of the National Park.

8. The development hereby permitted shall not commence until the spaces shown on plan NF-NM-343.06 Revision E (Site plan as proposed) for the parking of motor vehicles associated with the existing dwelling at 24 Poplar Drive have been provided. These spaces shall be retained and kept available for the parking of motor vehicles for the existing dwelling at all times.

Reason: To ensure adequate parking provision is made in the interest of highway safety and in accordance with Policy ENV3 and CCC2 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest outside of the National Park.

9. No development shall take place until scheme for biodiversity protection and enhancement has been submitted to and approved in writing by the local planning authority. The measures agreed shall be implemented as part of the development and maintained thereafter.

Reason: To enhance existing features of nature conservation value within the site in accordance with DM2: Nature Conservation of the Local Plan Part 2: Sites and Development Management

10. Prior to first occupation, provision shall be made for the convenient installation of charging points for electric vehicles (associated with the new dwelling) on the site, the details of which shall have been first submitted to and agreed in writing by the Local Planning Authority, and the approved details shall thereafter be retained for their intended purpose at all times.

Reason: To ensure suitable provision is made and in accordance with Policy IMPL2 of the Local Plan Part 1 2016-2036 Planning Strategy

11. The cycle storage facility shown on the approved plans shall be provided before first occupation of the dwelling hereby approved, and shall thereafter be retained for its intended purpose at all times.

Reason: To ensure adequate cycle parking provision, and in the interests of sustainable development.

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

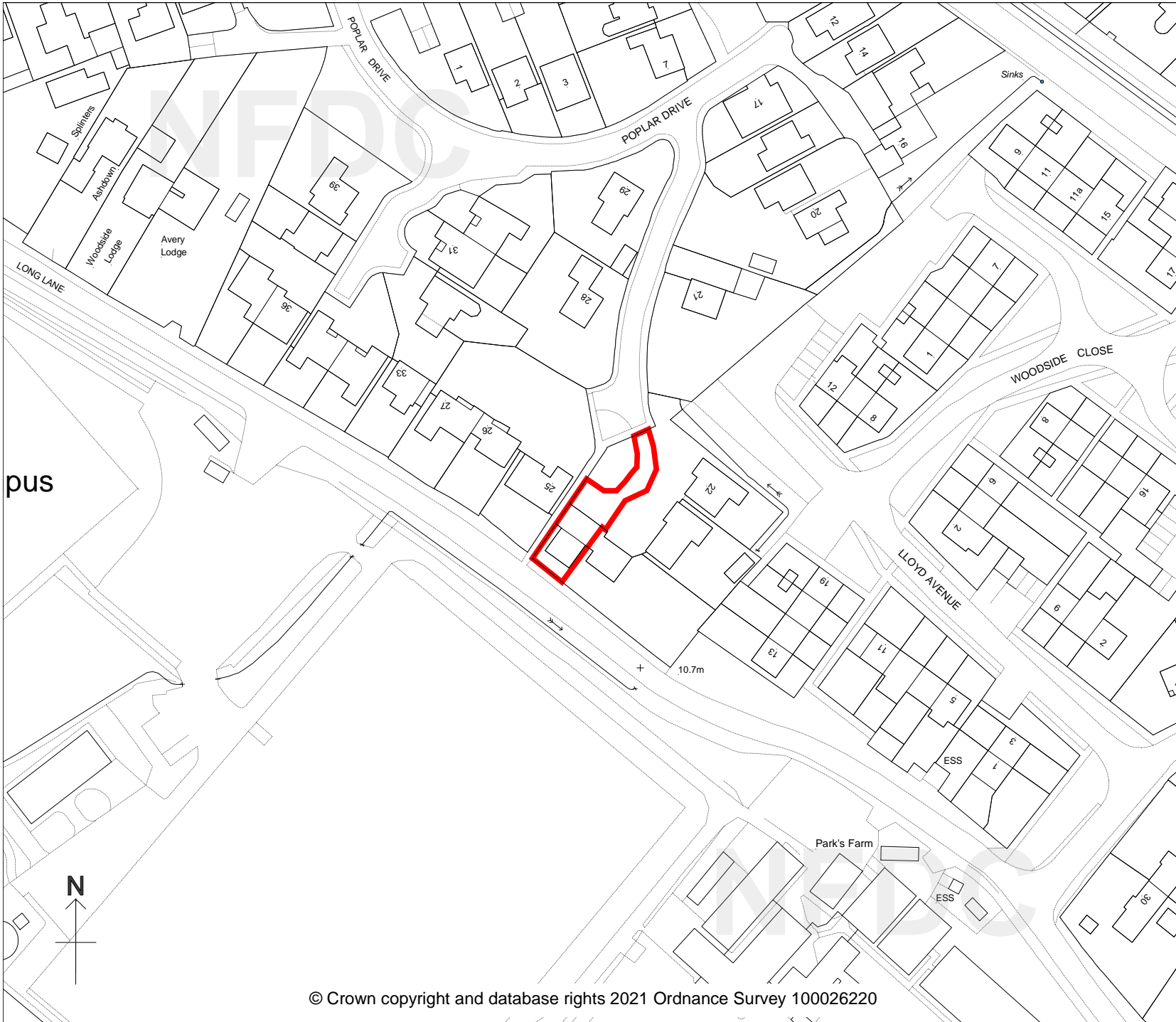
- a) A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation 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.

Further Information:

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New Forest

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PLANNING COMMITTEE

July 2021

24 POPLAR DRIVE
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Scale 1:1250

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