

<b>Application Number:</b>	<b>23/10630</b> Full Planning Permission
<b>Site:</b>	LAND ADJACENT TO CRACKNORE COTTAGE, CRACKNORE HARD LANE, MARCHWOOD SO40 4UT
<b>Development:</b>	Erection of new detached dwelling and associated landscaping works on land adjacent to Cracknore Cottage
<b>Applicant:</b>	Mr Bailey
<b>Agent:</b>	Tony Holt Design
<b>Target Date:</b>	20/10/2023
<b>Case Officer:</b>	Sophie Tagg
<b>Officer Recommendation:</b>	Service Manager - Grant
<b>Reason for Referral to Committee:</b>	Parish Council Contrary View

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## 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) Residential amenity
- 4) Highway safety, access and parking
- 5) Ecology and habitat mitigation

This application is to be considered by Committee because the recommendation is contrary to the view of Marchwood Parish Council.

## 2 SITE DESCRIPTION

The application site fronts onto Cracknore Hard Lane, with the McMullen army barracks being situated to the rear. The site is positioned between a link-detached property known as 'Cracknore Cottage' and a pair of semi-detached houses, the nearest of which is known as 'Antares', which is located immediately to the south-east of the application site.

The plot is accessed directly from the road and has a low level wall and vegetation to the front boundary. The land currently comprises part of the garden area of Cracknore Cottage, and consists of an area of hardstanding, a grassed area and a small pond. A 1.8m high fence extends between the front of Cracknore Cottage and the side boundary with 'Antares', enclosing a generous sized garden to the side and rear of Cracknore Cottage. There is an existing shed which is 3.2 metres in height to the ridge and 2.2 metres in height to the eaves in the rear garden area which is set along the south-eastern boundary with Antares.

Cracknore Hard Lane has a verdant character with extensive vegetation between the lane and Normandy Way to the south. There is a mix of house types - semi-detached and detached properties along the northern side of the road, with gaps of varying sizes between existing dwellings. Generally the properties are

spaced fairly close together along the building line with the exception of the application site, where the gap between Cracknore Cottage and Antares is notably wider.

Cracknore Cottage has a driveway to the front serving the property, with two access points onto the driveway. Other verge areas in front of surrounding properties show signs of vehicular parking along the highway. There is an access to the army barracks further along the lane to the south-east of the site.

### 3 PROPOSED DEVELOPMENT

Permission is sought for a detached 3-bed two-storey dwelling with associated parking for 2 vehicles to the site frontage. The existing vehicular access would be widened to serve the new property. Cracknore Cottage would be accessed from the second access point currently serving the property.

### 4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
79/NFDC/13051 Alterations and extension to kitchen, dining room and addition of a tool shed	05/06/1979	Granted	Decided

### 5 PLANNING POLICY AND GUIDANCE

#### Local Plan 2016-2036 Part 1: Planning Strategy

Policy STR1: Achieving Sustainable Development

Policy STR3: The strategy for locating new development

Policy STR5: Meeting our housing needs

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

#### Local Plan Part 2: Sites and Development Management 2014

DM3: Mitigation of impacts on European nature conservation sites

#### Supplementary Planning Guidance And Documents

SPD - Parking Standards

### 6 PARISH / TOWN COUNCIL COMMENTS

**Marchwood Parish Council:** Recommend refusal. Members agreed that the proposed dwelling would be out of keeping in the street scene; they felt the development would look cramped in the space, resulting in a street scene that was overcrowded. It was further agreed that the concerns raised by the neighbouring residents should be raised regarding any potential subsidence the excavation of the site could create. It was also agreed that adequate parking had not been provided and any street parking would be detrimental in an already busy road.

### 7 COUNCILLOR COMMENTS

No comments received

## 8 CONSULTEE COMMENTS

### Ecology

- Appropriate Assessment required
- Risk of ecological impacts is low and have no objections to the proposals.
- The application does not include any ecological enhancement or other measures to demonstrate a biodiversity net gain in line with national and local policy. I would recommend that a biodiversity enhancement plan is secured via condition. Further details for what could be delivered are provided in the NFDC Interim Ecology and Biodiversity Net Gain Advice Note available here: Ecology and Biodiversity Net Gain - New Forest District Council.

## 9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received:

1 Comment in support of the application:

- Well-designed home making efficient use of underutilised space promoting responsible land use and managing urban sprawl, reducing environmental impact; smaller house will provide affordable housing options

5 Comments objecting to the application:

- Insufficient parking
- Additional development will create highway safety issues with increased on-street parking and no pavement in close proximity
- Loss of verge would be unsympathetic to environment and context
- Digging of new foundations could result in damage or disturbance to existing foundations
- Potential subsidence issues as there was an old cottage and piggery previously on site and builders were unable to dig footings
- Disturbance of build to neighbouring residents
- Plot is too tight
- House is too large and out of context where dwellings are reasonably spread out
- Short width between the new dwelling and 'Antares' suspect to fire spread - no fire hydrant in road
- Difficulties to undertake property maintenance and ensuring guttering does not extend into 'Antares'
- Close proximity of new dwelling to side walkway is a safety issue
- Side facing landing window - impact upon privacy into bedroom and bathroom of 'Antares'
- Loss of light to upstairs bedroom and bathroom and downstairs kitchen, toilet and washroom of 'Antares'
- Loss of large pond within garden- ecology survey should be carried out
- Errors between plans and the Design Statement
- Reduce price of property 'Antares' adjacent

## 10 PLANNING ASSESSMENT

### Principle of Development

The application site lies within Marchwood's built-up area, where there is a presumption in favour of new housing. However, the benefits of the proposal in terms of new housing provision must be weighed against the potential harm caused, which is examined in the following sections.

It needs to be noted that the Council cannot currently demonstrate a five-year supply of deliverable housing land. In such circumstances, the National Planning Policy Framework (para 11d) indicates that the tilted balance is engaged, whereby in applying the presumption in favour of sustainable development, even greater weight should be accorded in the overall planning balance to the provision of new housing. The current proposal is for a modest level of housing provision and a balance will need to be applied, having regard to any identifiable harm.

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

Policy ENV3 of the Local Plan stipulates that new development will be required to be well-designed to respect the character, identity and context of the area's towns. Moreover, the policy states that new development will be required to create buildings, streets and spaces which are sympathetic to the environment and their context in terms of layout, landscape, scale, height, appearance and density and in relationship to adjoining buildings, spaces and landscape features.

Policy ENV4 of the Local Plan seeks to ensure that all new development is appropriate and sympathetic to its setting and landscape. Specifically, it needs to be considered whether the design, materials, layout, vehicular access, parking and turning arrangements proposed would preserve or enhance the quality of the area, including making allowance for meaningful landscaping.

The design of the property is reflective of a number of features found within the character of the area, including a parallel pitched roof form to the front of the property which would be of the same height to the ridge as Cracknore Cottage. The proposed materials, which would include the use of facing brick and slate roof tiles, are considered to be appropriate materials within the local context. As such, it is felt the scale and appearance of the proposed dwelling would be sympathetic to the character and appearance of the area.

The gap between Cracknore Cottage and Antares is atypical of the existing streetscene, where the houses are spaced closer together or are attached. Because of the size of this gap, it is considered that the plot is large enough to be able to accommodate an additional dwelling without harming the character of Cracknore Hard Lane.

The level of information submitted with the application and streetscene plan in respect of the relative heights of the proposed and adjacent dwellings show that the proposed dwelling would sit harmoniously between existing properties. Taking account of the relative size of gaps, it is considered that the new dwelling would complement and blend well with the existing streetscene. A site levels condition is recommended to ensure that the slab level in relation to adjacent land and the external levels would be satisfactory. It is recognised that the existing gaps would be reduced, but given that there would still be 1.9 metres between the new dwelling and Cracknore Cottage and 1.9 metres between the new dwelling and Antares, it is considered that the development would not appear cramped or out of keeping with the streetscene. The National Planning Policy Framework (NPPF) sets out a requirement to promote the effective use of land in meeting the need for homes. It is considered that this proposal meets this requirement.

Existing soft landscaping to the front of the site and lying adjacent to the highway would be replaced by parking. The parking plan submitted shows the location of the two parking spaces, with areas of soft landscaping to either side. There are examples of front gardens being hardsurfaced within the streetscene. In the context of the surrounding area, the proposal is considered acceptable. A landscaping

condition is recommended so that the areas of hardstanding and soft landscaping can be agreed.

The concerns raised by the Parish Council and local objectors regarding potential subsidence have been noted. However, this is not a relevant planning consideration and would be addressed when assessing the construction implications under the Building Regulations.

Overall, it is considered that the development of this infill plot would not have a materially detrimental impact on the streetscene or local character, the dwelling would be set on an appropriately sized plot, and the concerns raised by the Parish Council and local objectors on grounds of overdevelopment could not be substantiated and do not warrant a refusal recommendation.

### Residential amenity

Policy ENV3 of the Local Plan requires the impact of development proposals upon the amenity of existing and future occupiers to be taken into consideration, in relation to residential amenity. It therefore needs to be considered whether the relationship of the development would be acceptable in respect of loss of privacy, loss of light and overbearing impact; and also whether the proposed development would provide sufficient private amenity areas for occupiers of the existing and proposed dwellings.

Both the Parish Council and objectors have expressed a number of concerns including: possible overlooking, overshadowing, loss of privacy and implications for maintenance arrangements.

The impact on both the amenity of the existing dwellings and new residents has been fully assessed. It should be noted that concerns relating to access to neighbours' land and property for maintenance purposes would be a civil matter.

The new dwelling would be positioned just over 1 metre away from the boundary with Antares. The main two-storey element of the proposed house would be set broadly in line with the adjacent dwellings, but with a small part at the back overlapping with the existing shed to be removed. The dwelling would be a noticeable change when viewed from the garden of Antares. However, given its positioning, it is considered that it would not be so overbearing as to warrant a refusal of planning permission. It is recognised that the proposed dwelling would extend further back into the plot than the rear facade of Antares, and so would be clearly appreciated from the rear garden of Antares. However, the rearmost projecting element of the proposed dwelling would only be single-storey in height. This single-storey element would be set 1 metre off the boundary and would be just 2.9 metres in height. By comparison, the existing shed located on the boundary is 3.2 metres in height. The new dwelling would be positioned to the north-west of Antares and therefore would not cast a shadow in its direction. It is noted that there is a secondary higher level window to a bedroom on the side elevation of Antares. However, the main window serving this bedroom is located to the front, and therefore it is considered that there would not be a detrimental loss of light to this upstairs bedroom. The outlook from the master bedroom within the new dwelling would be directed towards the barracks at the rear. The proposed first floor side facing window to the stairwell facing Antares is annotated on the plans as to be obscure glazed. A condition can reasonably be imposed requiring the window to be obscure glazed, which would effectively secure the amenity of Antares from harmful overlooking impacts. Overall, the impact on Antares is considered to be acceptable and would not justify a refusal.

In terms of the relationship with Cracknore Cottage, the new dwelling would cast a shadow at times in the direction of Cracknore Cottage. However, this would be transitional and due to the gap / relative position of the properties, this would not result in a level of harm that would justify refusal of the application. There are first floor side windows to Cracknore Cottage which serve a bathroom and a landing area. Whilst there would be some impact upon the light and outlook of these rooms, it is felt the impact would be within acceptable limits due to the fact that they are not main living areas. The side elevation of Cracknore Cottage also has some ground floor openings, but these are not main windows serving main living areas either, and so again the impact is considered acceptable. In terms of privacy issues, the first floor side-facing windows to the proposed bathrooms facing towards that property are not currently annotated on the plans as to be obscure glazed. Given the use of the rooms as bathrooms, a condition can reasonably be imposed requiring the use of obscure glazing (with opening restrictions) to these rooms. This will effectively secure the amenity of Cracknore Cottage from overlooking from the windows.

It is acknowledged that the proposal would result in a change in the existing circumstances of the neighbouring properties. However, based on the assessment above, the impacts are considered acceptable.

#### Highway safety, access and parking

The application has been assessed against Policy CCC2 of the Local Plan, which seeks to ensure that there is sufficient car and cycle parking and the provision of infrastructure to support the use of electric car charging. Additionally, Policy IMPL2 relating to development standards places a requirement on new developments to make provision to enable the convenient installation of charging points for electric vehicles, details of which can be secured by condition.

Two off-street parking spaces are proposed. The parking standards SPD recommends 2.5 spaces. The road is fairly narrow, but it is noted that there are no on-street parking restrictions nearby, with cars parking on verge areas along the highway, and in this context the level of parking is considered acceptable. The suitable surfacing of the driveway can be controlled by the proposed landscaping condition. In addition, a condition is recommended to secure cycle storage.

The widened access would be similar to many others in the streetscene and is considered acceptable. The amount of additional movements generated by 1 x 3-bed dwelling is not considered to be significant. It is considered that the access would be appropriate to serve the proposed development, with adequate visibility splays being available.

Paragraph 111 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Officers are satisfied that the proposals would not be of severe detriment to the operation and safety of the local highway network. Overall, it is considered that the proposal would not result in severe harm to public highway safety, and sufficient car parking would be provided to serve the development.

#### Ecology

Following the adoption of the Local Plan 2016-2036 Part 1 in July 2020, the Council has sought to secure environmental net gain / ecological enhancements, where it is proportionate to do so, as a requirement of planning permission for most forms of new development, in accordance with Policies STR1 and DM2. There have not been any ecological enhancement measures incorporated within the proposed

development plans. However, an appropriately worded condition will be applied to require that proportionate in-built ecological enhancements are provided to secure biodiversity enhancements in line with the expectations of the Local Plan.

### **Habitat Mitigation and off-site recreational impact**

#### **a) Recreational Impacts**

The site lies in close proximity to the New Forest SAC, SPA and Ramsar site and the Solent and Southampton Water SPA, Ramsar site and Solent Maritime SAC. The proposals would result in additional residential dwellings. There is a likely cumulative impact on the New Forest European Sites from recreational disturbance. 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 planning permission would adversely affect the integrity of the New Forest SAC, SPA and Ramsar site, and the Solent and Southampton Water SPA, Ramsar site and Solent Maritime SAC, in view of those sites' conservation objectives. The Assessment concludes that the proposed development would, in combination with other developments, have an adverse effect due to the recreational impacts on the European sites, but that the adverse impacts would be avoided if the planning permission were to be conditional upon the approval of proposals for the mitigation of that impact in accordance with the Council's Mitigation Strategy or mitigation to at least an equivalent effect. The Agent has confirmed that the contributions towards the Council's mitigation package will be paid via a S106 Legal Agreement.

#### **b) Air quality monitoring**

Since July 2020 the Council is required to ensure that impacts on international nature conservation sites are adequately mitigated in respect of traffic-related nitrogen air pollution (including NO<sub>x</sub>, nitrogen deposition and ammonia). 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. 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. The Agent has confirmed that the contributions towards the Council's mitigation package will be paid via a S106 Legal Agreement.

#### **c) Nitrate neutrality and impact on Solent SAC and SPAs**

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. Natural England have now raised this with the Council and other Councils bordering the Solent catchment area and have raised objections to any new application which includes an element of new residential overnight accommodation unless nitrate neutrality can be achieved or adequate and effective mitigation is in place prior to any new dwelling being occupied. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. The Council has a policy in its new Local Plan which seeks to safeguard against any adverse impact and to ensure that suitable mitigation is in place to avoid any harmful

impact on sites of importance for nature conservation. An Appropriate Assessment as required by Regulation 63 of the Habitat Regulations has been carried out, which concludes that the proposed project would have an adverse effect due to the additional nitrate load on the Solent catchment. As the Competent Authority, the Council considers that there needs to be a mitigation project to provide this development with a nitrate budget. For this reason, a Grampian Condition will be imposed and a further Appropriate Assessment carried out on discharge of this condition.

### Developer Contributions

As part of the development, the following will need to be secured via a Section 106 agreement:

- Air quality monitoring contribution of £103
- The Habitat Mitigation (Access Management and Monitoring) Contribution of £912
- The Habitat Mitigation (Bird Aware Solent) Contribution of £834
- The Habitat Mitigation (Infrastructure) Contribution of £6,275
- Monitoring Charges- Recreational Habitat Mitigation commencement of £808

As part of the development, subject to any relief being granted the following amount Community Infrastructure Levy will be payable:

Type	Proposed Floorspace (sq/m)	Existing Floorspace (sq/m)	Net Floorspace (sq/m)	Chargeable Floorspace (sq/m)	Rate	Total
Dwelling houses	114		114	114	£80/sqm	£12,452.31 *

Subtotal:	£12,452.31
Relief:	£0.00
Total Payable:	£12,452.31

## 11 CONCLUSION / PLANNING BALANCE

The site is located in a sustainable location and the proposal would represent an additional contribution to the housing supply and an effective use of land, whilst ensuring residential amenity and the character of the area are not harmed as a result. The proposal is considered acceptable with regard to adopted local and national planning policy, supplementary planning documents and other material planning considerations

## 12 RECOMMENDATION

Delegated Authority be given to the Service Manager Development Management to **GRANT PERMISSION** subject to:



- i) the completion by the Owner of the Land of a planning obligation entered into by way of a Section 106 Agreement to secure the relevant habitat mitigation / air quality 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:

- 001
- 002
- 003 Rev B
- 004 Rev B
- 005 Rev A
- 006

Reason: To ensure satisfactory provision of the development.

- 3. Before development commences above slab level, 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. 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 and Step 3 under Section 26.7.1 of the SuDS Manual in relation to drinking water supply 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 New Forest National Park Authority Strategic Flood Risk Assessment for Local Development Frameworks.

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 tree and shrub planting (species, size, spacing and location);
  - (c) areas for hard surfacing, and the materials to be used;
  - (d) the treatment of the boundaries of the site;
  - (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.

The hard and soft landscaping scheme including all tree and shrub planting as may be approved shall be fully implemented prior to first occupation or in accordance with any phasing submitted to and agreed in writing with the Local Planning Authority. Any trees or shrubs which die, become damaged or diseased within 5 years of the full completion of the development, or planting whichever is the later, shall be replaced with the same species in the first available planting season (November to March) unless the Local Planning Authority has agreed in writing to a change of species beforehand.

Reason: To ensure that the development takes place in an appropriate way and to safeguard trees and natural features which are important to the visual amenities of the area in compliance with Policies ENV3 and ENV4 of the Local Plan Part 1.

6. Before first occupation of the dwelling hereby approved, a scheme for the provision of infrastructure and facilities to enable the installation of charging points for electric vehicles to serve the new dwelling shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be provided before the approved dwelling has been occupied and shall thereafter be retained in accordance with the approved details.

Reason: In the interests of sustainability and to ensure that provision is made for electrical charging points in accordance with Policy IMPL2 of the Local Plan Part 1 Planning Strategy for the New Forest (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 (or alterations) otherwise approved by Classes AA, 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. 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

The mitigation package shall include a timetable for implementation and measures for retention and maintenance of that mitigation package, which shall thereafter be implemented.

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.

9. Before development commences, details of cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle storage shall be provided prior to first occupation of the dwelling and shall thereafter be retained and maintained at all times.

Reason: To ensure cycle storage provision is provided in accordance with the Council's adopted standards to ensure the proposal offers appropriate alternatives to the motor car in the interests of sustainable development.

10. Notwithstanding the approved plans and 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 the satisfactory appearance of the development in the streetscene, the satisfactory impact on the amenity of neighbouring residential properties and 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.

11. The development hereby permitted shall not be occupied until the parking spaces shown on approved plan have been provided. The spaces shall be retained and kept available for the parking of vehicles for the dwelling hereby approved at all times.

Reason: To ensure adequate parking provision is made and in the interest of highway safety and in accordance with Policy CCC2 of the Local Plan Part 1 Strategy for the New Forest outside of the National Park.

12. The parking area hereby approved shall be constructed of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse and such provisions thereafter retained.

Reason: To ensure the satisfactory drainage, appearance and functioning of the parking area.

13. The first floor landing/stairwell window on the south-east elevation of the approved building and the first floor bathroom windows on the north-west elevation of the approved building shall be permanently glazed with obscure glass, and the bathroom windows shall also be non-opening at all times unless the parts that can be opened are more than 1.7m above the finished floor level.

Reason: To safeguard the privacy of the adjoining neighbouring properties 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.

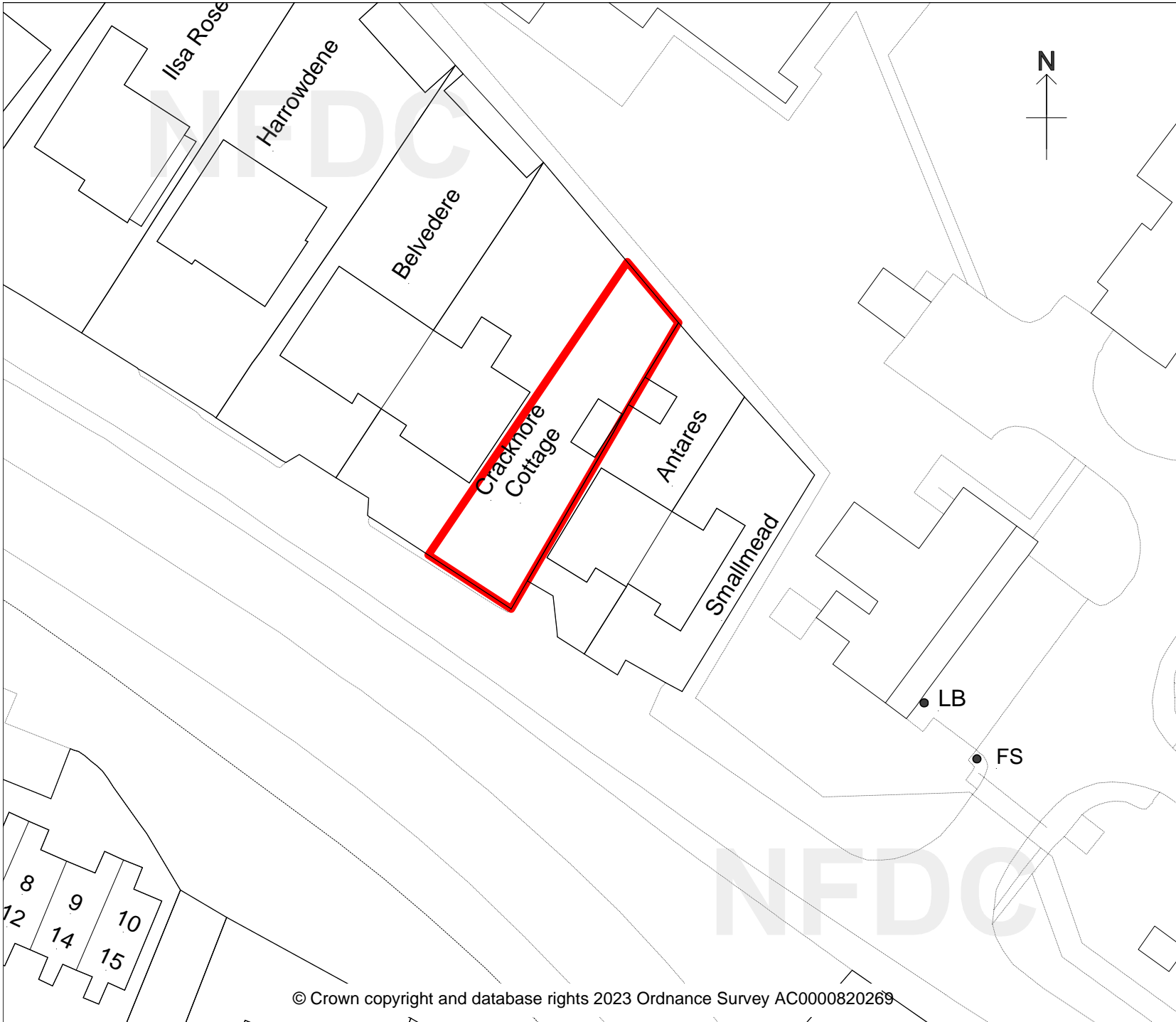
14. Specific details of ecological enhancements to be incorporated into the development shall be provided to the Local Planning Authority prior to commencement of the development. The identified ecological enhancements identified shall be installed prior to occupation of the dwelling hereby approved and shall thereafter be retained in perpetuity.

Reason: To deliver ecological enhancements in accordance with Policies STR1 and DM2 of the Local Plan for the New Forest District outside the National Park (Part 2 : Sites and Development Management).

**Further Information:**

Sophie Tagg

Telephone: 023 8028 5439



# New Forest

DISTRICT COUNCIL

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

David Norris  
Service Manager  
Development Management  
New Forest District Council  
Appletree Court  
Lyndhurst  
SO43 7PA

## PLANNING COMMITTEE

November 2023

Land Adjacent to Cracknore Cottage  
Cracknore Hard Lane  
Marchwood  
23/10630

Scale 1:500

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