

PLANNING STATEMENT



BELWOOD COTTAGE

Pear tree Lane, Emery Down, Hampshire, SO43 7FH.

Planning application for alterations to the main entrance.

For and on behalf of Mr & Mrs Mason.

May 2021.

Introduction

This Planning Statement is submitted in support of a householder application for planning permission at the property, Belwood Cottage, Peartree Lane, Emery Down, Hampshire.

The application is submitted to the New Forest National Park Authority. The applicants are Mr & Mrs Mason, who reside at the property.

This statement should be read in conjunction with the following:

- All drawings, existing and proposed, produced by Pell-Stevens Architects.
- Construction Management Statement
- Biodiversity checklist
- Flood risk assessment
- CIL questionnaire



Site Description

The site is located 1.5km north west of Lyndhurst within the Parish of Emery Down. The site is within the New Forest National Park and The Forest Central South Conservation Area. The New Forest SSSI extends to the road and verges of Peartree Lane.

The site is between three farms; Firry Piece to the east, Peartree Stud Farm to the west and Yew Tree Farm to the south.

The site area totals 3.3 hectares with the residential curtilage covering 0.396 hectares. There are stables, a menage and grazing land. The house sits at the southern area of the site, close to the access from Peartree Road.

The residential curtilage includes the main dwelling and an attached garage, store and utility. The gardens have mature trees, shrubs and lawn areas, providing a level of screening of the house and grounds. There is a wide gravel driveway from Peartree Lane and plenty of off-road parking. The driveway leads to a stable yard which also includes space for turning and parking for large vehicles, such as horse boxes and trailers that support the equestrian facilities.

The southern, road facing boundary has a mature hedgerow that obscures the house from the road. There is a short length of close-panel fence, a five-bar gate and on the other side of a large Oak tree, a small pedestrian gate.

There are grass verges and hedging alongside Peartree Lane. In front of the existing entrance to Belwood Cottage, there are tapered gravel splays which extend from either side of the vehicular and pedestrian gates, to provide some turning space into the property for vehicles.

The site lies in Flood Zone 1, an area with a low probability of flooding.



View of entrance looking East



View of entrance looking West



View of driveway towards entrance from Peartree Lane

Planning history

The planning history shows that six applications have been submitted for alterations to Belwood Cottage. Two were withdrawn, two have been implemented, one has lapsed and one is currently registered.

1. NFDC/74/01465 Alterations and addition to dining room and hall. Granted 05 December 1974 Extension to family room on front elevation. This has been built.
2. 05/86200 20x 40 meter menage for use of training horses for dressage. This has been built.
3. 13/98641 Single storey extension, one and two storey extension, linked double garage with games room over, demolish existing garage. Withdrawn October 2013
4. 14/00191 Two storey extension including balcony and dormer window; 2no single storey extensions; roof alterations; replacement attached garage; demolition of existing garage. Withdrawn due to floor area
5. 14/00791 Two storey extension including balcony; single storey extension; roof alterations; replacement 3 bay garage block. Granted November 2014 but not implemented.
6. 21/00378 Two storey extension; single storey extension; alterations to garage to form additional habitable floorspace etc. This application is currently registered, prior to determination.

The current floor area is 220 square metres. The planning history confirms that this area has existed since before 1st July 1982.

Proposed design

The proposal for alterations to the entrance to Belwood Cottage is driven entirely by the poor arrangements for vehicles using the site. The property benefits from equestrian facilities and a number of vehicles support this use. Some of these vehicles, such as horse boxes and trailers, encounter difficulties both entering and leaving the property, through the existing entrance. At present for instance, it is only possible to turn into and leave the property, in one direction, due to the narrow turning angle possible from the highway, which is itself narrow.

Our proposals seek to remedy this situation in a way that respects the protected verges and wider visual impact on the Conservation Area.

The objectives of the design are:

1. Retain the existing driveway width but re-profiled to move the entrance from the highway to the west by around 1.8 metres. This will move the entrance away from the existing oak tree to the right hand side, allowing a wider turning area into the driveway on this side.
2. Replace the entrance gate with a pair of timber gates mounted between brick pillars, providing a greater level of security and privacy. The proposed style of pillars, gates and fencing are prevalent throughout the New Forest.
3. These gates would be set further back into the driveway, again to the benefit of the turning areas from both directions, into the driveway. As the highway is rather narrow, moving the entrance gates further away, will facilitate the wider splays required.
4. Wider entrance to feature close-boarded fencing, of a similar style to that which exists.
5. Replacement pedestrian gate to match main vehicular gates.
6. Replacement lighting – same number of lights as existing. It is noted there is no street lighting on Peartree Lane, so a small amount of lighting is essential, particularly during winter months.
7. The existing verges will be protected and retained, albeit with a little more gravel to create the wider entrance splays for vehicles. There will be no kerbs or sealed surfaces.
8. One Silver Birch tree will be removed to allow for re-profiling of the driveway.
9. Existing Rhododendron hedge will be pruned to allow for re-positioned gates and fencing on left hand side of entrance.
10. The electricity supply is to be re-routed underground, allowing the existing electricity pole to the left hand side of the driveway, near the entrance, to be removed.

Planning Policy

The proposed alterations for the entrance into Belwood Cottage have been designed in accordance with the key relevant policies of the local plan. These include;

1. Policy DP18: Design principles requires all new development to enhance the built and historic environment of the New Forest. The changes proposed to the entrance are intended to respect the local area by echoing a design of fencing, gates and simple brick pillars that are seen on many properties in the New Forest.
2. Policy SP15: Tranquillity - refers to reducing the impact of light pollution on the 'dark skies' of the National Park. The proposals support this through the replacement only of those external light fittings that already exist.
3. The Supplementary Planning Document: Design Guide (December 2011) encourages the use of simple fencing, low-key gates and natural verges, all of which feature in the proposal.

Access

The new entrance provides improved access into the property for all users and the appropriate vehicles required to support equestrian activities.

Conclusion

The proposals seek to address the much-required improvements for vehicular access into Belwood Cottage, with its associated equestrian facilities. The current access into the site is simply not appropriate and without modification, further damage could be caused to the existing verges, which are subject to SSSI protection.