



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

09 March 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 and more recently on 23 February.

Regarding the Agricultural status of this dwelling, I would agree that the dwelling has no agricultural restrictions. The title of the proposal has been set up by our admin/planning assistants and therefore this was in error and a charge of £125 should have been collected. Unless the dwelling was found to have any agricultural restrictions, conditions of this nature would not be applied.

Habitable floorspace is calculated as gross internal floorspace including all floors and stairwells. Accommodation within the roofspace is included where there is natural light (e.g. via a dormer window or roof light), a permanent staircase and headroom of at least 1.5 metres. Therefore, from the drawings the proposal includes fixed stairs and is used for a bedroom (accommodation) and either with or without a window, floorspace with a head height of above 1.5 metres would be included within the floorspace calculations, this would include the 'attic space' and possibly the void.

With regards to my comments about the gable end windows, these would be of a design that I would not recommend and careful consideration would need to be had to the windows because the site is directly adjacent to SSSI. Light pollution and excessive glazing would be a material planning consideration.

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
Planning Officer
Direct Line: 01590 646627
Email: claire.woolf@newforestnpa.gov.uk