

**Application Number:** 24/10429 Full Planning Permission  
**Site:** WOODBURY, 2 VINEY ROAD, LYMINGTON SO41 8FF  
**Development:** Replacement dwelling with a detached garage; detached outbuilding in the rear garden.

**Applicant:** Mr and Mrs Vokes and Thorne  
**Agent:** Morgan Building Design Ltd  
**Target Date:** 10/07/2024  
**Case Officer:** Jessica Cooke  
**Officer Recommendation:** Grant Subject to Conditions  
**Reason for Referral to Committee:** Town Council Contrary view

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## 1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of development
- 2) Impact on the character and appearance of the area
- 3) Impact on residential amenities
- 4) Matters relevant to parking, access and highway safety
- 5) Air quality
- 6) Ecology

This application is to be heard at Planning Committee due to a Town Council contrary view.

## 2 SITE DESCRIPTION

The application site relates to an existing 7.7m high two-storey dwelling with a single-storey attached garage, located within the built-up area of Lymington. The dwelling is set well back from the road and is fairly well screened from the section of Viney Road to the north of the site. It is more visible from Viney Road when approaching from the south, but it is not prominent in a streetscene that has an attractive semi-rural character.

There is a mature oak tree which is subject to a Tree Preservation Order sited adjacent to the shared driveway with the neighbouring properties. The site additionally lies opposite the New Forest National Park.

The spatial characteristics of Viney Road comprise large detached dwellings which are generally set well back from the road and which have generous spatial gaps between each property. There is a mixed character of development with no single architectural style or house type dominating. A couple of other nearby houses within Viney Road have been replaced in the past 10 years, whilst other properties remain relatively unaltered from the time they were built.

### **3 PROPOSED DEVELOPMENT**

The proposal seeks planning permission to demolish the existing two-storey dwelling and construct a new two-storey dwelling with a detached garage and a separate detached outbuilding.

### **4 PLANNING HISTORY**

No relevant planning history.

### **5 PLANNING POLICY AND GUIDANCE**

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

Policy ENV3: Design quality and local distinctiveness

Policy ENV4: Landscape character and quality

Policy STR2: Protection of the countryside, Cranborne Chase Area of Outstanding Natural Beauty and the adjoining New Forest National Park

Policy HOU1: Housing type, size, tenure and choice

Policy IMPL1: Developer Contributions

Policy IMPL2: Development standards

#### **Supplementary Planning Guidance And Documents**

SPD - Lymington Local Distinctiveness

SPD - Parking Standards

SPD - Air Quality in New Development

SPD - Climate Change

#### **National Planning Policy**

NPPF 2023

NPPG

#### **Plan Policy Designations**

Built-up Area

### **6 PARISH / TOWN COUNCIL COMMENTS**

**Lymington & Pennington Town Council:** Recommend refusal. Concerns for the proposed garden building becoming an independent dwelling in the future which is inappropriate for this site. Concerns regarding the large mass of the proposal, the size of the property, and its design which is out of keeping aesthetically. The design is out of context considering the surrounding properties and obtrusive. It is contrary to **ENV3**. There is a lack of the required supplementary documentation supplied to support this application.

### **7 COUNCILLOR COMMENTS**

No comments received.

### **8 CONSULTEE COMMENTS**

#### **Ecologist**

No Objection.

## **NFDC Tree Team**

No Objection Subject to Condition(s)

### **9 REPRESENTATIONS RECEIVED**

14 letters of support received:

- Proposal is well-proportioned build. Appropriate, sympathetic and enhancing of the area.
- The new design sits nicely on the plot and the design has taken into account of overlooking.
- Carefully considered all materials and it will be an improvement and more in keeping with the area
- The existing house looks out of place and replacing it with a lovely family home makes sense.
- Proposal will improve the quality of the current building and surrounding area.
- The proposal is set well back from Vinery Road, on a large plot and has a very acceptable design with no impact on surrounding properties.
- The road will benefit from improved and more modern/energy efficient properties.
- Many other properties in the road have either been replaced, modernised and improved; the area has a nice range of interesting properties, this will add to the variety.

27 letters of objection received:

- Lack of consideration for the surrounding neighbours. The outbuildings will adversely affect the tropical plant garden next door.
- Concern that there are inaccuracies in the Design & Access Statement.
- Badger sighting on the shared driveway jointly owned by the applicants
- Reference to an application (10/06533) at no.6 that was refused and, on this basis, permission for this application can't be given.
- Objection to the proposal with reference to Policies CS1, CS2, CS10 of the 2009 Core Strategy and Lymington SPD.
- Concern the outbuilding is an attempt to build a second dwelling on the plot.
- Objection to the proposal because it does not comply with the regulations of Permitted Development Rights.
- Concern the house and outbuildings are too high, wide and long with excessive glass; concern with impacts on wildlife in the area.
- The outbuildings are out of character and they should respect and preserve amenity of neighbouring properties; garden buildings are smaller and further away from the boundaries.
- Concern the outbuilding could result in an increase in traffic on the rural lanes.
- Concern the development at the neighbouring property is not shown correctly on the plans.
- Objection to building over the sewer, advise not legal. Concern the build-over agreement from Southern Water contains errors
- Concern an arboricultural report was not submitted.
- Concern with residential amenity impacts to no. 1; the garage would prevent light to the lounge and conservatory; the bifold doors to the gym/office would impact privacy due to potential noise and smells and overlooking the existing seating area.
- Light pollution from the windows; the amount of glass is excessive and a danger to birds and bats.
- The proposal contravenes Articles 1 and 8 of the European Convention of Human Rights.

- Request for the rooflight over the stairs to be opaque and fixed closed to provide privacy to properties to the rear.
- 3 storeys is out of character
- The size of the house is large and would spoil the view from a neighbouring property and drainage ditches will be affected.
- Mass, height, depth and scale appears overly large by comparison to neighbours. Out of character with a number of chalet bungalows without outbuildings. Overdevelopment.
- Streetscene is misleading as it does not show no. 1.
- Concern the lack of trees, hedged and vegetation will impact on wildlife and the buildings will not be obscured from the street.
- The outbuilding having a shower, toilet and wash basin constitutes a separate dwelling.
- Tree survey should be prepared and the stream running under the access drive hasn't been identified on the plans.
- Objection to the floor area being larger than the existing building.
- No consideration given to landscaping; does not comply with Lymington Distinctiveness SPD.
- Other development in Viney Road at chalet bungalows were not allowed to increase the height of the dwellings above the roof line of other dwellings in the road.

#### Hampshire Ornithological Society

Hampshire Ornithological Society (HOS) has been informed by HBIC that the above planning application is within 100m of a protected area as detailed in the Solent Wader and Brent Goose Strategy and, as such, may impact on the notable and protected bird species using this area.

HOS believe the applicant must address these impacts as detailed in the Guidance on Mitigation and Off-setting 2018 before planning approval is given.

## **10 PLANNING ASSESSMENT**

### Principle of Development

The proposal is located within the built up area of Lymington where there is a presumption in favour of sustainable development, subject to material considerations. In this case, there is a particular need to assess the proposal against the design and amenity related provisions of Policy ENV3 of the Local Plan Part 1.

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

Local Plan Policy ENV3 (Design quality and local distinctiveness) is relevant to this application and requires that all development should achieve high quality design that contributes positively to local distinctiveness, quality of life and enhances the character and identity of the locality. In particular, development should be:

- Functional: well connected to surrounding uses, and logically laid out so that different elements work well together in a manner that is safe to access, easy to navigate, convenient to use and that makes effective use of both developed land and open spaces;
- Appropriate: sympathetic to its environment and context, respecting and enhancing local distinctiveness, character and identity; and
- Attractive: visually appealing and enjoyable to be in.

Viney Road is a linear road which lies adjacent to the New Forest National Park. There are a variety of house types, architectural styles and materials on Viney Road, including chalet bungalows and two-storey houses, and Viney Road has a resultant mixed character. Development of a more modern and contemporary appearance has taken place at a number of dwellings on Viney Road, particularly at Sandpipers (no. 3 Viney Road) which lies adjacent to the site to the south and no. 7 Viney Road, as well as a number of contemporary dwellings on Woodside Lane, which lies to the rear of Viney Road.

The existing building is a two-storey, large detached property sited within a large plot which widens to the rear. The dwelling is a c.1970s dwelling and is not of a notable appearance or of architectural merit. The access from Viney Road is shared with no. 1 Viney Road and no. 3 Viney Road, and a Tree Preservation Order is sited within the driveway and adjacent to the road.

The proposal is for the demolition of the existing two-storey dwelling and the construction of a replacement two-storey dwelling (with attic accommodation) predominantly on the same footprint as the existing property. A single-storey element would crank from the main part of the dwelling and would extend towards the rear of the site. A detached single-storey garage is proposed to the north of the dwelling and a separate detached garden building is proposed within the rear garden. There is a protruding double-height bay window with a flat roof to the front of the dwelling which serves the stairwell, and there is a protruding gable to the front elevation which comprises the snug at ground floor level and master bedroom at first floor level. At second storey level, the proposal includes high level rooflights on the front elevation which serve an attic bedroom.

The proposed dwelling is considered to be well-designed and well-proportioned. Whilst being of a two-storey nature, the proposal references other dwellings within the street in its design, with front gables being a strong feature within the streetscene. It is considered that the proposed dwelling is attractive, and it is not considered to be of an inappropriate appearance for its location.

The proposed dwelling would have a relatively contemporary character with linear features and a mixture of materials, including buff brick, timber cladding, zinc cladding, painted render, slate roof and aluminium bargeboards with galvanised rainwater goods. As already noted, there is a mixture of architectural styles and materials along Viney Road, including buff brick, render and timber cladding, and it is considered that the proposed materials would be acceptable in this context. A planning condition is recommended for the submission of the specific material details to ensure the quality of the development is appropriate. Given the mixed character of other dwellings within the streetscene, the proposed dwelling would not appear out of keeping.

The proposed dwelling would be sited in a similar position to the existing dwelling, but it would be slightly deeper, extending slightly further back into the plot. The single-storey side extension element would extend in a north-westerly direction from the two-storey part of the dwelling, running parallel with the boundary between the application site and no. 1 Viney Road. Adjacent to the single-storey side extension, a detached garage is proposed, which would be 4.28m in height. Within the rear garden, a garden building with a home office/gym is proposed. This too would be 4.28m in height. The plot is generous in size with a deep rear garden which tapers outwards towards the north-east corner. It is considered the plot is sufficiently sized to accommodate the proposed development, including the garage and outbuilding. Whilst the footprint of the dwelling would be larger than that of the existing dwelling, it would be entirely appropriate for the context of the site.

Objections have been raised to the size, scale and height of the proposed dwelling. However, there is already a two-storey dwelling on the site. Elsewhere along Viney Road, there are both 2-storey dwellings, such as the adjacent dwelling 'Sandpipers' (no. 3 Viney Road), and lower chalet bungalows.

Given this context, there can be no objection to the principle of a replacement 2-storey dwelling. It is recognised that the replacement dwelling would be higher than the existing dwelling: the existing dwelling is 7.7m in height and the proposed dwelling is 8.7m in height, representing an increase of 1m. However, this limited increase in height is not considered to be visually harmful or inappropriate in this spacious context. As such, the proposed dwelling would remain of an appropriate scale and height of development in this context and in relation to the streetscene.

A number of objections relate to the proposed dwelling being a three-storey dwelling. However, whilst the roof would be increased in height by 1m, the second floor only comprises an attic room within the roofscape, with 2no. rooflights serving this room. Therefore, the proposed dwelling would still read as a two-storey dwelling from the key viewpoints to the front of the site and from within the public realm. Ultimately, given the accommodation would be provided within the roofscape, it would not be an unacceptably intrusive or dominant feature within the streetscene, and therefore the proposal is considered to be acceptable in this respect.

Overall, the proposed replacement dwelling is of an acceptable appearance in respect of its design and materials. By reason of its appropriate design, scale and appearance within the streetscene, it is not considered to harm the character of the area or the special qualities of the adjacent New Forest National Park. As such, it is considered to comply with Policy ENV3 of the Local Plan Part One.

#### Landscape impact and trees

There is a veteran Oak tree sited to the east of the plot which lies outside of the red line boundary of the application site, but lies within a shared access between the application site and the neighbouring property at no. 1. The tree is protected by a Tree Preservation Order (32/15). The Council's Tree Officer was consulted on the proposal and stated that the proposed replacement dwelling is in a similar location and has a similar relationship with the tree as the current dwelling and is far enough from the tree as not to have a direct detrimental impact. Therefore, they have raised no objection to the proposal but have recommended a planning condition to protect the tree from construction vehicles, plant and storage/delivery of materials.

Subject to the inclusion of the aforementioned planning conditions, the proposal is considered to be acceptable and would not result in adverse impacts upon the tree, or upon the adjoining New Forest National Park. The proposal is therefore considered to comply with Policies ENV4 and STR2 of the Local Plan Part One.

#### Highway safety, access and parking

Viney Road is a residential road with no parking restrictions and the proposal would be served by the existing access, which is off a private track abutting Viney Road.

The proposed dwelling would have 5no. bedrooms. In accordance with NFDC Parking Standards SPD (April 2022), the requisite parking spaces for a 4+ bedroom dwelling is 3 spaces. The front driveway is sufficiently large to accommodate 3no. vehicles and an additional parking space is provided in the detached garage.

One cycle parking space must be provided per bedroom in accordance with the Parking Standards SPD. A store is shown on the proposed garage floor plan which is sufficiently large enough to store 5no. bicycles. As such, the proposal complies with NFDC Parking Standards SPD in relation to cycle storage.

Policy IMPL2 relates to development standards and places a requirement on new developments to make provision to enable the convenient installation of charging points for electric vehicles. Whilst this was previously secured by planning condition, recent changes to the Building Regulations require the provision of electric charging points and therefore such a condition is not considered necessary.

The proposal meets the requirements of NFDC Parking Standards SPD and retains the existing access. As such, the proposal is not considered to result in adverse impacts upon highway safety, and is considered to comply with Policy CCC2 of the Local Plan Part One and the NFDC Parking Standards SPD.

### Residential amenity

Policy ENV3 of the NFDC Local Plan Part 1 requires the impact on the residential amenity of existing and future occupiers to be taken into consideration in making planning decisions. NPPF Para. 135, subparagraph (f) states development should promote health and wellbeing, with a high standard of amenity for existing and future users.

As initially submitted, the proposal included a long detached building, accommodating a garage, store and home office/gym. A number of objections were raised by neighbours and the Town Council regarding the outbuilding, including concerns about its height and proximity to the neighbouring boundary and its potential to be used as a separate dwelling. Whilst the single outbuilding was not considered to be an issue by officers, amended plans were submitted by the applicant to address the neighbour and Town Council concerns. The amended plans have resulted in the outbuilding being split into a single-storey detached garage and a single-storey detached garden building proposed to be used as a home office/gym with a separation distance of 10.2m between the outbuildings.

The use of the garden building as a separate dwelling would require planning permission in its own right. This application is simply for its use in association with the dwellinghouse, which does not raise any concerns.

The proposed detached garage would have a modestly sized footprint and its height would be 4.28m, with the building proposed to be sited 1m from the boundary of the neighbouring property. The garden room would be 12.8m in length and 4.7m in width, and its height would be 4.28m. It would be sited 1.3m from the shared boundary.

Objections have been raised in respect of overshadowing to the neighbouring property, no.1 Viney Road. However, the separation distance between the two-storey element of the proposed dwelling and no. 1 Viney Road is 16.7m, which is a sufficient distance as not to result in adverse impacts. The greater height of the proposed replacement dwelling would be relatively minimal in this context, in any case, and so would not result in material harm to the neighbour's light and outlook. With regard to the proposed outbuildings, there is a separation distance of 4.8m between the proposed detached garage and the closest elevation of no. 1 Viney Road. The roofs of both buildings are pitched away from the shared boundary, with the highest point of the detached garage being 3.35m from the shared boundary and the highest point of the detached garden building being 3.7m from the shared boundary. Whilst some overshadowing impacts would arise to the western boundary

of the neighbouring property, this would mainly be in the evening and the shadow would only just reach the south-western corner of the neighbouring property. Therefore, the shadowing of this neighbour's side garden would not be to such an extent as to be unacceptably harmful.

The height of the proposed outbuildings is acceptable and given they are both single-storey, there are no concerns relating to visual intrusion, loss of privacy or overlooking.

The proposal does not have any rear windows at second floor level and therefore no impacts of overlooking, loss of privacy or visual intrusion would arise to the rear gardens of the neighbouring properties. The proposal includes rooflights to the front of the dwelling, though these look out towards Viney Road and the adjacent National Park, and no development would be overlooked. Whilst the proposed dwelling would have rear windows at first floor level, the existing property also has rear windows at first floor level, and this relationship with neighbouring properties would remain similar to the existing situation. As such, there are no concerns relating to overlooking, visual intrusion and loss of privacy. A planning condition is recommended for the removal of Permitted Development Rights under Class B of Part 1 of the General Permitted Development Order to restrict additions to the roof without express planning permission.

Overall, by reason of the layout, orientation and positioning of the proposed dwelling on the site relative to its neighbours, the size of the plot and its relationship to the boundaries, it is not considered that the proposal would cause unacceptable impacts upon residential amenity, and the proposal therefore complies with Policy ENV3 of the Local Plan Part One.

#### Ecology On Site Biodiversity and protected species

As of 2nd April 2024, developers must deliver achievement of Biodiversity Net Gain (BNG) on 'smaller' sites such as this as a requirement of planning permission. However, an exemption applies with regard to self-build development. Self-build refers to a development of a home on a piece of land owned by persons to be lived in by those persons. In this instance, a self-build exemption has been claimed with regard to Community Infrastructure Levy (CIL) and therefore the national BNG requirement is not applicable to this proposal.

The Council's Ecologist was consulted on the application and requested an ecological survey be undertaken, given the demolition of the existing dwelling. A bat survey was undertaken and evidence of bats were found in the roof and emergence and re-entry surveys were subsequently required. These surveys were undertaken and a report was subsequently submitted, with no emergence or re-entries observed. The ecologist was reconsulted and advised they were satisfied with the findings and recommendations in relation to bats.

The Council is required to consider the likelihood of a licence being granted by Natural England in respect of the demolition a building whereby there is evidence of bats. The three derogation tests are:

- The activity to be licensed must be for imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment or for public health and safety;
- There must be no satisfactory alternative; and
- Favourable conservation status of the species must be maintained.



In relation to the first two derogation points, the overriding public benefits of the proposal relate to the social and economic benefit of the construction of the building which would provide a visual improvement to the existing dwelling and would provide jobs, thus benefiting the economy. In addition, the proposed dwelling would provide an uplift in building standards and sustainability, and there is not considered to be a satisfactory alternative to enable these works as the existing dwelling must be removed to provide the proposed dwelling. In respect of the third test, Natural England will be required to issue a licence and the Council's Ecologist is satisfied that the favourable conservation status of the bat species will be maintained.

In relation to birds, the ecologist provided advice regarding the provisions of the Wildlife and Countryside Act 1981. The Council's ecologist requested the Preliminary Appraisal be updated to contain a precautionary working method for Great Crested Newts. The Appraisal was duly updated, addressing the concerns raised.

The Hampshire Ornithological Society (HOS) raised comment on the application in relation to the application being within 100m of a protected area for Solent Wader and Brent Geese. The Council's ecologist did not raise concerns in respect of this matter and verbally advised the proposal would present an acceptably low risk in this respect.

A number of concerns were raised in respect of the use of glazing in the property and its impact upon local wildlife. The level of glazing proposed is not considered to be particularly unusual. The Council's ecologist has not raised an objection to the proposal in this respect, and the proposal is therefore considered to comply with Policy DM2 of the Local Plan Part One. A planning condition is recommended to secure the submission of ecological enhancement details.

#### Habitats Mitigation, Nitrate neutrality and impact on Solent SAC and SPAs

The scheme proposes a replacement residential dwelling. As such, it would not result in an additional unit of accommodation or materially increase residential occupation so as to result in additional impacts on features of nature conservation interest in the New Forest or Solent that would require habitats mitigation measures to be secured. Furthermore, there would be no additional burden on nitrates and thus, no further impacts on the Solent SAC or SPAs would result.

#### Air Quality Statement

In response to the requirements of the recently adopted 'Air Quality Assessments in New Development' Supplementary Planning Document 2022, the applicant has provided information explaining the measures that they will take to reduce the potential adverse impact new development can have upon air quality, thereby lessening the negative effects upon health and wellbeing. These will be:

- No kerbside development is proposed
- Vehicle charging point installed to encourage the use of electric vehicle
- Large opening designed on rear elevation away from the road side and facing the large rear garden.

#### Climate Change

The applicant submitted a Climate Change Statement to support their planning application which addresses the requirements of the Council's Planning for Climate Change SPD and the statement notes a number of enhancement details for sustainability.

## Developer Contributions

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
Self Build (CIL Exemption in place)	420.5	179	241.5	241.5	£80/sqm	£28,311.23 *

Subtotal:	£28,311.23
Relief:	£28,311.23
Total Payable:	£0.00

## **11 OTHER MATTERS**

A number of objections were raised with regard to Policy CS2, saved policy DW-E12 and demolition regulations of the General Permitted Development Order. Policy CS2 is an out-of-date policy which therefore, no longer carries weight in decision making in the New Forest District area. DW-E12 is not relevant to this application. With regard to the regulations of Permitted Development Rights, this application is for full planning permission and the demolition regulations of the Permitted Development Order are not relevant to this application.

A number of neighbour objections were received with regard to the proposal being sited over the sewerage network. However, this is not a planning matter and cannot be taken into consideration in the determination of this application. Notwithstanding this, the applicant has received a 'build-over' agreement from Southern Water for the proposed development.

## **12 CONCLUSION / PLANNING BALANCE**

The proposed new dwelling is considered to be sympathetic to its context, being of an acceptable size, scale, height and appearance for its location, and its design is considered to be appropriate to the streetscene, which is of a mixed character in terms of architectural styles and materials. In addition, the proposal would not adversely impact residential amenity in respect of overlooking, visual intrusion, loss of privacy or overshadowing and would not result in adverse impacts to the highway network. As such, the proposal complies with Policy ENV3 and Policy CCC2 of the Local Plan Part One.

The application is accordingly recommended for approval, subject to conditions.

## **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:

- SS.01 Streetscene
- PP.01 Proposed Ground Floor Plan
- PP.02 Proposed First Floor Plan
- PE.02 Proposed Elevations
- PE.01 Proposed Elevations
- EP.01 Existing Floor Plans
- EE.01 Existing Elevations
- G.01 REV B Garage
- GB.01 Garden Building
- LP.01 REV B Location Plan
- Air Quality Statement
- Design & Access Statement
- Preliminary Roost Assessment by Arbtech
- Bat Emergence and Re-entry Surveys by Arbtech

Reason: To ensure satisfactory provision of the development.

3. Before development commences above DPC level, samples or exact details (manufacturers' specifications) 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 development hereby approved and all associated works shall be undertaken in strict accordance with the recommendations and the ecological mitigation and enhancement measures set out in the Preliminary Roost Assessment by Arbtech and the Bat Emergence and Re-entry Surveys by Arbtech unless otherwise first agreed in writing by the Local Planning Authority. Notwithstanding the submitted details, a scheme of ecological enhancement measures shall be submitted to and approved by the Local Planning Authority and installed prior to first occupation of the dwelling hereby approved.

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

5. No development, demolition or site clearance shall take place until the arrangements to be taken for the protection of protected trees on and adjacent to the site, to be identified by agreement with the Local Planning Authority beforehand, have been submitted to and approved in writing by the Local Planning Authority. The agreed protection measures shall be implemented in full prior to any activity taking place and shall remain in situ for the duration of the construction of the development.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area and character of the locality, in accordance 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.

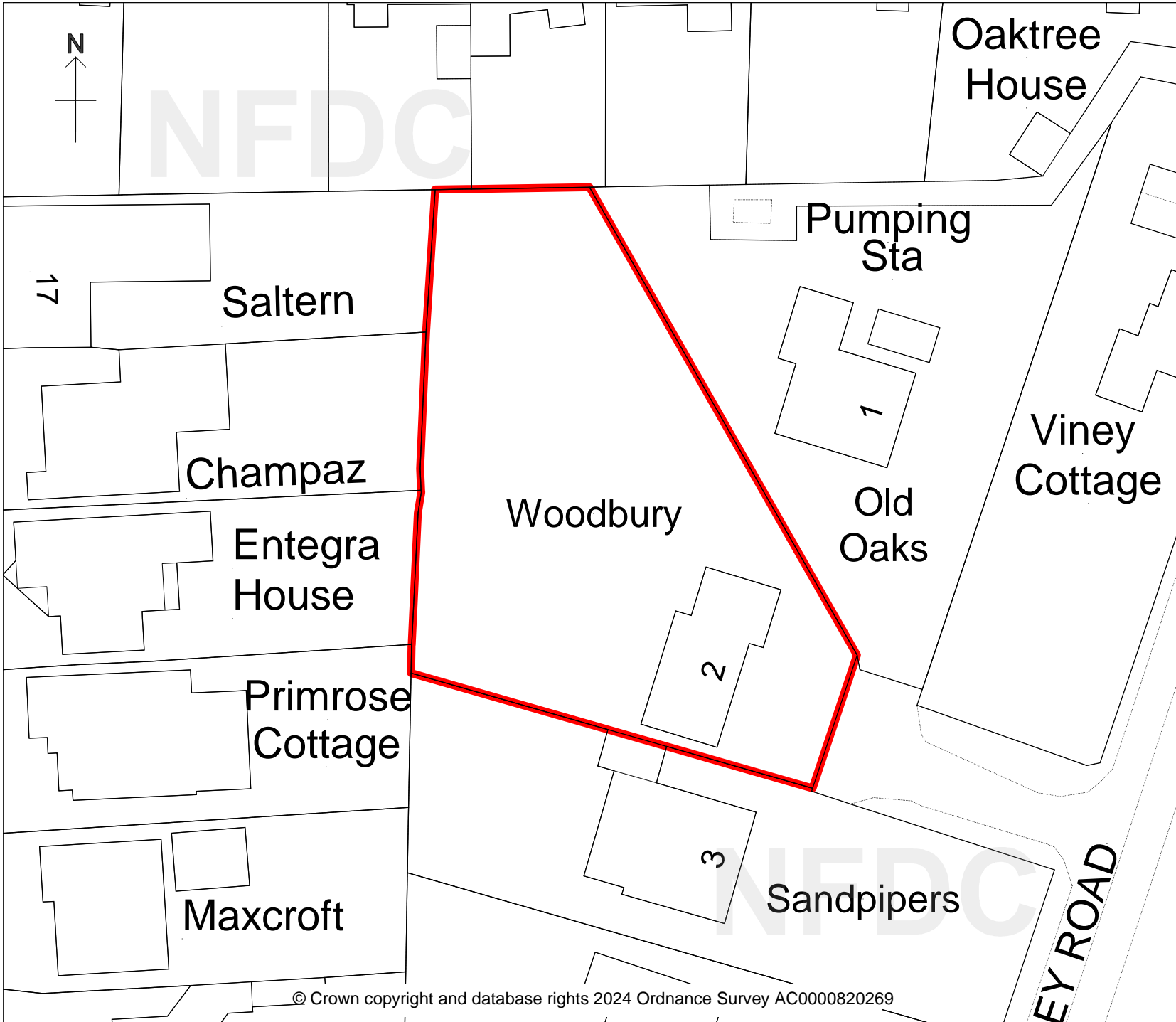
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any re-enactment of that Order) no roof extension or alterations otherwise approved by Class B of Part 1 of Schedule 2 of the Order, shall be erected or carried out without express planning 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.

**Further Information:**

Jessica Cooke

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# New Forest DISTRICT COUNCIL

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SO43 7PA

## PLANNING COMMITTEE

November 2024

Woodbury  
2 Viney Road  
Lymington  
24/10429

Scale 1:500

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