



Ms D Slade
Draycott Chartered Surveyors
82a High Street
Lymington
Hampshire
SO41 9AN

02 February 2021

Dear Ms Slade

Case Number EQ/20/51094
Proposal Replacement dwelling
Site Wicksmead, Penn Common Road, Bramshaw, Lyndhurst,
SO43 7JL

Thank you for your correspondence received on 01 December 2020.

The pre-application submission proposes the replacement of the dwelling with one that would be no larger in floor area than exists at the site. The existing dwelling does not appear to be of any particular architectural merit and the principle of the replacement is therefore acceptable.

The property is a small dwelling as defined in Policy DP36 of the Local Plan as the history shows its floor area was 76 square metres in 1982. It has been extended since the base date for the small dwellings policy and now has a floor area of 123 square metres, according to your plans, which is in excess of the normal limits for a small dwelling.

The history shows a conservatory was added to the property, following consent in 2005 using the 'conservatories exemption', which allowed a conservatory as an exception to the floor area limits. I calculate that the approved conservatory that was permitted had an internal floor area of 13.5 square metres.

The floor area of the proposal will need to be amended to ensure that the resulting dwelling would not be even larger than the floor area policy would allow.

Firstly, it appears that the area of the upper floor has been measured using the dotted line on the plans. However, the section drawing shows the walls of the upper floor rooms would be 1.5 metres, and therefore the entire first floor would be habitable floor space. The proposed upper floor would be larger in area than the 34 square metres stated.

Secondly, the conservatory approved in 2005 is subject to a condition that seeks to

ensure it is not altered and remains within the definition of a conservatory, as set out in the Local Plan. If your client wishes to take advantage of the extra 13.5 square metres that has been granted as a conservatory, the design of the replacement should include at least that much floor area within a conservatory.

With regard to the proposed replacement dwelling, the proposal appears to be of a similar footprint, scale and size, and subject to the above amendments would be likely to be acceptable. However, the inclusion of a conservatory will necessitate some redesign.

With regard to the ecological survey, it would be advisable to await the results of the phase 2 surveys before submitting the application, as ecological mitigation and enhancement will not be suitable matters for a condition.

The site lies within the Conservation Area and if there are any trees that would be affected by the proposed development, these should be accommodated in the design and measure put in place to protect them during construction.

I have not had the opportunity to visit the site but it appears that the neighbouring property is located some distance from the site of the proposed replacement and that it is unlikely there would be adverse impacts on neighbouring amenity

Please be advised that advice is made without consideration to any third party comments, and is offered without prejudice to the determination of any subsequent planning application.

I trust this information clarifies the points raised in your letter. Please do not hesitate to contact me by email if I can be of further assistance.

Yours sincerely

Ann Braid
Planning Officer
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