

Application Number: 24/10820 Full Planning Permission
Site: BARN AT THE OLD STORES, SCATS LANE,
SANDLEHEATH, SP6 1PL
Development: Change use from agricultural barn to holiday let
accommodation; associated external alterations; parking
Applicant: Mr Rickman
Agent: Mr Egford
Target Date: 18/11/2024
Case Officer: James Gilfillan
Officer Recommendation: Service Manager - Grant
Reason for Referral to Committee: Contrary view of Cllr Richards.

1 MAIN ISSUES

- 1) The principle of the development
- 2) Impact on the character and appearance of the area
- 3) Highway safety
- 4) Residential amenity
- 5) Ecology, New Forest habitat recreational impact mitigation and Nutrient Neutrality

2 SITE DESCRIPTION

The site is located in fields to the rear of houses on Scats Lane and Alderholt Road, in the countryside around Sandleheath. The built-up area as defined by the policies map is located tight to the rear of those properties.

The existing building is sited centrally within the application site in a cluster of trees. The site extends 80m to the south of the existing building, where vehicular access to Alderholt Road is located. The access is shared with access to adjoining land. There is a track serving the building from the access.

The land slopes down to the south, from Scats Lane.

3 PROPOSED DEVELOPMENT

Change use from agricultural barn to holiday let accommodation; associated external alterations; vehicular parking.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
20/10588 Use of the land for the siting of one shepherd hut (for holiday purposes) hardstanding, services.		Withdrawn	Decided

5 PLANNING POLICY AND GUIDANCE

Relevant Legislation

Planning and Compulsory Purchase Act 2004.

National Planning Guidance

National Planning Policy Framework (NPPF) December 2024
Planning Practice Guidance

Local Plan 2016-2036 Part 1: Planning Strategy

Policy STR1: Achieving Sustainable Development

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

Policy STR3: The strategy for locating new development

Policy STR4: The settlement hierarchy

Policy STR6: Sustainable economic growth

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

Policy ENV3: Design quality and local distinctiveness

Policy ENV4: Landscape character and quality

Policy CCC1: Safe and healthy communities

Policy CCC2: Safe and sustainable travel

Policy IMPL1: Developer Contributions

Local Plan Part 2: Sites and Development Management 2014

DM2: Nature conservation, biodiversity and geodiversity

DM13: Tourism and visitor facilities

DM20: Residential development in the countryside

Local Plan Part 1: Core Strategy 2009 (saved policies)

CS19: Tourism

CS21: Rural economy

Supplementary Planning Guidance And Documents

SPD - Air Quality in New Development.

SPD - Mitigation Strategy for European Sites

SPD - Parking Standards

SPD - Planning for Climate Change

SPG - Residential Design Guide for Rural Areas

SPG - Landscape Character Assessment

6 PARISH / TOWN COUNCIL COMMENTS

Sandleheath Parish Council: No objection

The parish council voted, mostly in favour, of recommending PAR1 Approval, following discussion and reassurance from the applicant regarding access and terms of use.

7 COUNCILLOR COMMENTS

Cllr Richards - Downlands and Forest North

The application is for self-contained holiday accommodation (a form of residential use) that will result in a building that is residential in character. The location is in the

open countryside, outside the defined settlement boundary, and so would be contrary to policies DM13 and DM20. The building is only about 5 years old and, although being given planning permission as an agricultural barn, appears to have never been used for agriculture, as defined under the Town and Country Planning Act 1990. It is also located close to the settlement boundary. This raises further concerns that similar schemes may be encouraged nearby, in effect extending the settlement beyond its defined boundary. The scheme does not form part of a farm diversification project and the minor economic benefits would not outweigh the harm to rural character arising from this form of residential use. It would therefore be contrary to policies STR2 and STR3

8 **CONSULTEE COMMENTS**

Comments have been received from the following consultees:

NFDC Ecologist: No objection.

The building does not present the potential to be occupied by bats.

Hampshire CC Highways: No objection.

The proposal will result in a similar number of trips

Natural England: No objection.

Subject to the Council undertaking an Appropriate Assessment of the scheme.

9 **REPRESENTATIONS RECEIVED**

The following is a summary of the representations received.

- Impact on the character and appearance of the area
- Inappropriate development outside the settlement boundary of Sandleheath
- Existing building not in accordance with approved design
- Dangerous access compromising highway safety
- How will parking on Scats Lane be enforced
- Loss of amenity due to vehicle headlights shining in to rooms
- Loss of amenity due to noise and light from the proposed use
- Potential future use and precedence
- Impact on ecology and ability to deliver biodiversity net gain
- Foul water drainage harming environment

For: 0

Against: 9

10 **PLANNING ASSESSMENT**

1. Principle of Development

Strategic policy STR3, of the Local Plan, seeks to direct development to the identified towns and villages in the district. The closest identified settlement is Sandleheath.

STR4 sets a settlement hierarchy for the New Forest. Sandleheath is in the list of 'Main villages', the second tier in the hierarchy, where a limited to moderate range of local services are provided. They are appropriate locations for small to medium scale development that sustains their current village role.

Saved Local Plan Core Strategy Policy CS21 sets a strategy for the rural economy focusing on employment, supporting existing employment and seeking to benefit existing services and facilities.

Local Plan part 1, strategic policy STR6 'Sustainable Economic Growth' states:

The Council strategy for sustainable economic growth is to maintain and enable a vibrant and prosperous local economy offering a diverse range of local employment opportunities, where existing businesses continue to thrive and new businesses have sufficient and suitable opportunities to form and grow in appropriate locations. This will be achieved by:

- vi. Supporting a sustainable rural economy including low environmental impact businesses and tourism;

Furthermore, saved Core Strategy policy CS19 "Tourism", supports tourism development and states:

The strategy is to support the local tourism industry by, *inter alia*;

(d) supporting new tourist provision and initiatives in towns and villages, and in the countryside through the reuse of existing buildings or as part of farm diversification, particularly where these would also benefit local communities and support the local economy.

The NPPF directs Local Planning Authorities to prepare policies and make decisions to support a prosperous rural economy. It states at paragraph 84 (a), decisions should enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.

At NPPF paragraph 85 *inter alia* it recognises decisions may have to support schemes outside existing settlements, in locations not well served by public transport.

The site is outside the built-up area as defined by the Local Plan policies map.

However, the application site is 65m from the boundary of the built-up area, and whilst the scale of the proposal is appropriate in scale to a settlement the size of Sandleheath, the policy identifies a built-up area and does not make provision for a gradual transition from the built-up area in to the countryside for main villages.

Whilst the primary objectives are to conserve and enhance the countryside and natural environment, policy STR3 accepts development will occur beyond the defined settlements, concluding that development will generally be restricted unless the development is appropriate in a rural setting in accordance with saved policy CS21 of the New Forest Core Strategy 2009, "Rural Economy".

The proposal would not relate to existing employment opportunities, nor introduce new opportunities for existing residents.

However, the application does propose to make use of the existing building on the site in line with criterion (d) of Policy CS21 to provide tourist accommodation that will contribute to the tourism offer in the district.

Despite Sandleheath being identified as a 'small village' by Local Plan Policy STR4, there is little by way of services to offer visitors. However, visitors to the proposed development could be expected to visit the local shop in Sandleheath or pubs in other nearby villages such as Ashford, Damerham and Rockbourne and the wider

services available in Fordingbridge. Despite being small in scale this additional spend by visitors will be an economic benefit, that the existing building does not offer.

The pre-amble to Policy DM13 states that policy CS19 of the Core Strategy sets out the strategy for supporting the local tourism industry. The strategy seeks to encourage tourism which is consistent with environmental objectives, including protecting sensitive areas of the New Forest National Park and vulnerable habitats. It also indicates that tourism is an important part of the local economy.

Local Plan part 2 policy DM13 'Tourism and visitor facilities' states *inter alia*:

Outside the defined built-up areas, development to provide visitor accommodation and/or facilities will only be permitted where it is;

- part of a farm diversification project or through the conversion of existing buildings in accordance with Policy DM22.

It goes on to state:

that where the development is being provided through the conversion of existing buildings, it must be of an appropriate scale and appearance to its rural setting and structurally sound, so it can be re-occupied without major rebuilding.

It is considered from the case officers site visit that the building subject to the application is of sufficient structural integrity to be able to accommodate the proposed use. Whilst new partition walls and openings are proposed, they are not fundamental to the continued stability of the structure of the building and are directly related to the enhancement of the quality of the building for the intended use.

Furthermore, in respect to the references in policy STR6 and the pre-amble to DM13 of complying with environmental objectives, the site is not within the designated high value sensitive landscapes of the New Forest National Park, or the Cranborne Chase National Landscape. Due to the small size of the building and separation distances of circa 3.5km and 0.55km respectively, there will not be an unacceptable impact on the scenic beauty and purposes of those sensitive landscapes ensuring the purposes of their designation can be furthered. Nor is the site adjacent to land designated for nature conservation interests. As such, the principle of proposal is considered to preserve landscapes of high sensitivity to change and the integrity of protected habitats.

As described above, policies of the local plan support the principle of the proposed re-use of the building. There is no test of redundancy or vacancy, merely that the building is capable of re-occupation without major rebuilding.

Whilst there is a general presumption against development in the countryside in Policy STR3 as set out it does allow for appropriate development in a rural setting if it addresses Policy CS21 (Rural Economy). The local plan recognises that tourism is an important part of the local economy and as such given the proposed scheme converts an existing building and has potential minor economic benefits this weighs in support of the scheme.

As such, the principle of the development is considered to be acceptable in accordance with local Plan policies STR3, STR6, CS19, CS21 criterion (d) and DM13.

Policy tests regarding the potential impact of the design of the building on the character and appearance of the area are considered below

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

Local Plan Policy ENV3 (Design quality and local distinctiveness) sets out 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 by creating buildings, streets, places and spaces that are functional, appropriate and attractive.

Local Plan Policy ENV4 (Landscape character and quality) sets out that where development is proposed there is a requirement to retain and/or enhance landscape features and characteristics through sensitive design, mitigation and enhancement measures, to successfully integrate new development into the local landscape context.

The building already exists on the site and there it is not a condition of its planning permission that the building must be removed should it no longer be required for its original agricultural purposes. Whilst the site is outside the defined built-up area, the rear gardens of surrounding residential properties extend beyond the alignment of the built-up area as shown on the Local Plan policies map and into the open countryside. As such the setting of the site is not isolated from residential buildings, curtilages and activities and the building subject to this application is part of the local landscape.

Furthermore, the application does not propose the loss of any existing landscape features in order to facilitate its use. The access from Alderholt Road already exists, as does the track serving the building. There are no trees or landscape features around the building that might impede access or enjoyment of being there, or that would compromise the daylight and amenity of occupiers.

The existing building does not look the same as that granted planning permission in 2018. The approved plans included an open fronted storage area which is enclosed on the existing building and the roof pitch is steeper resulting in a marginally higher ridgeline. Despite those deviations the existing building, in use for its approved agricultural use does not appear alien to its context or setting. The current planning application proposes minor alterations to the existing external elevations to facilitate the proposed use, including a new entrance door in the east elevation, windows in the north and west elevations and installing glazing in place of the double door opening already on the south, front, elevation. The existing barn doors will be retained and the glazing installed in such a way that the doors could be closed. A condition is recommended to ensure this design feature is delivered.

The size, height and siting of the existing building would not be altered. The addition of a new door and the simple design and small size of the windows, the alterations will be readily absorbed into the fabric and appearance of the structure. Their addition will result in a marginally more domestic appearance, compared to the existing, but due to the minor extent of the alterations, that change in appearance will not be readily noticeable, nor are they out of scale or prominent on the building. Furthermore, the surrounding context includes a variety of residential properties and garden paraphernalia, as such the alterations to the existing building will not be out of context with the setting.

The proposed external alterations also include the addition of solar PV panels to the existing roof slope. In principle this would be a positive addition and to a degree could be permitted development. Whilst such features are not readily agricultural or rural in appearance, they would sit against the existing grey coloured roof slope and the reduction in reliance on carbon-based energy outweighs any minor visual impacts.

Whilst intended for short term holiday use, the proposed residential use will increase the general domestic comings and goings, which are likely to have a greater impact on the appearance of the site and landscape setting than the alterations to the elevations. The applicant could drive a domestic vehicle to the building in order to carry out the agricultural functions for which the building was originally approved for, however, such a vehicle is unlikely to be on site over-night. The presence of domestic vehicles instead of agricultural vehicles on site will be the most visible consequence of the proposed use.

A residential conversion is highly likely to result in other domestic paraphernalia on the building. Flues for boilers, wood burners or extraction systems, television aerials or dishes, external lighting or garden structures will all erode the agricultural and rural appearance of the building, unless carefully assessed and controlled. Whilst there will be limited public vantage points from which to view the building, such changes would have an impact on the appearance of the building.

A small amount of the land within the applicants ownership has been indicated as being part of the application site. A condition could be used to manage the erection of any garden fences or structures commonly associated with residential gardens in order to preserve the rural landscape setting of the site by removing permitted development rights. It would not be possible to prevent changes to the landscape immediately around the building, that might be expected for the form of residential use proposed. However given the small size of the land proposed to be included, such changes would be minimal and not readily distinguished from the current appearance.

Domestic vehicle parking associated with the development would have a minor impact on the character of the area. As the building exists and the changes proposed to convert it for the proposed use are minor, and can be controlled by the imposition of conditions, there will be little visual impact on the appearance of the building and area. Furthermore, there will be no loss of landscape setting arising from the proposed conversion. As such the physical works subject to conditions will accord with Local Plan policies ENV3 and ENV4.

3. Highway safety, access and parking

In accordance with Local Plan policy CCC2 proposed development is required to deliver safe and sustainable travel, by prioritising safe and convenient pedestrian access within developments, provide or contribute to the provision of dedicated cycle routes and lanes, consider the impact of development on bridleways, provide sufficient car and cycle parking in accordance with the parking standards SPD, provide infrastructure for electric vehicles and contribute to the provision of highway or public transport measures.

The scheme proposes to make use of the existing access from Alderholt Road, shared with the owners of other adjoining parcels of land. Whilst the surface is not made up with any form of solid surface, it is clearly in regular use as evidenced by a worn path. Hampshire County Council highways officers have no objection to the proposal, noting the proposed use is not expected to increase vehicle movements in a manner that will conflict with highway safety.

The access track to the building is made up of gravel that has been covered by grass. The applicant has provided details of improvements to the surface in order to improve its resilience and maintain suitable access for the use. A condition can be imposed to ensure such works are undertaken before the proposed conversion is brought in to use and then maintained.

As a one bedroom unit the proposed use is unlikely to give rise to many trips per day or that would result in vehicles seeking to enter and exit the site on to Alderholt Road simultaneously.

Being on the outside of a slight bend on Alderholt Road, coupled with the grass verge and ditch beside the road, sufficient visibility would exist to maintain highway safety. Following relocation of the gate across the access into the site, there is sufficient space to access the site safely from the highway. Furthermore, there is sufficient space on site to accommodate vehicle parking and manoeuvring, ensuring vehicles can enter and exit in a forward gear. As such highway safety will be preserved.

Alderholt Road is narrow and does not have a pavement. As such there is not a safe walking route from the site into Sandleheath village. However, that is the same for all the residents living on Alderholt Road. It is considered that tourist visitors are less likely than residents to seek to walk to local services on a daily regular basis and Policies STR3 and CS19 recognise the principle of development occurring in less sustainable countryside locations where such facilities may not be available. The lack of a safe pedestrian route does conflict with policy CCC2 (i) and weighs against the scheme.

Subject to conditions, vehicles using the existing access would not conflict with highway safety and sufficient parking would be provided. However, due to the lack of a safe walking route into the nearest settlement, the scheme would not accord with Local Plan policy CCC2 criterion (i).

4. Residential amenity

Local Plan policy ENV3 at paragraph (ii) requires development, to avoid unacceptable effects by reason of visual intrusion, overbearing, overlooking, shading, noise and light pollution.

There are residential properties adjoining the field in which the building is located, occupiers of which may be able to see the building especially at night when artificial lighting both inside and outside are in use. The small scale of the proposal and its residential nature is unlikely to have an unacceptable effect on the amenities of those residents by reason of noise or lighting, nor would it be over and above the impacts already caused by use of nearby and adjoining residential gardens would already cause.

Due to the separation distance, ground levels and size of the existing building, will preclude any overshadowing, loss of outlook or loss of privacy.

Local residents have raised concerns regarding vehicle lights shining across Alderholt Road when vehicles exit the access drive to the site subject to this application and travel up the drive towards it, shining headlights towards the rear of houses on Scats Lane. Based on the scale of the scheme and thus the number of trips generated at night, such occurrences would be very rare and largely obscured by existing landscape and boundary features, and at the access will be over 25m away and on the access drive over 70m from the closest residential property and would be fleeting to the extent that the amenity of the occupiers of those properties would not be unacceptably affected.

As such the scheme will preserve the amenity of local residents in accordance with Local Plan policy ENV3.

5. Ecology

Local Plan policy DM2 seeks to preserve or avoid impacts on features of nature conservation interest, including international, national and local designations and species. The development should include features to incorporate features to encourage biodiversity and retain and where possible enhance features of nature conservation value within the site. Conditions could be used to minimise damage, provide mitigation and site management measures and, where appropriate, compensatory and enhancement measures.

There are no sensitive or high value habitats on site, nor does the proposed development require the loss of any trees, hedges or natural surfaces that could offer supporting habitats.

The NFDC ecology officer is content that the proposed conversion will not harm existing features of nature conservation interest.

However, 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. This is addressed in a suitable Informative.

New Forest habitat recreational impact mitigation

In accordance with Local Plan policy ENV1 and the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') an Appropriate Assessment has been carried out as to whether granting permission would adversely affect the integrity of the New Forest and Solent Coast European sites, in view of that site's conservation objectives. The Assessment concludes that the proposed development would, in combination with other developments, have an adverse effect due to the recreational impacts on the European sites, but that such adverse impacts would be avoided if the applicant were to enter into a Section 106 legal agreement to secure a habitat mitigation contribution in accordance with the Council's Mitigation Strategy. In this case, the applicant has indicated a willingness to enter into a Section 106 legal agreement, which secures the required habitat mitigation contribution.

Phosphate neutrality and impact on River Avon SAC

In accordance with local plan policy ENV1 and the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') an Appropriate Assessment was carried out as to whether granting planning permission would adversely affect the integrity of the River Avon European sites, in view of those sites' conservation objectives, having regard to phosphorous levels in the River Avon.

However, Natural England has drawn attention to the fact that the submitted Appropriate Assessments (AA) rely on the delivery of the phosphate neutrality measures set out in the River Avon SAC – Phosphate Neutral Development Plan Interim Delivery Plan (Wood Environment & Infrastructure Solutions UK Limited – January 2019). The Interim Delivery Plan set out mitigation measures for new development up to the end of March 2020, and thereafter relied on the delivery of the Wessex Water River Avon Outcome Delivery Incentive (ODI), if fully in place. Natural England's view is that, as the initial Interim Delivery Plan period has now concluded, the submitted AAs should not simply be rolled forward, at least without a valid evidence-based justification that provides the required reasonable certainty for phosphate neutrality. They also note that circumstances are different from those of when the Interim Delivery Plan was first agreed because of external developments in caselaw, notably the Dutch case (Joined Cases C-293/17 and C-294/17 Coöperatie Mobilisation for the Environment UA and Others v College van gedeputeerde staten van Limburg and Others).

With regard to current proposals, Natural England agrees with the competent authority that the plan or project for new residential development, without mitigation, has a likely significant effect on the River Avon Special Area of Conservation (SAC). The site is also listed as a Ramsar site and notified at a national level as the River Avon System and River Avon Valley Sites of Special Scientific Interest (SSSIs). Listed Wetlands of International Importance under the Ramsar Convention (Ramsar) sites are protected as a matter of Government policy. Natural England considers that impacts of phosphates on the Ramsar interest features are likely to be similar to the impacts on the SAC. As the Council cannot now rely on the Interim Delivery Plan to address phosphate levels in the River Avon, there needs to be a mitigation project to provide this development with a phosphate budget that will enable the development's phosphate impact to be offset. Such a project has now been secured (Former Bickton fish farm) and a Grampian style condition can be imposed that will secure the appropriate level of phosphate mitigation.

It is therefore concluded that with the imposition of suitable conditions and obligations of a S.106 legal agreement the scheme will preserve features of nature conservation interest in accordance with Local Plan policies ENV1 and DM2.

Other matters

Heritage assets

There are no designated heritage assets close to the site to be considered constraints.

Drainage

Concerns have been raised, by neighbour representations received, regarding foul water drainage harming the environment. The applicant has indicated the development will be served by a package treatment plant. Such equipment is common place in residential developments not served by mains sewers. The Council has to accept that such equipment will deliver its intended service and any liquid discharged is within acceptable environmental limits. Furthermore a condition is proposed to ensure appropriate offsetting for the impact of the development on protected habitats along the River Avon is secured.

Scats Lane Parking

A representation received queries the prospect of ensuring visitors arriving later in the day park on Scats Lane and access the site via the garden of the Old Stores, a scenario proposed by the applicant to avoid nuisance to neighbouring properties. It would be very difficult to monitor and enforce such a scenario, however, as discussed above, it is not considered that such levels of disturbance to the amenity of nearby residential properties will arise to require such measures to be employed.

Developer Contributions

As part of the development, the following is required but has not been secured via a Section 106 agreement:

- £3,359 towards New Forest Habitats recreational mitigation infrastructure
- £489 towards New Forest Habitats recreational mitigation non-infrastructure

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	51.5		51.5	51.5	£80/sqm	£6,037.38 *

Subtotal:	£6,037.38
Relief:	£0.00
Total Payable:	£6,037.38

11 CONCLUSION / PLANNING BALANCE

The proposed development makes use of an existing building for a use that will support the tourism offer in the district, an important part of the local economy. Whilst the application site is outside the built-up area, relevant policies of the Local Plan and the NPPF recognise that such development can be acceptable in principle and could provide some minor support to the rural economy.

The physical changes to the existing building are minor and will not harm the character and appearance of the building or site detrimentally and the wider landscape setting will not change.

Visiting vehicles will have an impact on the appearance of the site, however such impacts are directly associated with the principle of the use. Access to the public highway will preserve highway safety and subject to conditions, on site access will be appropriate. The existing lack of a suitable pedestrian access from the site to Sandheath is a safety risk for all existing residents and whilst it is a requirement of Local Plan Policy CCC2, the weight applied to the conflict is tempered by the support for the re-use of existing buildings in less sustainable locations offered by Local Plan Policies STR3 and CS21, but does weigh against the scheme.

The economic benefits of making use of the existing building for a use identified as an important part of the local economy and which will preserve the landscape character of the area and amenity of residents is considered to outweigh the lack of a safe route for visitors to walk into Sandheath.

The application is recommended for approval.

12 RECOMMENDATION

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

- i. The completion of a planning obligation entered into by way of a Section 106 Agreement to secure
 - £3,359 towards New Forest Habitats recreational mitigation infrastructure
 - £489 towards New Forest Habitats recreational mitigation non-infrastructure
- ii. The imposition of the Conditions and any additional / amended conditions deemed necessary by the Service Manager (Development Management), having regard to the continuing Section 106 discussions to ensure consistency between the two sets of provisions.

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:

Location Plan Drg No. 05 rev b received 16/12/24
Proposed Floor Plan Drg No.03 rev A received 01/12/24
Proposed Elevations Drg No.04 rev A received 01/12/24
Block Plan Drg No.6 rev B received 06/01/25
Track Details Drg No.10 received 06/01/25

Reason: To ensure satisfactory provision of the development.

3. Before development commences, samples or exact details of the window and door materials, and any hard surfaces, to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved details.

Reason: To ensure an acceptable appearance of the building

4. The measures shown to improve the surface of the access drive, as shown on approved plan numbers 6 and 10 received 06/01/25, shall be completed prior to first use of the building subject to this application. The access track shall thereafter be retained and maintained to the equivalent standard.

Reason: In order to ensure suitable access to the development is provided.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (As amended) (or any re-enactment of that Order) no development otherwise approved by Classes A, B, C, E or F 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: To ensure the dwelling remains of a size which is appropriate to its location within the countryside and 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

6. The development hereby approved shall not be occupied unless
- 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;
 - proposals for the mitigation or offsetting of the impact of phosphorus arising from the development on the River Avon Special Area of Conservation (SAC), including mechanisms to secure the timely implementation of the proposed approach, have been submitted to and approved in writing by the local planning authority. Such proposals must:
 - (a) Provide for mitigation in accordance with the Council's Phosphorus Mitigation Strategy (or any amendment to or replacement for this document in force at the time), or for other mitigation which achieves a phosphorous neutral impact from the development;
 - (b) Provide details of the manner in which the proposed mitigation is to be secured. Details to be submitted shall include arrangements for the ongoing monitoring of any such proposals which form part of the proposed mitigation measures.

The development shall be carried out in accordance with and subject to the approved proposals.

Reason: The impacts of the proposed development must be mitigated before any development is carried out in order to ensure that there will be no adverse impacts on the River Avon Special Area of Conservation (SAC)

7. The full height glazing proposed for the existing opening on the front elevation of the building, as shown on the approved plans, shall be installed in such a way to ensure the external doors, shown for the retention, can be closed, as shown on the approved plans.

Reason: In order to retain the rural character and appearance of the building.

8. The building hereby approved for conversion shall only be used for the purpose of self-catering holiday accommodation and shall not be occupied by the same person or persons for more than one month in any one calendar year, and shall at no time be used as a dwellinghouse falling within Class C3 of the Use Classes Order 1987 (as amended and revised).

Reason: Permission is granted in this case in order to support sustainable rural tourism, in an area in which housing would normally be resisted.

Further Information:

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New Forest
DISTRICT COUNCIL

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PLANNING COMMITTEE

January 2025

Barn at the Old Stores
Scats Lane
Sandleheath
24/10820

Scale **1:1000**

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

