

Application Number: 21/10242 Full Planning Permission

Site: COPPICE LEE, 9 WOODSIDE LANE, LYMINGTON SO41 8FJ
Development: Replacement Dwelling
Applicant: Mr & Ms Vokes and Thorne
Agent: Morgan Building Design
Target Date: 22/04/2021
Case Officer: Andrew Amery

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of Development
- 2) Design, site layout and impact on local character and appearance of area
- 3) Design, site layout and impact on the amenity of adjacent and nearby residents
- 4) Highway safety, access and parking
- 5) Impact on the setting of the Green Belt / adjacent countryside
- 6) Ecology - on-site Biodiversity and protected species

This application is to be considered by Committee because the Officer recommendation is contrary to the Town Council's view.

2 SITE DESCRIPTION

The site is located within the built-up area of Lymington within a triangle of land contained by Woodside Avenue to the north, Woodside Lane to the west and Viney Road to the east.

This discreet residential enclave comprises detached dwellings set back from the single track carriageway behind a partial screen of hedgerows and mature trees. Woodside Lane and Viney Road converge at the southern end of this triangle of land, a point which represents the boundary between the District and National Park Authority.

To the south and east, the land is within the National Park. The Green Belt designation surrounds the area to the south, east and west. However, the area is not designated as a Conservation Area.

There is a listed building ('Manor House') beyond the built-up area and within the Green Belt approximately 80m to the south-west of the site. Despite the proximity, mature trees to the rear (north) of Manor House, and along the west side of Woodside Lane mean that the site is not readily visible from the listed building.

At its southern end, Woodside Lane has an unusual and character defining landscape feature in the form of a continuous landscaped strip along its eastern edge. The application site is one of the properties which has this distinctive arrangement.

The effect is that in order to gain access to the dwellings along this section of the road, there is a 7m wide strip of grassed amenity land contained within two lines of hedgerows. The outer hedgerow to the Lane and the inner hedgerow defining the functional residential curtilage of the houses. This provides a good landscape screen to the houses from the Lane but also gives the area a distinctly semi-rural character and context at the edge of the Green Belt.

Coppice Lee is currently a very modest 2-bedroom bungalow of brick elevations under a tiled roof which was virtually hidden behind the former frontage landscaping and hedgerow before these features were recently removed (the removal does not represent any breach of planning control). The bungalow is one of the few remaining unaltered properties within the wider area.

In recent years a number of the former properties within both Woodside Lane and Viney Road have been extended, remodelled or replaced with larger houses and the introduction of more contemporary architecture with a greater emphasis on cladding, render and glazing. The character of the area has changed accordingly.

3 PROPOSED DEVELOPMENT

The proposals seek to replace the existing two-bedroom bungalow with a four-bedroom, two-storey dwelling.

The siting of the dwelling is roughly similar to that of the bungalow. The replacement dwelling does not project forward or rear of the existing front and rear elevations of the bungalow, and the rear garden area has been marginally increased compared to the existing. The cutting back of the existing leylandii hedge at the rear of the property has also significantly increased the useable area of the rear garden whilst maintaining the height of the privacy screen.

Compared to the existing bungalow, the proposed dwelling has a greater height, scale and overall massing.

The existing bungalow measures 16m in width, 12m in depth and 5.6m in height.

The proposed dwelling measures 16m in width, 12m in depth but has a main ridge of 7.0m in height rising to 7.4m in height about the front to rear gable on the north side of the proposed dwelling.

The proposals retain the existing access point and general width of driveway over the landscape strip. 3 parking spaces are provided within the site. The parking does not encroach onto the landscaped strip at the front of the site.

The proposals also provide additional landscaping, including the planting of a mixed native hedgerow along the site frontage (inner hedgerow) to replace that recently removed and a new tree planting to the front and rear gardens.

The loss of the original hedgerow and two pollarded Oaks within it is regrettable but did not represent a breach of planning control.

The application has been the subject of a series of amended plans submitted by the applicants in response to concerns raised by officers, the Town Council and local residents.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description
XX/LYB/09331 9 bungalows and garages and 4 semi-bungalows and garages (in accordance with amended plans dated 3.6.64).	21/10/1964	Granted
XX/LYB/04876 9 bungalows and 8 semi-bungalows and garages (in accordance with plans amended and agreed by the applicant).	24/07/1958	Granted

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy Local Plan Part 2: Sites and Development Management 2014

STR1 Achieving Sustainable Development
ENV 3 Design quality and Local Distinctiveness
ENV4 Landscape Character and Quality

Supplementary Planning Guidance And Documents

Lymington Local Distinctiveness SPD
Parking Standards SPD

National Planning Policy Framework

Chap 12: Achieving well designed places

Constraints

None relevant

Plan Policy Designations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Comments on application as originally submitted.

Lymington & Pennington Town Council

Recommend Refusal but would accept a delegated decision: Requires re-planning with parking arrangements within the red line boundary on the submitted site layout plan and not on the grass verge which is a special feature of Woodside Lane.

Overdevelopment and not in keeping with the street scene.

Comments dated 17 September in response to amended plans.

Lymington & Pennington Town Council

Recommend Refusal.

- The amended plans are still deemed to be overdevelopment of the streetscene.
- The amended plans are still deemed to be unneighbourly.
- It is recommended that no parking shall be allowed outside the red line shown on drawing LP.01 REV E.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Ecologist

No objection subject to conditions - Given that the existing dwelling is to be demolished and given the favourable context of the application site for good foraging and commuting habitats for bats, requests that a preliminary ecological appraisal (PEA), to include a preliminary roost assessment is undertaken by a suitably qualified and experienced Ecologist to ascertain whether or not there is potential for roosting bats (or other species) to be impacted by the proposals.

In addition, proposals should include biodiversity enhancement measures. The ecologist undertaking the PEA (as requested above) should make appropriate and proportionate recommendations for any necessary mitigation measures (based on surveys where required) and ecological enhancements in order to meet and demonstrate NPPF requirements and those of the Local Plan - i.e. biodiversity net gain.

HCC Highways

No objection - Due to this application consisting of a replacement dwelling and no changes to the existing access with no material increase in trips, the Highway Authority does not wish to make any further comments on the application.

Lymington Society

Objects

Comments on original submission:

The Lymington Society objects to the application as we consider it to be an overdevelopment of the site. The block steps forward of the building line and we consider this to be an intrusion upon the streetscene. The block would also be detrimental and overpowering in relation to the single-storey property to the left.

Comments on first set of amendments:

The visual intrusion is a result of the planning mass of the structure and the presentation of a two-storey gable ended feature that creates the main intrusion, impacting upon neighbour amenity and light.

We do not object to the possible redevelopment of the existing bungalow but consider that any development should take account of :-

- Limitations due to size of site
- Neighbour amenity, light, visual intrusion and privacy.
- The character and appearance of the area and its green belt setting

- Highway safety, parking and access.
- Landscaping in keeping with the area.

Comments on second set of amendments:

The Lymington Society would like to reiterate our objection to the proposed development of Coppice Lee. We do note that the amended proposal does not break forward of the 'building line'. However, we do consider that the proposal is an overdevelopment of a site smaller than all other sites on Woodside Lane. Also, as stated previously, the proposal would dominate and be detrimental to the adjoining bungalow.

9 REPRESENTATIONS RECEIVED

The proposals have generated a high level of response both for and against. The following is a summary of the representations received.

For: 13

- The replacement house will be a vast improvement on the current property
- The current dwelling has been left to degrade and has become somewhat of an eyesore. It is outdated and requires regeneration. The proposed new dwelling will be more efficient and more visually appealing. This in turn will enhance the area for the benefit of everyone locally
- The proposal will be a positive addition to the locality.
- The proposals would be in keeping with the neighbouring properties and a welcome improvement to the Lane.
- The design is very much in keeping with other properties in the lane and can only enhance the area.

Against: 20

- Overdevelopment of the site
- The increase in mass, scale and footprint is excessive and would result in a dwelling that would be too dominant and bulky, and out of character with the site's surroundings
- The ridge height of the dwelling would dwarf neighbouring properties, and appear overbearing and insensitive
- The proposals indicate moving the dwelling closer to the road, thus off the building line. Any new development should reflect others in the lane and be set further back, not forward.
- The proposed dwelling would be unsightly and negatively impact on neighbouring properties and those opposite
- Coppice Lee stands in the smallest plot of houses built around the same time in the 1960s on the east side of Woodside Lane. The building line would be much closer to the road than the other recently converted properties in Woodside Lane which all have larger plots and are sited further back, thus having a reduced impact along the lane.
- Woodside lane is unique in its rural appearance, aided by most residents maintaining the large grass verge frontage. The erosion of this space would be completely out of character with its immediate surroundings.
- The felling / destruction of two old oaks - and hawthorn hedges results in a loss of local amenity and wildlife / biodiversity on Woodside Lane.
- The new house would have upstairs windows that would look directly into neighbouring properties, resulting in a loss of privacy.
- The proposal would adversely affect the light, outlook and amenity of immediate neighbours.

- The footprint of the replacement indicates that a rear garden would be appreciably smaller than those around, being less than 10 metres deep for much of its width.
- The proposed northern gable style elevation, due to its height and close proximity to the northern boundary of the site, would be visually intrusive and leave insufficient space to reduce this negative impact by planting of trees or shrubs.
- This would be the first property, due to the excessive bulk of the proposed building, to lack any parking provision within the main body of its site.
- The plans wrongly show trees in the N.E. corner of the neighbours' plot which are no longer there due to the building works in neighbouring houses.
- The amended plans have only been marginally altered from the original application and do not address concerns of overdevelopment on a small site.

10 PLANNING ASSESSMENT

Principle of Development

The site is located within the built-up area of Lymington where the principle of new development is acceptable.

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

The site falls within Character Area 10 (Rural Lanes) of the Lymington Local Distinctiveness Supplementary Planning Document (SPD). Whilst close to Lymington centre this network of narrow lanes has a very distinctive character and pattern of development.

It consists of ribbons of development lining the old rural lanes that criss-cross the area and includes both Woodside Lane and Viney Road. The characteristics of the area are clearly defined at para 4.10.2 of the SPD:

'The Woodside Triangle to the east of area abuts the open fields of the Coastal Plain Estates. The triangle's buildings are set in generous plots among mature trees and shrubs, ranging from older cottages, to inconspicuous one and a half storey homes to substantial mid-twentieth century houses, each in their own garden setting.'

In the 10 years since that document was adopted in 2011, further development of substantial early twenty-first century houses has taken place as the character of area continues to change and evolve.

The SPD goes on to state at para 10.4.2 that whilst the building types, scale and form within the 'triangle' have changed over time, 'it is the deep and wide garden settings, the set backs and the large trees that are fundamental to the character of the area.

As has been referenced by several of the objectors, the two roads forming the Woodside Triangle (Woodside Lane and Viney Road) converge at its southern end, resulting in smaller plot depths the further one travels south along both lanes. The lack of depth to the plots in Woodside Lane is only readily apparent due to the greater visual impact and closer proximity of houses within Viney Road to the rear.

This is the case with the application site. The proposals retain a similar footprint and siting to the existing property and, given that the site coverage of the building in terms of maximum width and depth is broadly similar to the existing, the proposals cannot be described as 'overdevelopment'.

The increase in height, scale and massing will make the replacement property much more visible in the streetscene than the existing. However, the existing property is one of the most modest buildings in terms of scale along the whole of the Woodside Lane frontage and is no longer in itself typical of the housing types now found within either Woodside Lane or Viney Road to the rear. Whilst this is a smaller plot due to the lack of depth at the rear, it is a wider plot than those to the north, and the front elevation (following receipt of amended plans) is no closer to Woodside Lane than the houses to the north of it.

In order to assess the appropriateness of the proposed dwelling's height, massing, form and overall appearance, it is important to consider the site and the proposals in context with the character of the area as a whole.

The applicant has provided a streetscene contextual plan (Drg No. SS.01 Rev D) which demonstrates a number of design features of the proposed dwelling when compared to other buildings within the streetscene:

- The siting of the property is consistent in terms of building line and alignment of the rear elevation when compared to adjoining properties.
- The gaps retained to the side boundaries are consistent with adjoining and nearby properties
- Out of 6 other houses in this section of Woodside Lane the proposals have a lower ridge height than two nearby houses and a similar ridge height to one other. It also has a lower ridge height than the recently constructed property immediately to the rear of the site in Viney Road.
- The site coverage is not significantly greater than adjoining and nearby properties.
- The site is more than 25% wider than the three plots immediately to the north, allowing for a wider front elevation as found at Maxcroft to the north and Manor Cottage to the south.

The design also incorporates a number of features that are repeated in houses along the Woodside Lane frontage and in particular on the wider plots. These include a strong gable end addressing the street; a subservient (in height) wing running across the frontage; a horizontal form to the building; a low eaves over the main part of the front elevation; and hipped ends to create a sense of space between buildings at first floor and roof level.

The proposals retain the existing access and more importantly do not erode or interrupt the green corridor/landscape strip to the site frontage, which is fundamental to retaining the character of the area.

A new native-mix hedgerow is to be planted between the landscape strip and the road, providing long term screening for the site.

For these reasons it is considered that the proposals are sympathetic to their environment and their context in terms of layout, landscape, scale, height, appearance and site coverage and in relation to adjoining buildings, spaces and landscape features and, as such, the proposals are compliant with Policy ENV3 of the Local Plan.

Design, site layout and impact on the amenity of adjacent and nearby residents

The proposals have strongly divided opinion within the local community and residents in the immediate area, and this is reflected in the comments set out above. It is notable that of the 4 immediately adjoining residents, two have supported the scheme and two have strongly objected.

The additional height and massing of the new dwelling represent the main impact on immediate neighbours to all sides.

The impact to the property immediately opposite the site on the west side of Woodside Lane is limited to additional visual impact and perceived overlooking from first floor habitable room windows where none are currently visible. The separation distance between the front elevations of both properties would be 21m. This is usually the minimum distance expected for a back to back relationship. With front elevations which are already in the public view this relationship is usually considered less imposing. In this case, the level of separation across a publicly used lane is not considered to represent unneighbourly overlooking to the extent that privacy is lost and amenity harmed. Whilst the additional height and massing will be visible to the occupiers of this property and will alter the open and verdant outlook currently enjoyed, it does not represent an overbearing or unduly dominating relationship.

The property to the north 'Worsley' has recently been significantly extended and remodelled. It has two ground floor windows to the south facing side elevation and a rooflight window in the south facing roofslope that will be impacted upon given the additional height, depth and massing of the proposed dwelling along the northern boundary. It is noted that in the submissions the occupiers of this property have supported the proposals and stated that they do not consider it will have an adverse impact on their amenity. There will be an impact on the two ground floor windows which appear to provide light to functional rather than habitable rooms, and the rearmost room also has a rear facing aspect. Whilst there will be an impact on the outlook from both these windows, and some loss of light and shadowing, the internal arrangement of this property (based on the plans submitted with the recent extensions and modifications) means that the areas used as habitable accommodation will not be significantly impacted upon.

The property to the south, 'Sheepfold', is set within the southern part of its site some 20m from the proposed two storey southern side elevation of the replacement dwelling. Whilst the additional massing will be visible from the parking and garage area of this site, the main habitable room windows would not be unduly affected and the garden area at the rear of the house would be largely screened from it. The window arrangement in the rear elevation of the proposed dwelling uses mainly rooflights to ensure the privacy of Sheepfold and also No.7 Viney Road to the rear of the site, is maintained. Being north of both properties, there would be no loss of light or overshadowing.

The greatest additional impact will be on the properties to the rear of the site in Viney Road at Nos 6 & 7.

Both properties have rear facing first floor bedroom windows that would be affected by the proposed window to the proposed bedroom window in the gable end at the north side of the rear elevation.

No.6 is a chalet bungalow with dormers in the rear roofspace. The rear elevation of No.6 is angled to the north-west and looks more directly out across the adjoining property at 'Worsley' than Coppice Lee. The respective windows would, nevertheless, be in clear view of each other. The separation distance between the windows would be approximately 20m, which is standard in a more built-up area but is lower than typical for this location. However, taking into account the angle between the two properties and some landscape screening, it is considered, on balance, that this would not be a harmful relationship.

No.7 is a substantial new-build property, very recently completed and with a rear projecting two-storey gable elevation with windows that are conditioned to be partly obscure glazed. No 7 has an unusual plot layout with a narrow section of garden projecting northwards to the rear of the site and No.6 Viney Road. The shared boundary with the site is only with No.7, with this strip of garden (approximately 4m wide) separating the site from No.6. The rear facing bedroom window in the proposed dwelling is located on the far side (northern side) of the application site away from No.7, and given the angle of the rear elevation of both properties there would be no direct overlooking between windows.

The additional height of the dwelling will cause some additional shadowing to rear gardens of No.6 and 7 Viney Road in the late afternoon or evening depending on the time of year. However, the degree of separation between the two properties and the landscape screening retained within the site means that the additional impact is not overbearing or one that creates an undue sense of enclosure.

There will undoubtedly be an impact on the amenity of all surrounding occupiers given the very modest scale of the existing bungalow. But the replacement is not out of keeping with the scale, height, massing and appearance of surrounding houses. The impact on neighbouring amenity from the development is material but, on balance, is not considered to be harmful.

For these reasons, the proposals are considered to comply with Policy ENV3 of the Local Plan.

Highway safety, access and parking

The existing access is to be reused and parking for 3 cars provided within the functional residential curtilage in compliance with the Council's parking standards for a 4 bedroom dwelling.

The amended proposals do not see parking encroaching outside the existing functional curtilage of the site and onto the open grassed landscape strip.

Whilst cars would have to reverse onto Woodside Lane, this is the existing arrangement and the highway authority has raised no objections to the proposals.

Impact on setting of Green Belt / adjacent countryside

The edge of the Green Belt is located along the western side of Woodside Lane immediately opposite the site.

As the proposals do not fall within the Green Belt, the application does not need to be considered in accordance with National planning policy as set out in Chapter 13 of the NPPF 2021.

The Green Belt designation is one element of the Council's spatial strategy which seeks to maintain the distinct identity of settlements, maintaining the openness and permanence of the green belt and the gaps between settlements.

In recognising that there are increasing development pressures at the edge of settlements, including new build houses and replacement of older housing, it is important that the transition between town and open countryside is handled sensitively rather than having an abrupt change in character, through inappropriate height, massing and density of development along this edge.

Given the context of the streetscene, whilst the replacement dwelling is of greater height and massing, it has been found not to be out of character. It will not appear unduly dominant and does not prejudice the key functions of the Green Belt or the landscape value of the open countryside beyond the site.

The balanced and attractive transition between town and countryside that the Woodside Triangle offers will be maintained, and the proposals are therefore considered to be in accordance with Policies ENV2, ENV3 and ENV4 of the Local Plan.

Ecology - on-site Biodiversity and protected species

An emergence survey of the existing property found no presence of bats.

A new mixed native hedgerow to replace the hedge and two Oaks that were recently removed will add to the biodiversity value of the site, with the species chosen being appropriate to support native British wildlife, including birds and insects. The loss of the original hedgerow is highly regrettable but did not represent a breach of planning control.

Additional biodiversity enhancement measures such as bird boxes and bat boxes can be secured by condition to be provided within the site and the fabric of the new building.

Whilst replacement dwellings are not required to provide mitigation for recreational disturbance of protected habitats or secure mitigation against the impact of Nitrates entering the Solent, the ability to secure on-site bio-diversity enhancement is in accordance with the Council's Ecology & Biodiversity Net Gain - Interim advice and information note 2020 which states that, 'the requirement to deliver biodiversity net gain will be applied to all new build development.'

Type	Proposed Floorspace (sq/m)	Existing Floorspace (sq/m)	Net Floorspace (sq/m)	Chargeable Floorspace (sq/m)	Rate	Total
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Self Build (CIL Exempt)	298	122	176	176	£80/sqm	£18,033.23 *
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Subtotal:	£18,033.23
Relief:	£18,033.23
Total Payable:	£0.00

11 CONCLUSION

Whilst the significant level of concern and objections raised by local residents and the Town Council are recognised and have been taken into account, it is considered that the proposals, as amended, are compliant with the policies of the adopted Local Plan in that they sufficiently respect the pattern, scale, massing height and appearance of the existing streetscene as a whole and will not appear unduly dominant or out of character with the surrounding area.

Furthermore, whilst there will be an increased impact on immediately adjoining neighbours due to the increased height and massing of the replacement dwelling, the impact is not so significant as to be an unneighbourly form of development in terms of loss of light, overshadowing, overlooking, or the creation of an overbearing impact or undue sense of enclosure.

The scale, height, massing, layout, siting and appearance of the proposed dwelling takes references from other recent developments within the Woodside triangle.

The important features that define the area are retained, including the open landscape strip to the front of the site, whilst new hedgerow and tree planting can be secured through a landscape condition.

Within the current national planning framework there is a very clear and very strong presumption in favour of sustainable development as set out at Para 11 of the NPPF 2021.

Para 11 (c) states that development proposals which accord with an up-to-date plan should be approved without delay. As such, the application is recommended for permission subject to conditions.

12 OTHER CONSIDERATIONS

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.

13 RECOMMENDATION

Grant Subject to Conditions

Proposed Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Amended Site Location Plan and Site Layout Plan Drg No. LP.01 Rev E dated January 2021 received 31 August 2021
Amended Proposed Floor Plans Drg No.PL01 Rev C dated January 2021 received 24 August 2021
Amended Proposed Elevations (North and South) Drg No.PE.02 Rev C dated January 2021 received 24 August 2021
Amended Proposed Elevations (East and West) Drg No.PE.01 Rev C dated January 2021 received 24 August 2021
Amended Landscape Plans Drg No. L.01 Rev B dated April 2021 received 24 August 2021

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 development in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

4. The new soft landscaping, including the replacement mixed native hedgerow, as shown on the amended landscape proposals Drg No.01 Rev B dated April 2021 received 24 August 2021, shall be planted prior to the replacement dwelling hereby approved being first occupied unless an alternative implementation timeframe is otherwise agreed in writing with the Local Planning Authority. Any new trees or any plants forming part of the proposed new mixed native hedge which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policies ENV3 and ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

5. The grassed and soft landscaped area to the front of the site that is shown within the area outlined in blue on the amended site layout plan Drg No. LP 01 Rev E dated January 2021, received 31 August 2021, (which for the avoidance of doubt is not considered to form part of the functional curtilage of the residential property) shall be retained and maintained in accordance with the details shown on the amended Landscape Layout Plan Drg No. L01 Rev B dated April 2021, received 24 August 2021.

Reason: In the interests of the character of the area, in accordance with Policy ENV3 of the Local Plan.

6. The development hereby permitted shall not be occupied until the 3 parking spaces shown on plan Drg No. L.01 Rev B dated April 2021, received 24 August 2021, for the parking of motor vehicles have been provided. The 3 spaces and the turning area shall thereafter be retained and kept available for the parking of motor vehicles for the dwellings hereby approved at all times.

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

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any re-enactment of that Order) no extension otherwise approved by Classes A, B or C of Part 1 of Schedule 2 to the Order, garage or other outbuilding otherwise approved by Class E of Part 1 of Schedule 2 to the Order, or means of enclosure otherwise approved by Class A of Part 2 of Schedule 2 to the Order shall be erected or carried out without express planning permission first having been granted.

Reason: In view of the physical characteristics of the plot, the Local Planning Authority would wish to ensure that any future development proposals do not adversely affect the visual amenities of the area and the amenities of neighbouring properties, contrary to Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park.

8. No other windows or rooflights other than those hereby approved shall be inserted into the roofspace of the dwelling unless express planning permission has first been granted.

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

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

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

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

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

Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park and the New Forest District Council and New Forest National Park Authority Strategic Flood Risk Assessment for Local Development Frameworks.

10. Prior to development commencing, details of measures to provide biodiversity enhancement on the site shall be submitted to and agreed in writing with the Local Planning Authority. The approved details shall be implemented in accordance with the approved details prior to first occupation of the proposed dwelling, and shall thereafter be maintained and retained in accordance with the approved details.

Reason. To ensure the development complies with the requirement that all new build development achieves Biodiversity Net Gain in accordance with the Council's Ecology and Biodiversity Net Gain advice note 2021.

11. Prior to development commencing a Construction Environmental Management Plan (CEMP) shall be submitted and approved by the Local Planning Authority. The CEMP shall include the following details:
- The areas to be used for the parking of vehicles associated with the demolition and construction period of the development
 - The areas to be used for the storage of materials, plant, equipment and any other items, including any site office or facilities during the demolition and construction period of the development.
 - The hours during which deliveries to the site or removal of material from the site will take place
 - The hours during which any activity of construction capable of generating noise, dust, odours or vibration will take place during the demolition and construction period of the development
 - The measures to be undertaken to ensure Woodside Lane remains free of obstruction during the demolition and construction period of the development
 - The measures to be put in place to prevent mud from the site and/or vehicles involved in the demolition and construction period of the development from affecting Woodside Lane
 - Details of any plant and equipment or external lighting needed to be operated on the site outside the approved hours including noise levels and luminance levels where necessary
 - Details of the height, alignment and materials to be used for any security fencing around the site during the demolition and construction period of the development

Development shall only proceed in accordance with the approved details.

Reason: To ensure the activity associated with the demolition and construction phase of development does not have a significant impact on the character of the area, the amenities of nearby residents or highway safety.

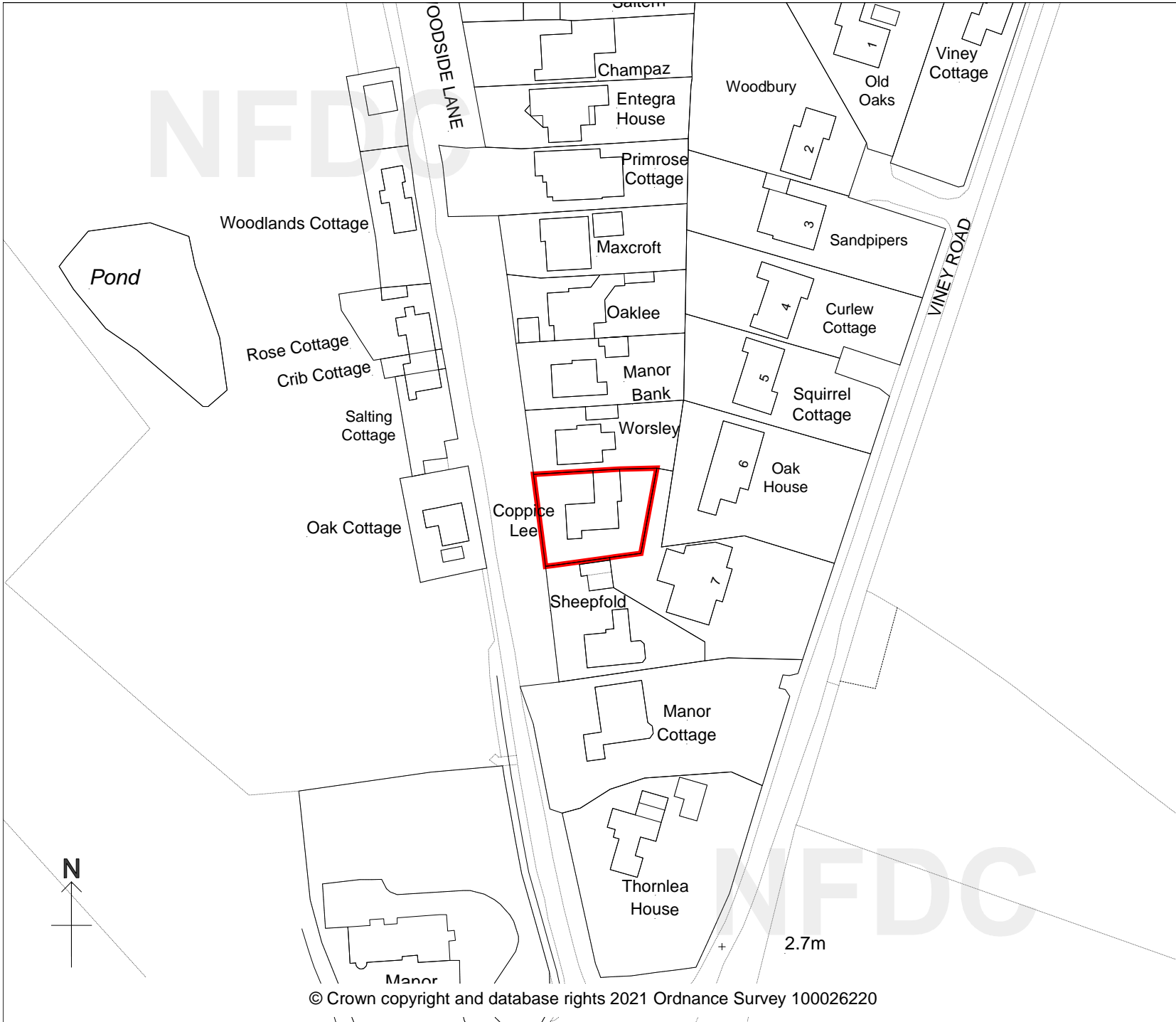
12. Prior to the first occupation of the new dwelling, an electric vehicle charging point shall be provided for the new dwelling hereby approved and thereafter retained for that purpose.

Reason: In the interest of promoting sustainable means of travel and in accordance with Policy IMPL2 of the Local Plan Part 1 Planning Strategy for the New Forest outside of the National Park

Further Information:

Andrew Amery

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New Forest

DISTRICT COUNCIL

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PLANNING COMMITTEE

October 2021

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