



Mr & Mrs Parks
Wicksmead
Penn Common Road
Bramshaw
Lyndhurst
SO43 7JL

21 February 2020

Dear Mr & Mrs Parks

Case Number EQ/20/50092
Proposal Agricultural dwelling
Site Wicksmead, Penn Common Road, Bramshaw, Lyndhurst,
SO43 7JL

Thank you for your correspondence received on 17 February 2020.

Wicksmead is a detached bungalow which is sited outside of the defined New Forest Villages (Lyndhurst, Sway, Ashurst and Brockenhurst). The property is also located in the Forest Central North Conservation Area. The property is accessed via an unmade track and fronts onto Penn Common. The dwelling is likely to have been built before planning.

The proposal to be commented on is to replace the dwelling with the same floorspace and to use oak frame construction with rustic brick work and grey slate roof.

Policy DP35 is the policy that relates to replacement dwellings (para-phrased for key parts).

The replacement of existing dwellings will be permitted except where the existing dwelling:

- a) is the result of a temporary or series of temporary permissions or the result of an unauthorised use
- b) makes a positive contribution to the historic character and appearance of the locality.

In the case of other dwellings outside the Defined Villages, the replacement dwelling should be of no greater floorspace than the existing dwelling.

The intentions of your proposal would be for it to be no larger than what is currently in situ. In principle this would be acceptable. It should be noted that any area of the attic which would have a height of 1.5 metres or above would be included in the floorspace calculations.

It would be important that the proposed replacement dwelling would be rural in character, nature and materials and have no significant impact on the neighbouring property or SSSI. The dwelling would be clearly visible from the open forest and SSSI and this would need to be sympathetically designed. The gable end triangular windows would appear to be an odd feature.

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 on the number below if I can be of further assistance.

Yours sincerely

Claire Woolf
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