

**Application Number:** 17/11139 Full Planning Permission

**Site:** Rear of 39-41 HIGH STREET, RINGWOOD BH24 1AD

**Development:** Use of outbuilding as 1 dwelling; fenestration alterations; parking

**Applicant:** St. Peter's Ltd.

**Target Date:** 10/10/2017

**Extension Date:** 22/01/2018

**RECOMMENDATION: Grant Subject to Conditions**

**Case Officer: Peter Burridge**

**1 REASON FOR COMMITTEE CONSIDERATION**

Interpretation of Policy

**2 DEVELOPMENT PLAN AND OTHER CONSTRAINTS**

Plan Area  
Primary Shopping Area  
Town Centre Boundary  
Archaeological Site  
Built-up Area  
Aerodrome Safeguarding Zone

**3 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES**

**Core Strategy**

Objectives

1. Special qualities, local distinctiveness and a high quality living environment
3. Housing
5. Travel
6. Towns, villages and built environment quality

Policies

CS1: Sustainable development principles  
CS2: Design quality  
CS3: Protecting and enhancing our special environment (Heritage and Nature Conservation)  
CS10: The spatial strategy  
CS24: Transport considerations

**Local Plan Part 2 Sites and Development Management Development Plan Document**

NPPF1: National Planning Policy Framework – Presumption in favour of sustainable development

DM1: Heritage and Conservation  
DM3: Mitigation of impacts on European nature conservation sites  
DM16: Within town centres, outside Primary Shopping Areas and Secondary Shopping Frontages

#### **4 RELEVANT LEGISLATION AND GOVERNMENT ADVICE**

Section 38 Development Plan  
Planning and Compulsory Purchase Act 2004  
National Planning Policy Framework  
Technical housing standards - nationally described space standard

#### **5 RELEVANT SUPPLEMENTARY PLANNING GUIDANCE AND DOCUMENTS**

Parking Standards  
Mitigation Strategy for European Sites  
Ringwood Local Distinctiveness  
Ringwood Town Access Plan  
Housing Design, Density and Character

#### **6 RELEVANT PLANNING HISTORY**

17/11140	Cavity wall; stud walls; mezzanine to create first floor; fenestration alterations; roof lights.	Decision Pending
15/10951	Use of first and second floors as 2 flats; roof light; new soil vent pipe; bin and cycle store.	Granted: 12 November 2015
15/10952	Remove stud walls; create doors; new stud walls; insulate and line walls; new ceilings; roof light; new soil vent pipe; bin and cycle store (Application for Listed Building Consent)	Granted: 26 October 2015
10/95569	Alterations to store to include reinstatement of door and two windows; replacement of double door with single; two windows; roof lights; mezzanine floor (Application for Listed Building Consent)	Refused: 8 July 2010 Appeal Allowed with Conditions
10/95568	Alterations to store to include reinstatement of door to 2 windows, replacement of double door with single, 2 windows, roof lights; mezzanine floor	Refused: 22 June 2010 Appeal Allowed with Conditions

#### **7 TOWN / PARISH COUNCIL COMMENTS**

Ringwood Town Council: recommend refusal but would accept the decision reached by the DC Officers under their delegated powers. There is a need to address the concerns of the Conservation Officer, in respect of an assessment of the historic fabric of the building and provision of further details to support the proposed DPC and cement floor. Members would not necessarily be against the conversion of the outbuilding to a dwelling.

## **8 COUNCILLOR COMMENTS**

No comments received

## **9 CONSULTEE COMMENTS**

- 9.1 Conservation Officer: initial concerns regarding the use of the outbuilding as a dwelling remain; other issues have been resolved or can be conditioned (see paragraphs 14.8 to 14.10 of the assessment).
- 9.2 Archeologist: further information required, can be conditioned (see paragraph 14.15 of the assessment).
- 9.3 Environmental Health (Contaminated Land): no concerns
- 9.4 Ecologist: condition requested (see paragraph 14.16 of the assessment).

## **10 REPRESENTATIONS RECEIVED**

- 10.1 Ringwood Society: the building is dilapidated and we consider that it should be renovated to have a useful future. Whilst we support the application there is concern about the size of the accommodation and whether it meets fitness standards etc.
- 10.2 One further comment received:
- The sleeping area is not fit for purpose;
  - Can the building be repaired for its original purpose?

## **11 CRIME & DISORDER IMPLICATIONS**

Not applicable

## **12 LOCAL FINANCE CONSIDERATIONS**

If this development is granted permission, the Council will receive New Homes Bonus of £1224 in each of the following four years, subject to the following conditions being met:

- a) The dwellings the subject of this permission are completed, and
- b) The total number of dwellings completed in the relevant year exceeds 0.4% of the total number of existing dwellings in the District.

Based on the information provided at the time of this report this development has a CIL liability of £1,350.83.

Tables setting out all contributions are at the end of this report.

## **13 WORKING WITH THE APPLICANT/AGENT**

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council take a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome.

This is achieved by

- Strongly encouraging those proposing development to use the very thorough pre application advice service the Council provides.
- Working together with applicants/agents to ensure planning applications are registered as expeditiously as possible.
- Advising agents/applicants early on in the processing of an application (through the release of a Parish Briefing Note) as to the key issues relevant to the application.
- Updating applicants/agents of issues that arise in the processing of their applications through the availability of comments received on the web or by direct contact when relevant.
- Working together with applicants/agents to closely manage the planning application process to allow an opportunity to negotiate and accept amendments on applications (particularly those that best support the Core Strategy Objectives) when this can be done without compromising government performance requirements.
- Advising applicants/agents as soon as possible as to concerns that cannot be dealt with during the processing of an application allowing for a timely withdrawal and re-submission or decision based on the scheme as originally submitted if this is what the applicant/agent requires.
- When necessary discussing with applicants/agents proposed conditions especially those that would restrict the use of commercial properties or land when this can be done without compromising government performance requirements.

In this case, the agent has been contacted and a number of revised plans have been submitted in an attempt to address the concerns which have been raised.

## 14 ASSESSMENT

- 14.1 This application relates to a single-storey outbuilding behind 39-41 High Street, Ringwood and seeks permission for its change of use to a dwelling. 39-41 High Street is Grade II Listed and a further application for listed building consent has been submitted. The site is within the Ringwood Conversation Area but outside of the Primary Shopping Area. A previous appeal decision comments:

*'The outbuilding is of simple construction and design and was constructed as a coach house for the main building. The outbuilding is of interest due to its association with the grander frontage building which was originally a house. It reflects the functional relationship and the historic development to the rear of the main buildings' (para 7).*

The Conservation Officer notes that its small scale and simple elevations are an integral part of its character as a curtilage listed building and it is considered to make a positive contribution to the character of the Conservation Area by virtue of its simplicity.

- 14.2 The outbuilding is used as a store ancillary to the estate agency (at 39-41 High Street) but is in a dilapidated state with a tarpaulin covering parts of the roof; the Heritage Statement advises that the roof is in a particularly bad state and works are required irrespective of this proposal. The building crosses two ownerships with a small part of the structure behind 37 High Street and there is an internal subdividing brick wall. Beyond the store, the site extends to include a graveled car park

with vehicular access via Lynes Lane. There is a private right of way across the car park to the rear of 37 High Street. A footpath adjoins the west of the site running through from Lynes Lane to the High Street.

- 14.3 The proposal would comprise a one bedroom unit with a 'sleeping gallery' at first floor within the roof space served by two new roof lights. Accommodation would comprise an open plan living/ kitchen with a small bathroom to one side and a 'sleeping gallery' at first floor. Two existing parking spaces immediately in front of the building would be allocated to the new dwelling. The remainder of the car park would be used for staff within the main office with the application advising that there is spare capacity. Further to the receipt of amended plans, the existing courtyard between the frontage building and this building would now be shared space for use by these occupants and staff
- 14.4 In terms of the impact with Policy, the application site falls within the town centre where policy DM16 applies. This advises that residential development will be permitted where it does not result in the loss of employment or business uses appropriate to a town centre or sites which are being satisfactorily used as such. It is considered that the building might reasonably be used for a business and the agent has been advised that evidence should be provided to show why the building can not be used in this way (i.e. through a marketing exercise).
- 14.5 In reply, the agent writes that since the adoption of policy, there has been a shift towards maximising opportunities for residential uses and this was recognised when planning permission was granted for the upper floors and that the Council should be consistent in their approach. Permitted development rights exist to allow the change of use of A1/ A2 uses to residential uses and such might be applied to this building if it was not listed or within a conservation area. On this basis, it is reasoned that the Council should support the proposal and not insist that a business use firstly be considered.
- 14.6 These considerations weigh in favour of the proposal and on this basis, it is considered that any associated refusal reason would not be sustainable. As such, on balance, the proposal is considered to be acceptable on this basis.
- 14.7 On design, it is noted that the previous appeal decision allowed changes to the building including fenestration alterations, a mezzanine floor and 2 roof lights. The Inspector concluded that this scheme would not alter the character of the outbuilding and that it would retain its overall form and the appearance of an ancillary function. Whilst it is important to have regard to these changes, significantly the building remained as an ancillary use to the frontage building maintaining the existing relationship.
- 14.8 This application has been subject to a succession of revised plans in an attempt to address the concerns which have been raised; primarily by the Conservation Officer. In respect of the most recent plans received, the Conservation Officer advises her initial concerns surrounding the new use of the building remain given that this proposal would effectively subdivide the use of the plot which it is considered, would have an adverse effect on the character and the setting of the Listed building. It is considered that this results in a somewhat contrived scheme that would fail to offer a good standard of living for future occupants; primarily by

reason of the proposed relationship with the frontage building, the lack of private amenity space and the lack of privacy for future residents. In this regard, it is acknowledged that the new boundary wall initially proposed that would have subdivided the courtyard into two to create a private garden has been removed as part of the amended plans given that any new physical boundary in this location is considered to be unacceptable.

- 14.9 Notwithstanding the above, the further changes have allowed a more favourable scheme to help maintain the ancillary appearance of the building and these weigh in favour of the scheme. In this regard, the roof lights have been resited to the rear roof slope (as per the appeal scheme) and the large area of glazing to the front originally proposed has been replaced with workshop doors. In the event that planning permission is granted however, it would be necessary to add conditions to control joinery details, these doors, details of all external materials including roof tiles, rainwater goods and vent tiles and full details of the Conservation roof lights that are to be used. With regards to the concerns that have been raised, it has been established that a damp proof course and cement floor are already in place.
- 14.10 In view of the above, despite the concerns raised by the Conservation Officer on the proposed use (concerns which are shared by Officers), on balance, further to the changes that have been made, it is considered that it would be difficult to sustain a refusal reason based on the perceived erosion of this historical relationship because the building would now largely retain its ancillary character and appearance and having regard also to the changes that were proposed as a part of the previous application.
- 14.11 On residential amenity, it is not considered that the proposal would cause any significant adverse impact on the residential amenities of existing surrounding occupiers but instead, as cited above, the main concern relates to the residential amenities of the proposed occupiers (and also those of the permitted flats) given the proximity of the frontage building to the host building, the shared communal space proposed and with an overlooking window set within the boundary wall of the adjoining outbuilding. On these issues, the frontage building contains a number of rear facing windows which the agent has confirmed serve an office (ground floor), a landing and store (first floor) and office and store room (second floor) while the courtyard provides emergency access. However, permission 15/10951 would change these to first floor landing and kitchen windows and second floor bathroom and kitchen windows. This results in concerns regarding inter visibility but on balance, given the differing heights of the windows, the nature of these windows (i.e. kitchen/ bathroom/ landing) and the town centre location where expectations of privacy would be less, the proposal is considered to be acceptable.
- 14.12 The window of the neighbouring outbuilding provides an unusual feature which already allows direct views into the courtyard. This relationship would not alter and there would be no direct overlooking from the new proposal.
- 14.13 With regards to the size of the proposal (and having regard to the concerns raised), the proposal provides some 48m<sup>2</sup> of floorspace, albeit this is reduced to some 35m<sup>2</sup> if only accounting for the full height area of the sleeping gallery. It is acknowledged that this would provide a small

unit of accommodation but, on balance, it is considered that it would be difficult to sustain refusal of the application on this basis. In this regard, the proposal is more likely to be occupied by a single person and less likely to be occupied as a sole residence. Further, the Government's Technical housing standards provides a minimum floor area of 37m<sup>2</sup> for a one person (1 storey) unit which the proposal, having regard to the floor space as a whole, would adhere to.

- 14.14 On highway safety, the proposal would not alter the existing parking/ access arrangements but with the two parking spaces in front of the building allocated to the dwelling. This arrangement is considered to be acceptable but with a condition recommended in respect of bin and cycle storage.
- 14.15 The Archaeologist advises that the development is within an area of archaeological potential and a full archaeological assessment will be required. These comments suggest that this information could be secured by a suitably worded condition.
- 14.16 The ecology officer advises that while the dilapidated condition of the building means that parts may be a little too light for some species, overall there are opportunities for nesting birds and possibly bats in other parts of the structure which would be affected by the proposal. The proximity to the Millstream also contributes to the likelihood of presence and there are landscape links such as trees and open spaces. It is considered that accordance with policies CS3 and DM2 would be assisted if the applicant took relevant professional advice and implemented works according to a biodiversity mitigation and enhancement plan (e.g. avoiding ivy removal during bird nesting season unless suitable professionals have first checked for nesting birds, physical check for bats, timing of works, provision of modest nesting/roosting replacement opportunities). It is considered that this could form the basis of a suitably worded condition in the event that planning permission is granted.
- 14.17 In accordance with the Habitat Regulations 2010 an assessment has been carried out of the likely significant effects associated with the recreational impacts of the residential development provided for in the Local Plan on both the New Forest and the Solent European Nature Conservation Sites. It has been concluded that likely significant adverse effects cannot be ruled out without appropriate mitigation projects being secured. In the event that planning permission is granted for the proposed development, a condition is recommended that would prevent the development from proceeding until the applicant has secured appropriate mitigation, either by agreeing to fund the Council's Mitigation Projects or otherwise providing mitigation to an equivalent standard.
- 14.18 In conclusion it is considered that this proposal would result in a much needed additional dwelling without adverse implications for the Listed Building or residential amenity. Permission is therefore recommended.
- 14.19 In coming to this recommendation, consideration has been given to the rights set out in Article 8 (Right to respect for private and family life) and Article 1 of the First Protocol (Right to peaceful enjoyment of possessions) of the European Convention on Human Rights. Whilst it is recognised that there may be an interference with these rights and the rights of other third parties, such interference has to be balanced with the

like rights of the applicant to develop the land in the way proposed. In this case it is considered that the protection of the rights and freedoms of the applicant outweigh any possible interference that may result to any third party.

### CIL Summary Table

Type	Proposed Floorspace (sq/m)	Existing Floorspace (sq/m)	Net Floorspace (sq/m)	Chargeable Floorspace (sq/m)	Rate	Total
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Dwelling houses	16.2		16.2	16.2	£80/sqm	£1,350.83 *
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Subtotal:	£1,350.83
Relief:	£0.00
Total Payable:	£1,350.83

\* The formula used to calculate the amount of CIL payable allows for changes in building costs over time and is Index Linked using the All-in Tender Index Price published by the Build Cost Information Service (BICS) and is:

*Net additional new build floor space (A) x CIL Rate (R) x Inflation Index (I)*

Where:

*A = the net area of floor space chargeable in square metres after deducting any existing floor space and any demolitions, where appropriate.*

*R = the levy rate as set in the Charging Schedule*

*I = All-in tender price index of construction costs in the year planning permission was granted, divided by the All-in tender price index for the year the Charging Schedule took effect. For 2017 this value is 1.1*

## 15. 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. Before development commences, samples or exact details of all external materials to be used including roof tiles, rainwater goods and vent tiles 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 to the building and safeguard the character and architectural interest of the Listed Building in accordance with policy CS2 of the Core Strategy for the New Forest District outside the National Park and Policy DM1 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

3. Prior to the commencement of development, full details of the new rooflights hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Thereafter development shall strictly accord with these approved details.

Reason: To ensure an acceptable appearance to the building and safeguard the character and architectural interest of the Listed Building in accordance with policy CS2 of the Core Strategy for the New Forest District outside the National Park and Policy DM1 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

4. Before development commences, full joinery details at a scale of 1:10 including door and window sections showing the cill and glazing details shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, development shall strictly accord with these approved details.

Reason: To ensure an acceptable appearance to the building and safeguard the character and architectural interest of the Listed Building in accordance with policy CS2 of the Core Strategy for the New Forest District outside the National Park and Policy DM1 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

5. Notwithstanding the details hereby approved, prior to the commencement of development, revised details in respect of the workshop doors shall be submitted to and approved in writing by the Local Planning Authority. Development shall thereafter strictly accord with these approved details. For the avoidance of doubt, the panel should appear as if there were opening doors and a mullion should be added to the windows in order to provide the appearance of workshop doors.

Reason: To ensure an acceptable appearance to the building and safeguard the character and architectural interest of the Listed Building in accordance with policy CS2 of the Core Strategy for the New Forest District outside the National Park and Policy DM1 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

6. Prior to the commencement of development, full details of all flues and vents shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, development shall strictly accord with these approved details.

Reason: To ensure an acceptable appearance to the building and safeguard the character and architectural interest of the Listed Building in accordance with policy CS2 of the Core Strategy for the New Forest District outside the National Park and Policy DM1 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

7. No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

A) No demolition/development shall take place/commence until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

- 1) The programme and methodology of site investigation and recording
- 2) The programme for post investigation assessment
- 3) Provision to be made for analysis of the site investigation and recording
- 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation
- 5) Provision to be made for archive deposition of the analysis and records of the site investigation
- 6) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under paragraph (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under paragraph (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: The development is located in an area of archaeological significance where the recording of archaeological remains should be carried out prior to the development taking place in accordance with Policy DM1 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

8. 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 A, B, C, D or H 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, to ensure an acceptable appearance to the building, safeguard the character and architectural interest of the Listed Building and to ensure that any future development proposals do not adversely affect the amenities of neighbouring properties all in accordance with policy CS2 of the Core Strategy for the New Forest District outside the National Park and Policy DM1 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

9. Prior to the commencement of development, full details of the cycle storage and bin storage facilities to be provided shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, development shall strictly accord with these approved details.

Reason: To ensure an acceptable appearance and safeguard the character and architectural interest of the Listed Building in accordance with policy CS2 of the Core Strategy for the New Forest District outside the National Park and Policy DM1 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

10. Prior to the commencement of development an ecological survey, undertaken at an appropriate time of the year, in respect of bats and nesting birds, shall be carried out by an appropriately qualified consultant and submitted to the Local Planning Authority. The survey should establish, in sufficient depth, the presence or absence of any protected species. Full details of mitigation and compensation measures in respect of any protected species found shall also be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and the approved measures of mitigation and compensation shall be implemented in accordance with an approved programme of works.

Reason: To safeguard protected species in accordance with Policy CS3 of the Local Plan for the New Forest District outside the National Park (Core Strategy) and Policy DM2 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

11. No development shall be carried out until proposals for the mitigation of the impact of the development on the New Forest and Solent Coast European Nature Conservation Sites have been submitted to and approved in writing by the local planning authority, and the local planning authority has confirmed in writing that the provision of the proposed mitigation has been secured. Such proposals must:

- (a) Provide for mitigation in accordance with the New Forest District Council Mitigation Strategy for European Sites SPD, adopted in June 2014 (or any amendment to or replacement for this document in force at the time), or for mitigation to at least an equivalent effect;

- (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 maintenance and monitoring of any Suitable Alternative Natural Green Spaces which form part of the proposed mitigation measures together with arrangements for permanent public access thereto.
- (c) 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 New Forest and Solent Coast Nature Conservation Sites in accordance with Policy DM3 of the Local Plan Part 2 and the New Forest District Council Mitigation Strategy for European Sites Supplementary Planning Document.

12. The two car parking spaces shown on drg no. 4188: 17 (dated December 2017) shall be retained and kept available for the parking of motor vehicles for the dwelling hereby approved at all times.

Reason: To ensure adequate parking provision is made in the interest of highway safety and in accordance with Policy CS2 and CS24 of the Local Plan for the New Forest outside of the National Park (Core Strategy).

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

Site Location Plan

Existing Plans and Elevations: drg no. 4188:15 (dated October 2016)

Proposed Plans and Elevations; drg no. 4188:17B (dated December 2017)

Reason: To ensure satisfactory provision of the development.

**Notes for inclusion on certificate:**

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council takes a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome by giving clear advice to applicants.

In this case, the agent was contacted and a number of revised plans submitted to address the concerns which were raised originally.

2. In discharging condition No. 11 above the Applicant is advised that appropriate mitigation is required before the development is commenced, either by agreeing to fund the Council's Mitigation Projects or otherwise providing mitigation to an equivalent standard. Further information about how this can be achieved can be found here <http://www.newforest.gov.uk/article/16478/>

**Further Information:**

Peter Burrige

Telephone: 023 8028 5588



# New Forest DISTRICT COUNCIL

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www.newforest.gov.uk

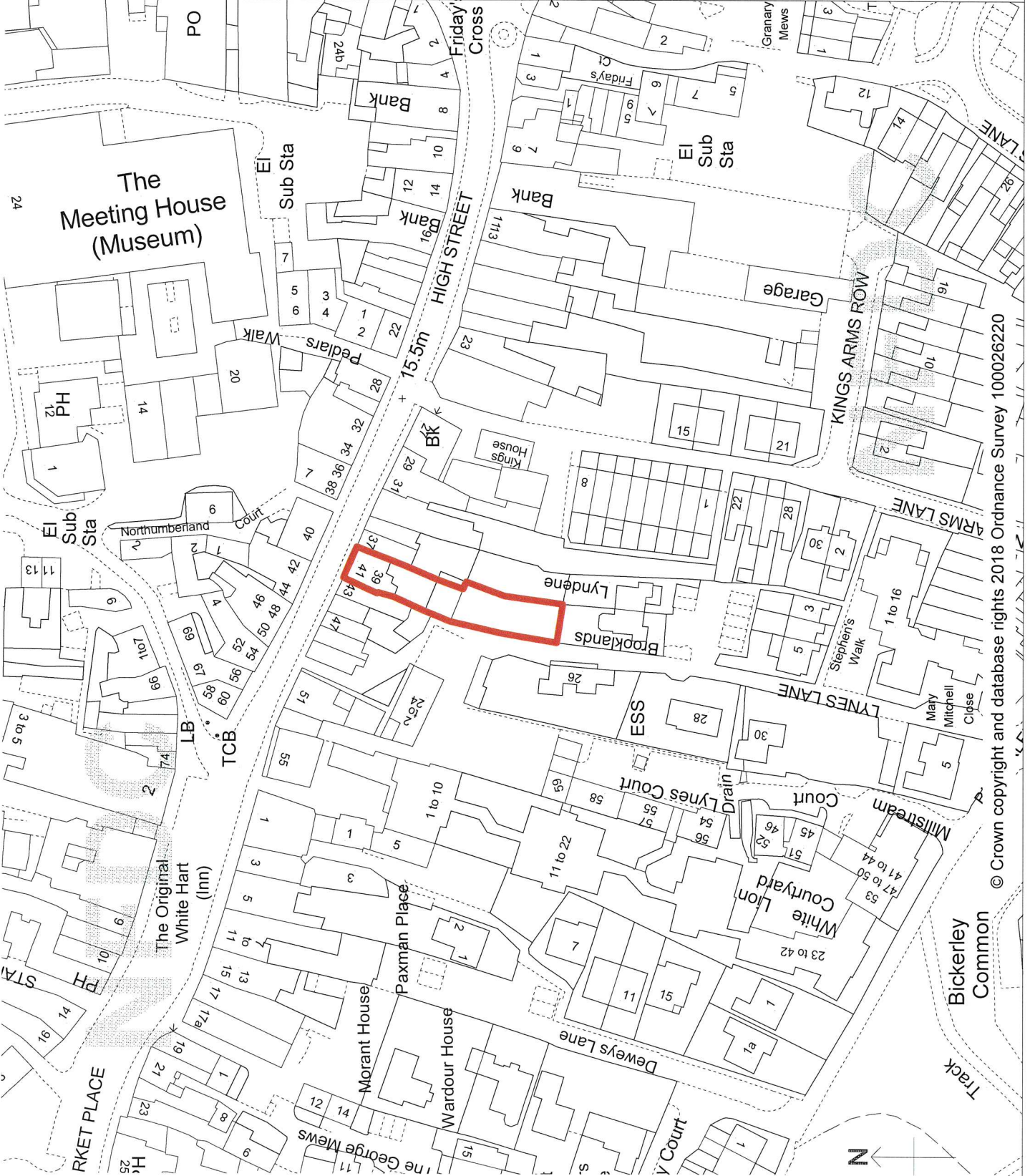
David Groom  
Service Manager  
Planning and Building Control  
New Forest District Council  
Appletree Court  
Lyndhurst  
SO43 7PA

Planning Development  
Control Committee  
February 2018

Item No: 3b  
Rear of 39-41  
High Street  
Ringwood  
17/11/139  
SU1405

Scale 1:1250

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



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