

Application No: 25/00955VAR Variation / Removal of Condition

Site: Land of Park Lodge, Ringwood Road, Burley BH24 4BS

Proposal: Application to vary condition 2 of planning permission 18/00517 for two affordable dwellings; cycle stores; local heritage centre

Applicant: Burley Village Heritage Trust

Case Officer: Carly Cochrane

Parish: Burley Parish Council

1. REASON FOR COMMITTEE CONSIDERATION

Application seeks to vary a planning consent relating to an application originally submitted by the National Park Authority

2. POLICIES

Development Plan Designations

Conservation Area
Tree Preservation Order

Principal Development Plan Policies

DP2 General development principles
DP18 Design principles
SP7 Landscape character
SP14 Renewable energy
SP15 Tranquillity
SP16 The historic and built environment
SP17 Local distinctiveness
SP39 Local community facilities
SP46 Sustainable tourism development

Supplementary Planning Documents

Design Guide SPD

NPPF

Sec 12 - Achieving well-designed places
Sec 15 - Conserving and enhancing the natural environment
Sec 16 - Conserving and enhancing the historic environment

3. MEMBER COMMENTS

None received

4. PARISH COUNCIL COMMENTS

Burley Parish Council: No response received.

5. CONSULTEES

Building Design and Conservation Area Officer: No objection subject to condition.

6. REPRESENTATIONS

None received.

7. RELEVANT HISTORY

Two affordable dwellings; cycle stores; local heritage centre (18/00517) granted on 18 September 2018

8. ASSESSMENT

Application Site

8.1 The application site is located to the rear of the public car park in Burley, and forms part of a paddock within the grounds of the property of Park Lodge. The site is within the Burley Conservation Area. By way of background, planning permission was granted in 2018 for two affordable dwellings and a local heritage centre. The permission has been lawfully implemented and is therefore extant.

8.2 The 2018 application was made by the New Forest National Park Authority following an agreement with the landowner to secure a 999-year lease of the land as an 'exception site' for the purposes of providing affordable housing and a heritage centre. The two affordable residential units would be funded through received affordable housing developer contributions. Given the National Park Authority's involvement and interests in the site, it is considered appropriate that this minor proposed variation to the consented scheme is again considered by the Planning Committee, rather than through a delegated officer decision.

Proposed Development

8.3 This application seeks to vary condition 2 of planning permission reference 18/00517, to enable an amended design of the heritage centre from that previously granted, with a change in the proposed materials. The amendments proposed would result in an overall reduction in the scale of the building, including a reduction in its floorspace, from the approved 310 square metres to 243 square

metres. The height would be significantly reduced upon the rear projection resulting in a single storey element. The materials previously proposed to be used had been agreed and the relevant condition, being condition 3 of planning permission reference 18/00517, discharged. The materials agreed previously were as follows:

- Timber Waney edge weather boarding of British Larch to be left to weather naturally to silver of 200 – 350mm width and 19mm section;
- Brick plinth;
- Lean to mono pitch roof of lead or dark grey zinc with seams; and
- Main roof: Sandtoft Bridgewater Double Roman Clay Tile.

8.4 The building would now be fabricated offsite, using interlocking timber logs and with a metal sheeted pitched roof. All other aspects, including the access, landscaping and boundary treatments, would be unchanged.

Consideration

8.5 There is no statutory definition of what constitutes a 'minor material amendment' for the purposes of this application, and the scope is broad. However, in general, the amendments being sought cannot alter or change the operative part of the planning permission. In this instance, the relevant 'operative' part of the 2018 permission relates to a 'local heritage centre'. The proposal would not deviate from this part.

8.6 The site is located within the Burley Conservation Area. There is a duty imposed by Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requiring decision makers to have special regard to the desirability of preserving or enhancing the character or appearance of a conservation area and this is reflected in Policy SP16 of the adopted New Forest National Park Authority's Local Plan 2016-2036.

8.7 The changes to the building would result, as aforementioned, in a significant reduction in its scale. Whilst this would alter the appearance of the building in relation to its form, it would be of no consequence in respect of any impact upon the character and appearance of the conservation area as there would be a lesser amount of built development in comparison to the extant scheme. The function of the building would be unchanged. The proposed alternative materials are considered acceptable and would not result in any adverse impact, as confirmed by the Authority's Building Design and Conservation Area Officer. However, it is considered reasonable and necessary to again require that the details of the materials are submitted to the Authority for approval.

Conclusion

- 8.8 Therefore, subject to the re-imposition of all previously imposed conditions that remain pertinent, as well as the condition in relation to materials, it is recommended that the variation to Condition 2 of permission reference 18/00517 be granted.

9. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

1. Development shall only be carried out in accordance with drawing numbers:

DR1, DR2, DR3, DR4, DR5, DR6, DR7, DR8, DR9, DR10, P574/12/03 Rev A, P574/12/05 of this permission and P574/12, P574/12/02, P574/12/04, 16245-BT2, 8844_101 of planning permission reference 18/00517

No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the building in accordance with Policies SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

2. No development shall take place above slab level until samples or exact details of the facing and roofing materials have been submitted to and approved in writing by the New Forest National Park Authority.

Development shall only be carried out in accordance with the details approved.

Reason: To ensure an acceptable appearance of the building in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any re-enactment of that Order) no extension (or alterations) otherwise approved by Classes A, B or C of Part 1 of Schedule 2 to the Order, garage or other outbuilding otherwise approved by Class E of Part 1 of Schedule 2 to the Order 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 to comply with Policies DP35 and DP36 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any re-enactment of that Order) no means of enclosure otherwise approved by Class A of Part 2 of Schedule 2 to the Order shall be erected or carried out without express planning permission first having been granted.

Reason: In view of the physical characteristics of the plot, the New Forest National Park 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 DP2 and SP17 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

5. The outbuildings the subject of this permission shall only be used for purposes incidental to the dwelling on the site and shall not be used for habitable accommodation such as kitchens, living rooms and bedrooms.

Reason: To protect the character and appearance of the countryside in accordance with Policies DP36 and DP37 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

6. No external lighting shall be installed on the site unless details of such proposals have been submitted to and approved in writing by the New Forest National Park Authority.

Reason: To protect the amenities of the area in accordance with Policies DP2 and SP15 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

7. The two residential units hereby approved shall be used solely for the purposes of affordable housing for rent as defined in Annex 2 of the National Planning Policy Framework (2018).

Reason: The dwellings are only justified on the basis that it is necessary to provide housing to meet a locally identified need within the settlement of Burley, in accordance with Policy SP28 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

8. The trees on the site which are shown to be retained on the approved plans shall be protected during all site clearance,

demolition and building works in accordance with the measures set out in the arboricultural statement submitted and approved within application reference 18/00517.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

9. Unless otherwise agreed in writing by the National Park Authority, development shall only take place in accordance with the landscaping details submitted and approved within application reference 18/00517.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

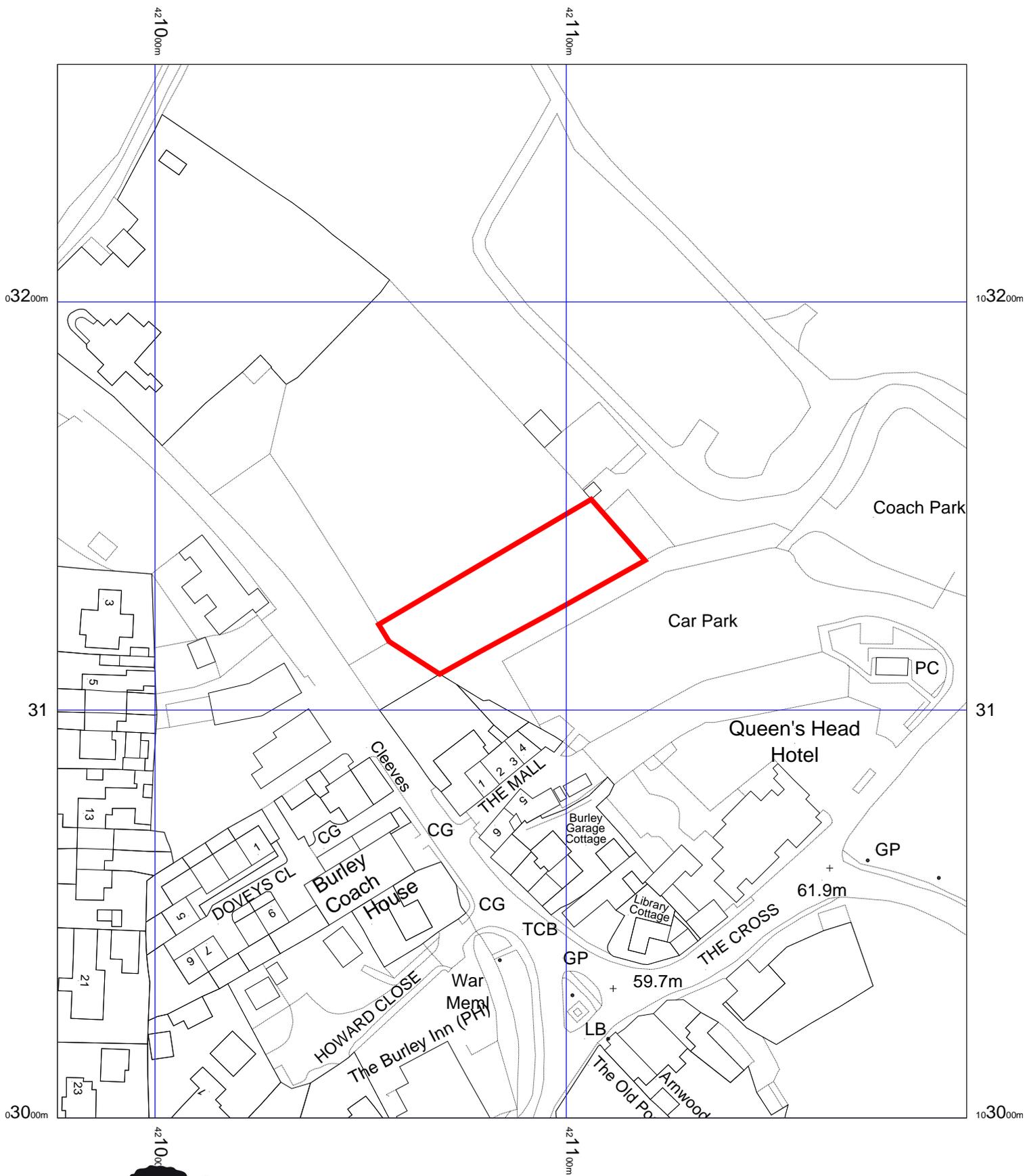
10. The development hereby permitted shall not be occupied until the arrangements for parking and turning within its curtilage have been implemented.

These areas shall be kept available for their intended purposes at all times.

Reason: To ensure adequate parking provision is made in the interest of highway safety and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019) and Section 9 of the National Planning Policy Framework.

11. Unless otherwise agreed in writing by the National Park Authority, development shall only take place in accordance with the recommendations for ecological mitigation and enhancement which are set out in the ecological report submitted and approved within application reference 18/00517. The specified measures shall be implemented and retained at the site in perpetuity.

Reason: To safeguard protected species in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).



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