

Application No: 25/00836FULL Full Application

Site: Robin Cottage, Alpine Road, Ashurst, Southampton SO40 7AN

Proposal: Two-storey and single-storey rear extensions; porch; outbuilding (existing conservatory and outbuilding to be demolished)

Applicant: Mr & Mrs Nelson

Case Officer: Liz Marsden

Parish: Netley Marsh Parish Council

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view.

2. POLICIES

Principal Development Plan Policies

DP2 General development principles

DP18 Design principles

DP36 Extensions to dwellings

SP6 The natural environment

SP15 Tranquillity

SP17 Local distinctiveness

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

Netley Marsh Parish Council: Recommend refusal for the reasons listed below:

- 1) No concern with demolishing the rather awkward existing side extension and replacing it with new side entrance and porch, nor with the rear extension taken alone.
- 2) However, the scale of development of this plot is excessive when the rear extension is considered together with the double garage and new outbuilding of brick construction also being built under permitted development 25/00467LDCP.
- 3) The double garage and associated parking to front and side would have a detrimental impact on the character and appearance of the street scene and be particularly prominent due to its location on the bend in the road. It would be out of character with other properties in this street, identified as having distinctive character worthy of preserving in the recent work being done for the Conservation Area Review.
- 4) Suitable fencing to the frontage, which is in character with other neighbouring properties, should be a condition of any future consent.

5. CONSULTEES

None required.

6. REPRESENTATIONS

None received.

7. RELEVANT HISTORY

Application for a Certificate of Lawful Development for proposed outbuilding (25/00467LDCP) – Certificate issued (permitted development) on 04 July 2025

8. ASSESSMENT

Application Site

8.1 Robin Cottage is an attractive, two-storey dwelling of a traditional appearance which has been extended previously by a small addition to the rear and a large conservatory to the side. It is set in a roughly 'L' shaped plot, with a longer road frontage than the majority of properties along Alpine Road which is accessed off Woodlands Road.

Proposed Development

8.2 The application seeks consent for the replacement of a single storey addition to the rear and a new extension across the full width of the rear of the cottage at ground floor level with a two-storey element on the eastern side. A new garage is proposed adjacent to the western side of the dwelling. The existing conservatory is to be demolished, together with two existing detached outbuildings (one of which is a garage) in the garden.

Consideration

8.3 The key considerations are:

- The implications for Policy DP36 in terms of floor space;
- Whether the proposed outbuilding is in accordance with the criteria of Policy DP37;
- The design of the proposals and whether they are appropriate to the property and its curtilage;
- The impact on the character and appearance of the streetscene and the surrounding area;
- The impact on neighbour amenity; and
- The impact on ecology.

8.4 The property is not a small dwelling and is located outside of the defined New Forest villages therefore the 30% floor space restriction contained within Policy DP36 applies. There is no planning history available for the property and available evidence from aerial photographs show the conservatory to have been in situ from at least 1999. In the absence of any information to the contrary, the floor area of the conservatory is included as being in existence in 1982 and therefore forms part of the existing habitable floorspace. The proposed extensions would therefore fall within the 30% policy limitation of Policy DP36. It is noted that the proposed porch on the western elevation is slightly over what could be constructed as permitted development and would result in the policy limitation being marginally exceeded, but it is of an open sided design and a condition to ensure that it is not enclosed in the future has been included, in accordance with the guidance contained in the Authority's Planning Information Leaflet: Domestic Extensions and Replacement Dwellings (January 2022).

8.5 Policy DP37 relates to outbuildings and seeks to ensure that they are appropriate in scale and subservient to the main dwelling, required for incidental purposes and would be located within the curtilage of the property without unacceptably reducing the amenity space around it. In this case, the proposed garage would replace an existing double garage, located to the rear of the garden, and be set to the side of the house fronting the road. The proposals, which include the removal of the existing garage (which is the same size as the proposed) and the loss of a previously existing outbuilding, which has already been demolished would, in themselves, result in an overall decrease in the area covered by outbuildings. However, the Parish Council has raised concerns about the cumulative effect of the proposed garage and a new outbuilding that is to be constructed along the western boundary of the site, to the rear of the dwelling. This would be a sizeable structure (with a footprint of around 44 sq. m) but would not significantly reduce the available amenity area to the dwelling. Neither is it considered that the proposed outbuildings would be disproportionate to the dwelling or that the development as a whole (including the proposed extension to the dwelling) would result in the unacceptable overdevelopment of the site. The proposal is considered to accord with Policy DP37.

8.6 In terms of design, the proposed extensions are entirely to the rear of the property and would have very little impact on the characterful frontage of the dwelling. The removal of the conservatory, which is of no particular merit, would have a positive effect on its appearance. The ridge line of the two-storey extension is set lower than that of the existing dwelling, appearing suitably subservient to it and the reduction to single storey on the western side would reduce the bulk of the building. The window at first floor level in the rear elevation has been reduced in size to be more proportionate to the gable end and it is considered that the level of glazing in this north facing elevation is acceptable. The proposed garage is to be of a standard size for a double garage, with a shallow pitched roof and a low-key design, in accordance with the criteria of the Design Guide for outbuildings. The materials to be used would be red brick and natural slate, to match those of the existing dwelling and is considered to be more in keeping with the dwelling than the garage that is to be demolished which is a flat roofed structure with a deep white fascia over the doors.

8.7 With regard to the impact on the character and appearance of the surrounding area, the primary impact would be from the introduction of the garage to the frontage of the site, which would be immediately visible in the streetscene. However, whilst the garage would be visible, it would not be unduly intrusive or out of keeping with the pattern of development along Alpine Road, which is characterised by a variety of dwelling types and designs which, whilst mostly detached, are set quite close together. There are other examples of properties on Alpine Road with garages on the frontage. The proposal would retain similar sized gaps between the properties, there being no change to the east and around a 5m gap between the proposed garage and the adjacent dwelling to the west. There would be glimpses from the road of the rear extension through gaps between the dwellings, but it is not considered that these limited views would have a material or detrimental impact on the character and appearance of the surrounding area.

8.8 In terms of the amenity of neighbouring properties, the most significant element would be the two-storey rear extension, which could have a potential impact through shading or on the outlook of the adjacent bungalow to the east (The Retreat), due to its depth and height. However, there has been a relatively recent extension to the rear of The Retreat, which is located on the boundary between the properties, and extends further back than the rear of the application proposal. This addition effectively precludes views of the proposals from the bungalow and also ensures that any limited increase in shading in the evening, would be restricted to its roof. There would be a new window in the side elevation, facing The Retreat, but this replaces an existing window in substantially the same location, which looks out onto the side elevation of The Retreat. The window would serve the stairwell and is to be obscure glazed, avoiding any limited potential for loss of privacy through overlooking. To the west, there is a substantial hedge between the proposed garage and Bluebell Cottage, which would ensure that there would be no direct impact, particularly given the low height of the garage (slightly less than 4m). Other properties along Woodlands Road are at a sufficient distance not to be directly affected.

8.9 A comprehensive ecological survey has been undertaken and identifies the presence of bat roosts within the dwelling and that a European Protected Species licence will be required. The Authority must therefore be satisfied that the three tests for obtaining such a licence would be met. The first and second tests relate to the work being in the public interest (this is met by its being in compliance with adopted Policy) and there being no satisfactory alternative (the development is the appropriate means of meeting the homeowners' requirements). The third test relates to the maintenance of the conservation status of the population of protected species. Providing the works are carried out in accordance with the recommendations of the ecology report and the requirements of a licence, this test is capable of being met. The report also sets out enhancement measures to be undertaken which, subject to their implementation which can be controlled by means of appropriate conditions, will improve the biodiversity of the area. The proposed development would therefore be in accordance with Policy SP6. Conditions to secure the recommendations of the ecological report and requiring a post development report to be submitted to the Authority are appropriate.

Conclusion

8.10 The proposed extensions to the dwelling and new outbuilding would not exceed policy restrictions and can be accommodated without adverse impact on the character and appearance of the dwelling, the surrounding area or neighbour amenity. The development is therefore in accordance with Policies DP2, SP15, SP17, DP18, DP36 and DP37 of the Local Plan 2016-2036.

9. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

1. The development hereby permitted shall be begun before:

The expiration of three years from the date of this permission; or

The carrying-out of any further extension or enlargement to the dwelling otherwise permitted under Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order subsequently revoking or re-enacting that Order;

whichever is the sooner.

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 and to ensure the dwelling remains of an appropriate size in accordance with Policies DP35 and DP36 of the adopted New Forest National Park Local Plan

2016- 2036 (August 2019).

2. Development shall only be carried out in accordance with plans:

nrc sht 2 - Rev A - Proposed plans and elevations

nrc sht 3 - Proposed location and block plan, garage plan and elevations

nrc sht 4 - Proposed site plan

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).

3. The external facing materials to be used in the development shall match those used on the existing building, unless otherwise agreed in writing by the New Forest National Park Authority.

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).

4. The open porch to the side of the dwelling, the subject of this permission, shall at no point be in-filled or incorporated into the main dwellinghouse.

Reason: To ensure the dwelling remains of a size which is appropriate to its location within the countryside and to comply with Policy DP36 of the New Forest National Park Local Plan 2016 - 2036 (adopted August 2019).

5. The outbuilding 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. 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 (CC Ecology, dated July 2025) hereby approved. 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).

7. Within three months of the completion of the development the ecological mitigation and enhancement measures shall be inspected by an appropriately qualified Ecologist to ensure that they are functional and in accordance with the requirements of the submitted reports. Written confirmation of these measures shall be provided to the Local Planning Authority.

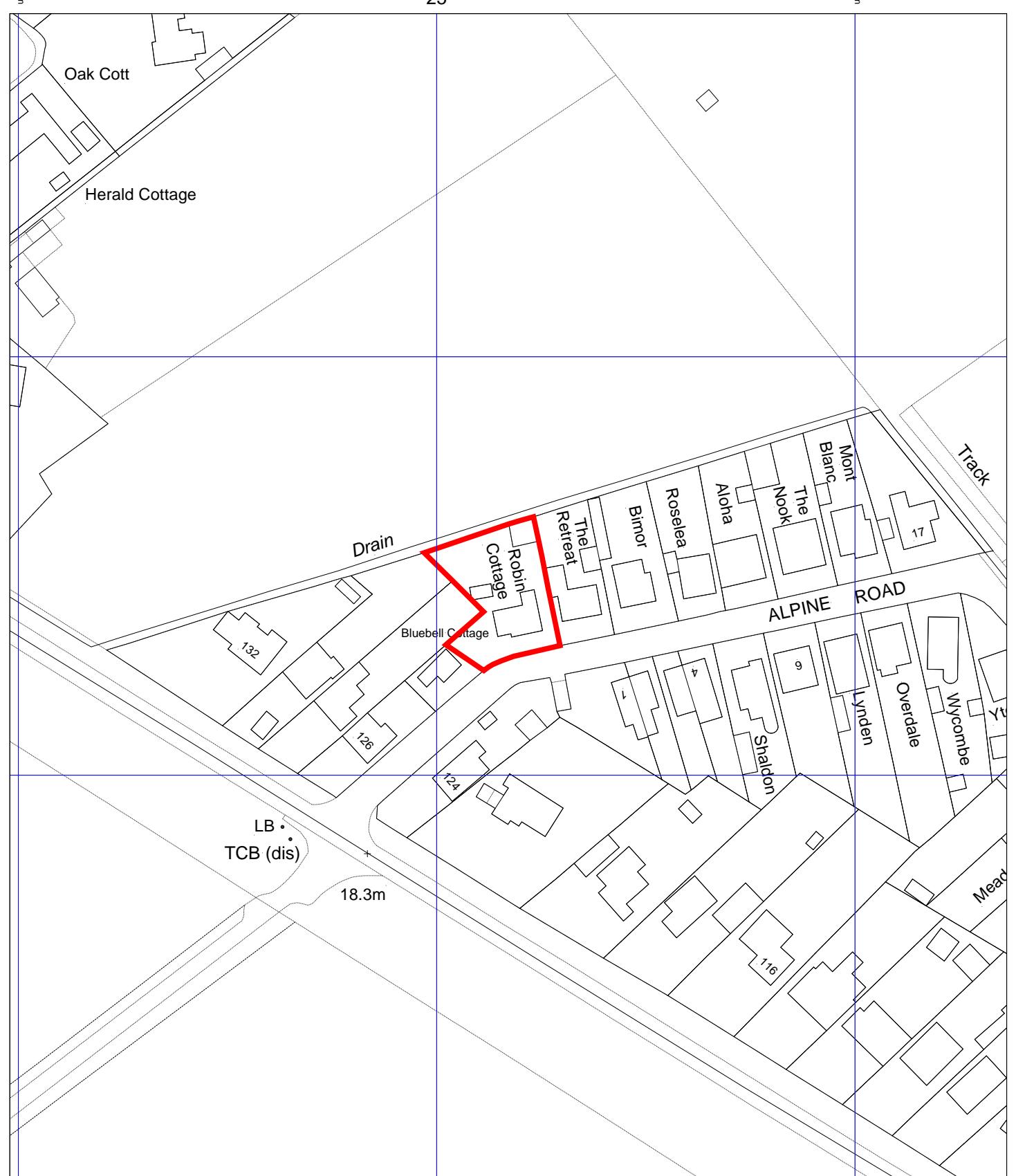
Reason: To safeguard protected species in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

8. 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).

9. 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 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).



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25/00836FULL

NEW FOREST NATIONAL PARK

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SCALE: 1:1250

Application No: 24/01043FULL Full Application

Site: Jewsons, Common Road, Whiteparish, Salisbury SP5 2QW

Proposal: Change of use of land and buildings from builders merchant (sui generis) to light industrial (Use Class E[g](iii)), and storage & distribution (Use Class B8) including open storage use.

Applicant: Stark Building Materials UK Ltd.

Case Officer: Ben Gilpin

Parish: Whiteparish Parish Council

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view.

2. POLICIES

Principal Development Plan Policies

DP2 General development principles

DP12 Flood risk

DP18 Design principles

SP5 Nature conservation sites of international importance

SP6 The natural environment

SP15 Tranquillity

SP42 Business and employment development

SP43 Existing employment sites

DP44 Redevelopment of existing employment sites

Supplementary Planning Documents

Design Guide SPD

NPPF

Sec 11 - Making effective use of land

Sec 12 - Achieving well-designed places

Sec 15 - Conserving and enhancing the natural environment

3. MEMBERS COMMENTS

None received.

4. PARISH COUNCIL COMMENTS

Whiteparish Parish Council (further consultation 15.05.2025):
Recommend refusal.

Reason for recommendation:

After viewing the Wiltshire Council drainage conditions, believe they are weak and do not give confidence should enforcement be required.
Further to that there are no references relating to traffic management on and off of the A36, or operating hours and a reminder that there are to be no buildings on common land.

Whiteparish Parish Council (initial consultation (15.10.2024):
Recommend refusal, for the reasons listed below.

Whiteparish Parish Council resolved to recommend refusal regarding issues with drainage caused by ignoring previous planning rules. If the Planning Officer is minded to approve the application, the drainage problems must be resolved along with no building on part of the site which is common land, known as Holmere Common CL6.

5. CONSULTEES

National Highways (the A36 is managed by National Highways as part of the Strategic Road Network, SRN): No objection.

The application is seeking consent for the change of use of the former Jewsons Builders Merchants to provide E(g)(iii) light industrial uses and B8 storage and distribution. There are no proposals to alter the existing buildings. The development site benefits from a direct access onto Common Road, which connects to the A36 at a priority junction approximately 150m to the south-west. There are no proposals to change the existing site access arrangements.

The A36 in this location is single carriageway and subject to the national speed limit. A right turning lane is provided for vehicles turning from the A36 into Common Road and there appears to be no collision history associated with the use of the junction. We consider that the proposed uses are unlikely to result in a material change in the number and type of trips arising from the development compared to those that could be generated by the existing use.

National Highways therefore considers that the proposed change of use is unlikely to result in an unacceptable or severe impact on the SRN in safety or capacity terms, in accordance with the NPPF and DfT Circular 01/2022.

Wiltshire Council Highways: No objection

Given the close proximity of the site to the A36 trunk road, National Highways should be consulted on the planning application.

In terms of car parking, no objection to the level proposed. Happy with the cycle parking provision provided it is covered and secure.

Having regard to the former use of the site as a building merchants the access and internal layout are already established and able to accommodate HGVs and other delivery vehicles.

Wiltshire Council Drainage Team (Lead Local Flood Authority (LLFA)): Support subject to conditions in relation to the detailed drainage design.

Tree Officer: No objection.

Having reviewed the information and considered the existing use, the proposed change of use will not have a detrimental impact on existing tree stock.

Ecologist: Comments on BNG and designated sites; objection in relation to previous impacts on protected species. The application involves the change of use – rather than an increase in built footprint – and therefore the requirement for Biodiversity Net Gain (BNG) is not engaged.

Objection due to insufficient information to assess impacts on protected species (bats). If the application is taken forward for approval on the basis of the planning balance, it would be necessary to secure further details of biodiversity mitigation, compensation and enhancement via condition, as well as a lighting strategy.

6. REPRESENTATIONS

One letter of objection has been received citing:

- Surface Water run-off from site to neighbouring property; and
- Impact of this on amenity.

7. RELEVANT HISTORY

Erection of storage building; cladding to existing mill building; external racking; external building and pole mounted lighting; barrier; demolition of existing warehouse (21/00399) withdrawn on 01 June 2022

Display of 1no. non-illuminated post mounted sign (Application for Advertisement Consent) (22/00164) refused on 03 May 2022.
Subsequent appeal allowed on 18 January 2023

Reconstruction of one building following demolition of three buildings and associated works (SDC/S/00/01053) approved on 10 July 2000

Demolition and part reconstruction of existing buildings to rationalise offices, toilets, service counter area and external yard (SDC/S/99/01409) approved on 04 October 1999

8. ASSESSMENT

Application Site

8.1 The site comprises a large area of previously developed land formerly occupied by Jewsons building merchants. It is located approximately 65 metres north-west of the A36 junction. The site includes 3 x existing shed type buildings, to be used for warehousing and storage, and area of hardstanding on the site of a demolished building, an area of covered, open-sided storage and an area of open storage (at the southern end of the site).

8.2 The southern part of the site is within an area identified by the Environment Agency as being vulnerable to surface water flooding. In addition, circa 40% of the site is classified as Common Land (CL6), at the site's southern end, albeit a sizeable portion of that area has been developed (historic works) and this application does not involve any further development on this part of the site.

Proposed Development

8.3 The planning application seeks permission for the change of use of land and buildings from builders' merchant (*sui generis*) to light industrial (Use Class E[g](iii)), and storage & distribution (Use Class B8) including open storage use.

8.4 No physical changes are proposed to the scale, mass or footprint of the site or associated buildings. The only associated operational development would be the installation of cycle stands on an area of hardstanding.

Consideration

8.5 The key issues in this case are the principle of development; highway considerations; flood risk; the impact on ecology; and the impact on neighbouring amenity.

8.6 With regards to the status of part of the site as Common Land, the Government Guidance relating to such areas sets out that consent is required from the Planning Inspectorate on behalf of the Secretary of State for Environment, Food and Rural Affairs to carry out any works that would prevent or impede access to common land or for works for the resurfacing of land. These works could include:

- Putting up new fences;
- Erecting buildings;

- Making ditches or banks;
- Resurfacing the land; and
- Building new solid surfaced roads, paths or car parks.

8.7 In this instance, as the proposal seeks permission for a change of use only, with the installation of cycle stands on existing hardstanding, the above requirement, to apply to the Secretary of State (SoS) at DEFRA, via the Planning Inspectorate, is not engaged. In addition, were any development to include such works as listed, an applicant would need to apply to the SoS irrespective of planning. It is recommended that an informative is included to highlight this separate requirement to the applicant should permission be granted.

8.8 The site is considered to be an existing employment site. In addition, the land is also deemed to be previously developed land. Policy SP43 supports the retention of existing employment sites throughout the National Park. This is in recognition of the need for employment sites to continue to come forward and be actively used within the National Park area to meet identified needs for additional employment floorspace. This is currently achieved through criteria-based policies and windfall employment development, rather than site allocations.

8.9 As the application proposes a change of use, Policy DP44 (Redevelopment of existing employment sites) is also relevant. Policy DP44 permits the redevelopment of established employment sites for industrial, office, business and low-key storage uses will be permitted throughout the National Park where:

- a) there would be minimal additional effect on the visual impact of the site in the landscape, or on the amenities of nearby properties, or on traffic or other disturbances from the site;
- b) where feasible, the redevelopment scheme deals comprehensively with the full extent of the site;
- c) the replacement buildings would be appropriate to their surroundings in terms of scale, design and materials; and
- d) the redevelopment scheme would be contained within the existing site boundary.

8.10 The proposal would comprise a change of use with minimal visual impact of the site in the landscape and relates to the full extent of the site. The existing buildings would be retained and the proposed change of use would be contained within the existing site boundary. The application therefore complies with the key requirements in Policy DP44. The principle of development is considered acceptable subject to accordance with other pertinent elements of the development plan, which are considered in the following paragraphs.

8.11 In relation to highway considerations, National Highways and Wiltshire Council (Highways) have both been consulted. In terms of impacts on the A36, the development site benefits from a direct access

onto Common Road, which connects to the A36 at a priority junction approximately 150m to the south-west. There are no proposals to change the existing site access arrangements. The A36 in this location is single carriageway and subject to the national speed limit. A right turning lane is provided for vehicles turning from the A36 into Common Road and National Highways have commented that there appears to be no collision history associated with the use of the junction. They consider that the proposed uses are unlikely to result in a material change in the number and type of trips arising from the development compared to those that could be generated by the existing use. National Highways therefore considers that the proposed change of use is unlikely to result in an unacceptable or severe impact on the strategic road network in safety or capacity terms, in accordance with the NPPF and DfT Circular 01/2022.

8.12 Wiltshire Council (Highways) have commented that having regard to the former use of the site as a building merchants the access and internal layout are already established and able to accommodate HGVs and other delivery vehicles and have no objection to the proposed car parking or cycle parking provision. Overall, there is no objection from Wiltshire Council (Highways).

8.12 In respect of flood risk, part of the site has been identified as being at potential risk from surface water flooding. A Flood Risk Assessment has been provided and Wiltshire Council Drainage Team have been consulted as Lead Local Flood Authority (LLFA). The drainage team supports the proposal subject to conditions to secure detailed design drawings in respect of drainage and the undertaking of a CCTV survey of the existing drainage network and outfall connections to ensure they are fully functional and working efficiently, with repair undertaken, if necessary, following this. Subject to the conditions recommended by the LLFA, it is concluded that the proposal is acceptable in relation to flood risk impacts.

8.13 In respect of potential impacts on trees and ecology, there is no objection from the Authority's Tree Officer as it is considered that the proposed change of use will not have a detrimental impact on existing tree stock.

8.14 Initial ecological concerns were raised regarding the unauthorised demolition of the building identified as removed, and associated matters regarding potential for a wildlife crime to have been committed have been raised, reviewed and case closed by the relevant authority (Wiltshire Constabulary) prior to issue of this recommendation. The matter relating to the above was the identified loss of a satellite bat roost, removed without the benefit of a licence. This matter has been reviewed by the Wiltshire Constabulary and this is the most appropriate route to assess these matters, rather than through the determination of a subsequent planning application.

8.15 In this instance, following the closure of the matter by the third party investigating, the Authority's Ecologist has stated that there would be no objection subject to the proposals being updated by a suitably competent person on behalf of the applicant, to include recognition of the satellite bat roost being lost without the benefit of a licence and measures being in place, and provide a substantive compensation proposal, to include / deliver replacement opportunities and enhancement of the maternity roost that remains on site. This would be secured by way of a planning condition requiring such mitigation to be identified, detailed and approved prior to the change of use taking place.

8.16 In addition, planning conditions requiring details of external lighting would also be required, knowing the propensity of bats to use the site and surrounds to roost and forage. The provision of such mitigation is necessary for addressing the harm that has been evidenced from previous unauthorised works at the site but would not be harmful to the fundamental acceptability of the proposed change of use. In light of this, subject to such planning conditions, the development would accord with the requirements of Policy SP6. The site comprises of a sealed surface and the proposal comprises a change of use with the installation of cycle parking on areas of hardstanding. The application therefore falls outside of the statutory requirements for BNG.

8.17 There are two residential dwellings to the west of the application site: Holmere House and Holmere bungalow. They are both situated within generous plots. Holmere Bungalow is the closest to the application site, being approximately 20 metres from the application site boundary and 45 metres from the nearest building. In view of these distances, the presence of boundary landscaping, and the fact that the proposed uses are little different in their characteristics to the existing use, it is not considered that the change of use would result in unacceptable adverse impacts on neighbour amenity in accordance with Policy DP2.

Conclusion

8.18 The application site comprises an existing employment site. The adopted local planning policies for the New Forest National Park support the appropriate re-use existing employment sites and this application accords with the main principles of local planning policy. The proposed change of use would comprise an appropriate reuse of the site. The development is capable of being accommodated without adverse impacts on the character and appearance of the surrounding area, highway safety, drainage, trees, ecology and neighbour amenity, subject to conditions and is therefore in accordance with policies of the adopted New Forest National Park Local Plan 2016-2036.

9. RECOMMENDATION

Grant subject to conditions

Condition(s):

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. Development shall only be carried out in accordance with drawing nos: TP.21195-4, TP.21195-5, DR1, DR2, DR3, TP.21195-6, TP.21195-7, TP.21195-8, TP.21195-9.

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).

3. Prior to commencement of development, the condition of the existing outfall connections which will take surface water from the development site, should be investigated and reported to the National Park Authority. If necessary, improvement to its condition as reparation, remediation, restitution and replacement should be undertaken prior to development above slab level and before any connection is made.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no flood risk on or off site resulting from the proposed development.

4. No development shall begin until a detailed surface water drainage scheme for the site, has been submitted to an approved in writing by the Local Planning Authority. The submitted details should include: a. A technical summary b. Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations. c. Evidence to show how the surface water system will be protected against groundwater ingress. d. Exceedence plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria. e. Details for the long-term maintenance arrangements for the surface water drainage scheme.

Development shall take place in accordance with the approved details.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no flood risk on or off site resulting from the proposed development.

5. Prior to occupation of the buildings as detailed in this planning application, details of ecological compensation and enhancement measures, including for bat species, informed by a competent ecological professional shall be submitted to, and agreed by, the Local Planning Authority. Design should ensure bats are not exposed to contact with breathable membrane. Measures should be implemented prior to occupation and maintained thereafter in accordance with the details.

Reason: to ensure suitable ecological mitigation is delivered and secured, and to accord with the requirements of Policy SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

6. Within three months of the completion of the development, the ecological mitigation and enhancement measures shall be inspected by the Ecologist to ensure that they are functional and in accordance with the requirements of the submitted reports. Written confirmation of these measures shall be provided to the Local Planning Authority.

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).

7. 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.

8. A scheme for the parking of cycles shall be submitted to and approved in writing by the National Park Authority and completed prior to the development being first occupied.

The spaces shall be retained and kept available for their intended purpose at all times.

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

9. No activity shall take place on the site in connection with the approved use other than between the hours of 07.30 and 17.00 Monday to Fridays, and 08.00 and 12.00 Saturdays, not including recognised public holidays.

Reason: To safeguard the amenities of nearby residential properties in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019)

10. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 2020 and the Town and Country Planning (General Permitted Development) (England) Order 2015 or any subsequent re-enactments thereof, the buildings the subject of this permission shall be used for the purposes of Class E (g)(iii) and B8 and for no other use purposes whatsoever, including any other purpose in Class E of the Town and Country Planning (Use Classes) Order 2020 or any subsequent re-enactment thereof, without express planning permission first being obtained.

Reason: The application has been made, and the proposal supported, on the basis of the use of the buildings as permitted being appropriate for their setting in accordance with Policies DP2 and DP44 of the New Forest National Park Local Plan 2016-2036 (August 2019).

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no extensions, alterations and hard surfaces otherwise approved by Classes A, E, H, and J of Part 7 of Schedule 2 to the Order shall be erected or carried out without express planning permission first having been granted.

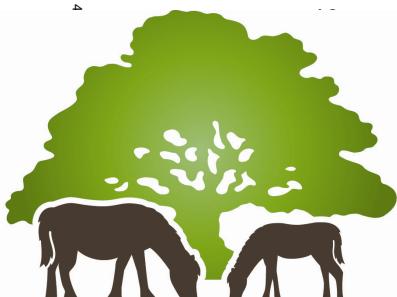
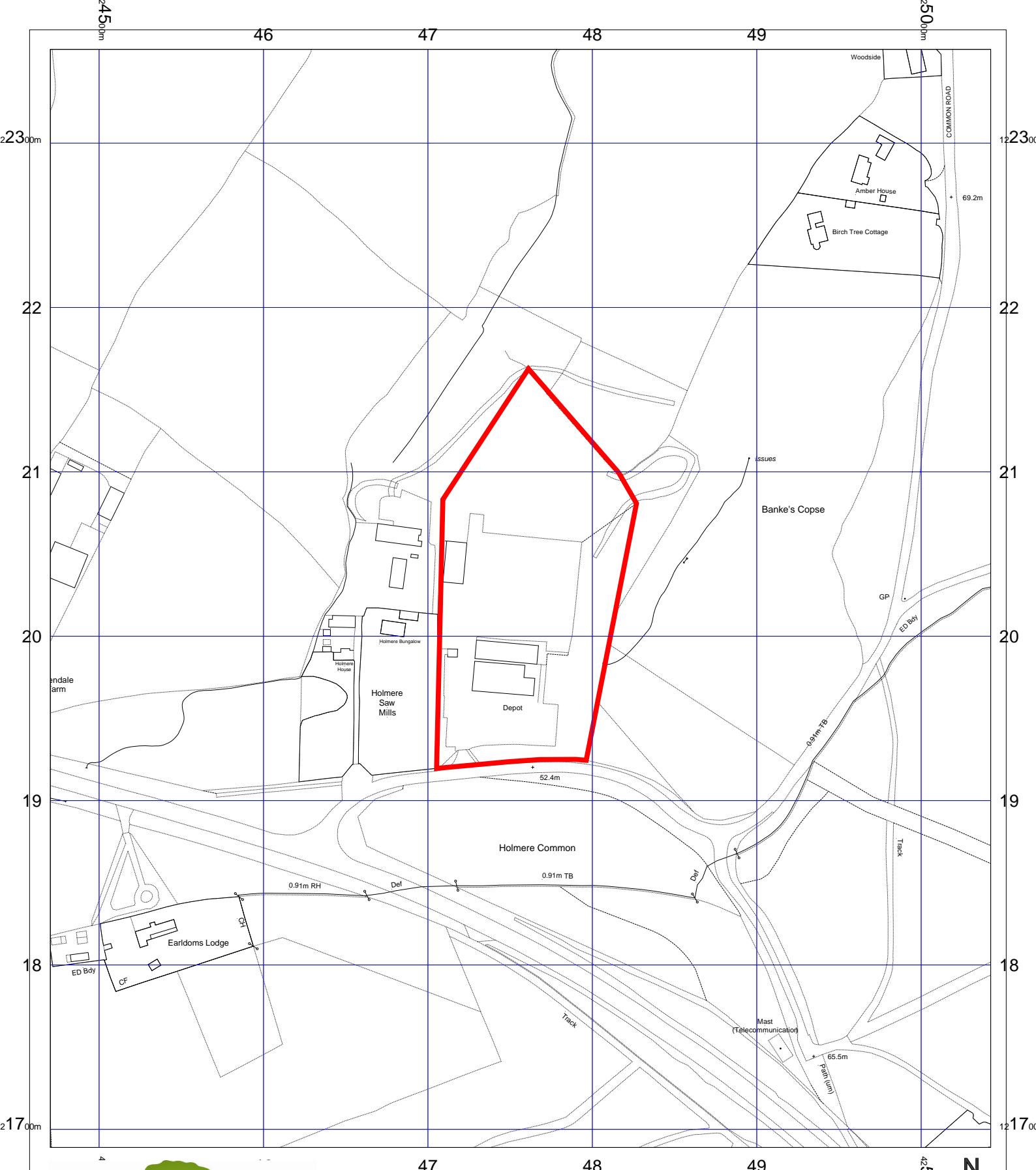
Reason: In view of the physical characteristics of the plot, the New Forest National Park Authority would wish to ensure that any future development proposals do not adversely affect the visual amenities of the area and the amenities of neighbouring properties, contrary to Policy DP2 and SP17 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

12. No external lighting 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).

Informative(s):

1. For the avoidance of doubt, it should be noted that this consent relates solely to the change of use of the premises and parking provision and does not infer any permission for works to the exterior of the building, that would require consent in their own right.
2. Please note that part of the site is designated as Common Land. Separate consent would be required from the Planning Inspectorate on behalf of the Secretary of State for Environment, Food and Rural Affairs for any future works which would impact on access to common land or for works for the resurfacing of land.

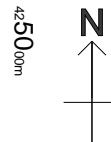


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NEW FOREST
NATIONAL PARK

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