

PLANNING STATEMENT

**LAND AT MARTINIQUE FARM, EAST MARTIN,
FORDINGBRIDGE**

**REPLACEMENT OF 3 REDUNDANT BUILDINGS TO
PROVIDE 3 NO. RESIDENTIAL DWELLINGS**

JULY 2023



**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004**

www.rawplanning.co.uk | admin@rawplanning.co.uk
RAW Planning Ltd | Company No. 11899496

CONTENTS:

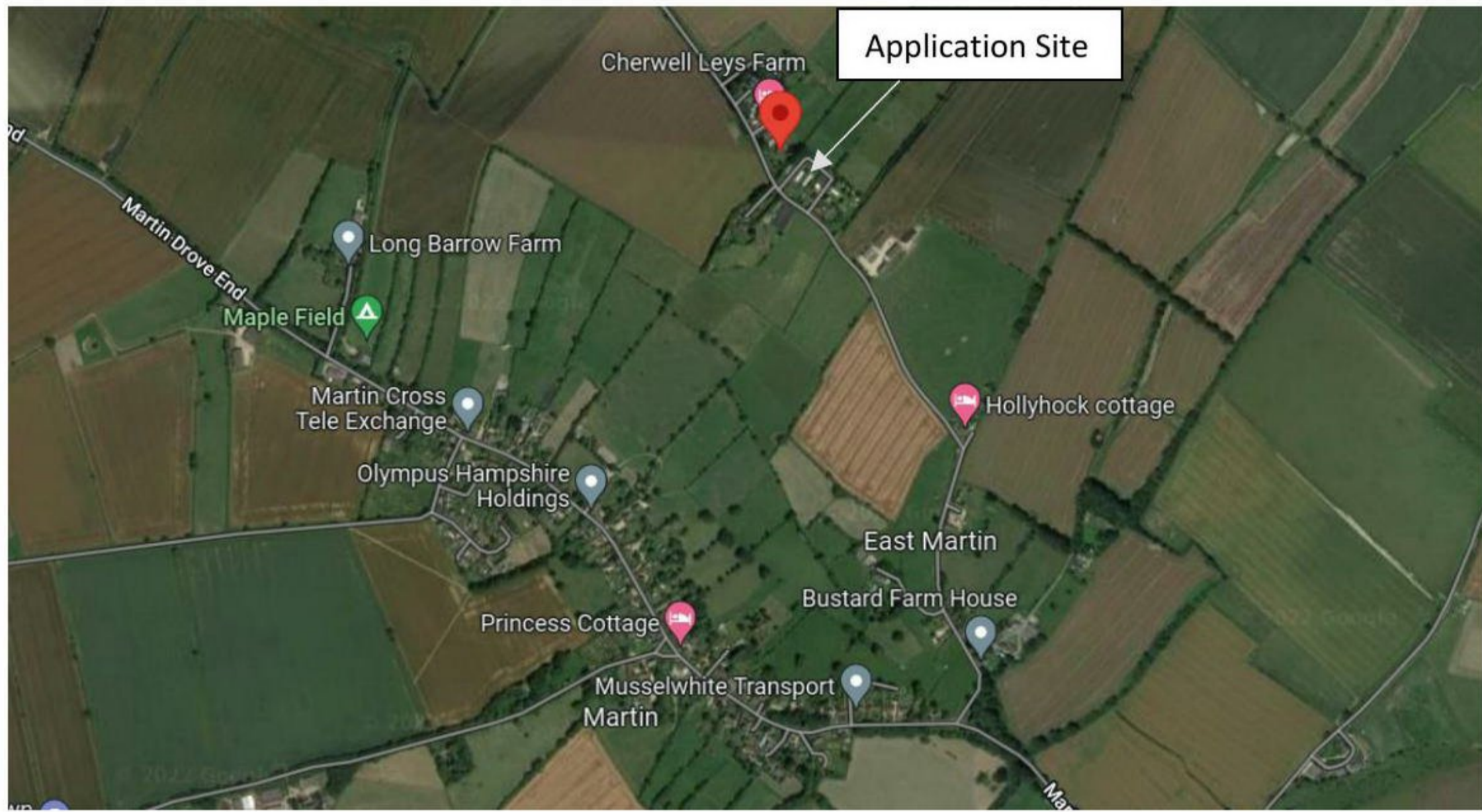
	Page No:
1. INTRODUCTION	1
2. THE APPLICATION SITE AND SURROUNDINGS	2
3. THE APPLICATION PROPOSALS	9
4. RELEVANT PLANNING POLICIES	12
5. PLANNING ASSESSMENT	16
6. SUMMARY AND CONCLUSION	20

1. INTRODUCTION

- 1.1 This Planning Statement has been prepared by RAW Planning Ltd to accompany a planning application which is submitted on behalf of Mr Paul and Mr Chris Shering (“The Applicants”). The application relates to three buildings at Martinique Farm, East Martin, Fordingbridge, SP6 3JS (the “Application Site”).
- 1.2 Planning permission ref: 22/11012 was granted by New Forest District Council on 23rd February 2023 for the conversion of the existing redundant buildings into 3 no. dwellings. This application seeks to demolish the existing buildings and replace them with 3 new build dwellings that have been designed to visually reflect the existing buildings and permitted conversion. Whilst the buildings are capable of conversion the ability to replace them would enable the Applicant to build better quality, more sustainable homes that would reduce the impact on the environment and climate.
- 1.3 This Planning Statement is submitted in support of the application and provides a summary overview of the application proposals as well as identifying the Planning Policy Framework within which it should be considered.
- 1.4 Section 2 provides a description of the application site and sets out the relevant background. Section 3 sets out the development proposals. The Planning Policy Framework that is applicable is provided in Section 4. Section 5 provides a reasoned justification for the development being proposed and Section 6 sets out a summary and conclusions.

2. THE APPLICATION SITE AND RELEVANT BACKGROUND

2.1 Martinique Farm is located to the north of East Martin which is a linear group of residential properties and agricultural buildings to the north east of the village of Martin, located 7 miles north west of Fordingbridge. The two aerial photos below identify the application site.



- 2.2 Martinique Farm is located to the north of the unnamed road that runs through East Martin, connecting with the road 'Martin Drove End' to the south and the A354 to the north.
- 2.3 Martinique Farm was originally owned by the Applicants' parents. In 2004 approximately half of the farm (9 acres) was sold (now forming Cherwell Farm), with the remainder (i.e. that outside of the site subject of this pre-application request) sold in January 2020 and now forming Futchers Farm. The remaining land extends to 0.4 hectares and comprises the 3 former agricultural buildings that have been used for adhoc storage since 1995.
- 2.4 The 3 buildings are accessed directly from the unnamed road through East Martin and each building is vertically aligned to the road with their side elevations facing the road. The buildings are primarily constructed of metal profiled sheeting.
- 2.5 Planning permission (LPA ref: 22/11012) was granted on 23rd February 2023 for the conversion of the 3 buildings to 3 residential properties. A copy of the permitted Site Plan is inserted below:

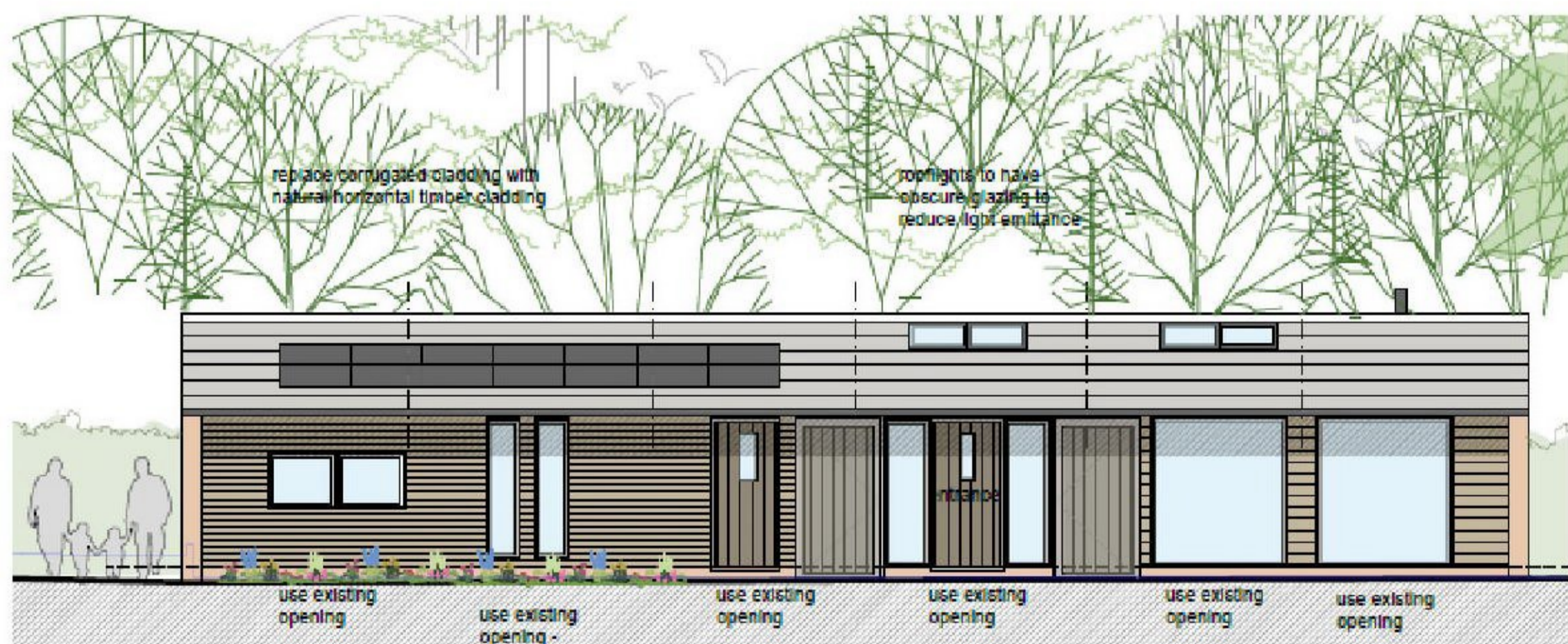


2.6 Building 1 (the western most building) is the smallest of the 3 barns measuring 18m X 9.4m and 2.4m to eaves and 3.6m to ridge. The east elevation of the building appears to have historically been removed leaving an overhang porch. The front (east) and rear (west) elevations contain upvc doors and windows as shown on the photo below giving the building a domestic appearance. A mobile home is located adjacent to the buildings north elevation and has been on the site since at least 2004.



Building 1

2.7 Building 1 has planning permission to be converted to a 3 bedroom dwelling with the existing external materials replaced utilising a brickwork plinth with natural timber cladding and rendered walls with a slate roof and velux windows and solar panels along the east elevation. A copy of the permitted front elevation is inserted below.



2.8 Building 2 (the central building) measures 21m X 6.2m and 2m to eaves and 3m to the ridge. The building also has a number of small upvc windows although does largely retain its utilitarian appearance. A photo of building 2 is shown below.



Building 2

2.9 Building 2 has planning permission to be converted into a 3 bedroom dwelling similar in appearance to that of building 1 using a brick plinth with natural timber cladding and a slate roof. Solar panels are also proposed along the east elevation. A copy of the permitted front elevation is inserted below.



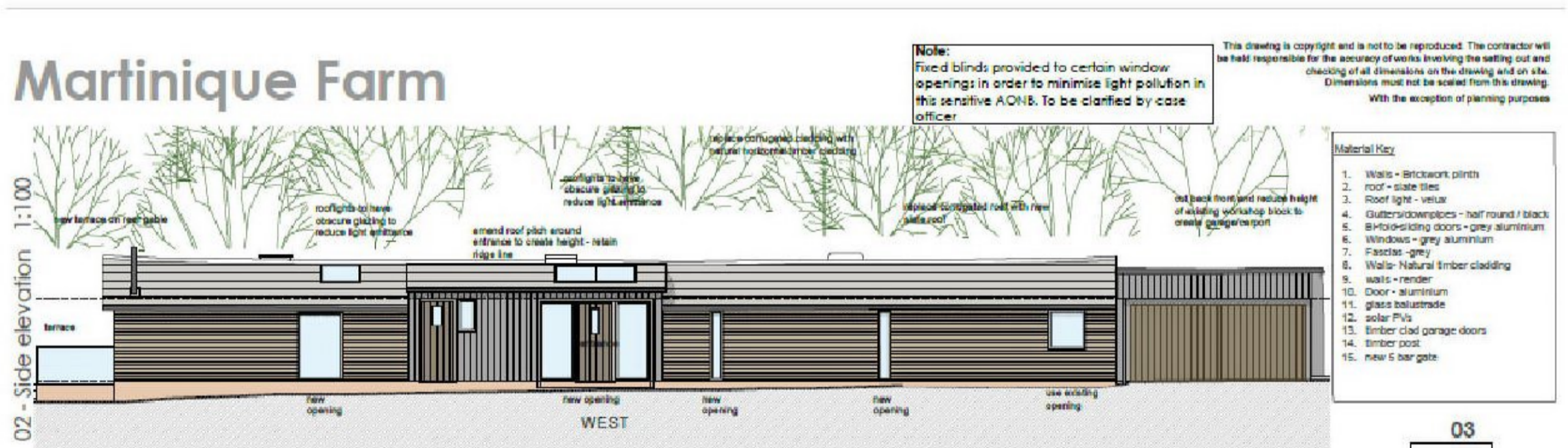
2.10 Building 3 (the eastern most building) is the largest of the buildings with the main part of the building measuring 25.2m X 7.2m and 2m to eaves and 3.2m to ridge. A mono pitched extension is located along the south elevation measuring 11.2m X 5.6m and with a ridge height of 4m at its highest point. Along the east elevation to the north of the building is a timber structure (measuring 3m X 2.2m) with upvc windows appearing domestic in character. Photos of building 3 are shown below.



Left Photo - Building 2 (right) and building 3 (left)
 Photo Below – Building 3

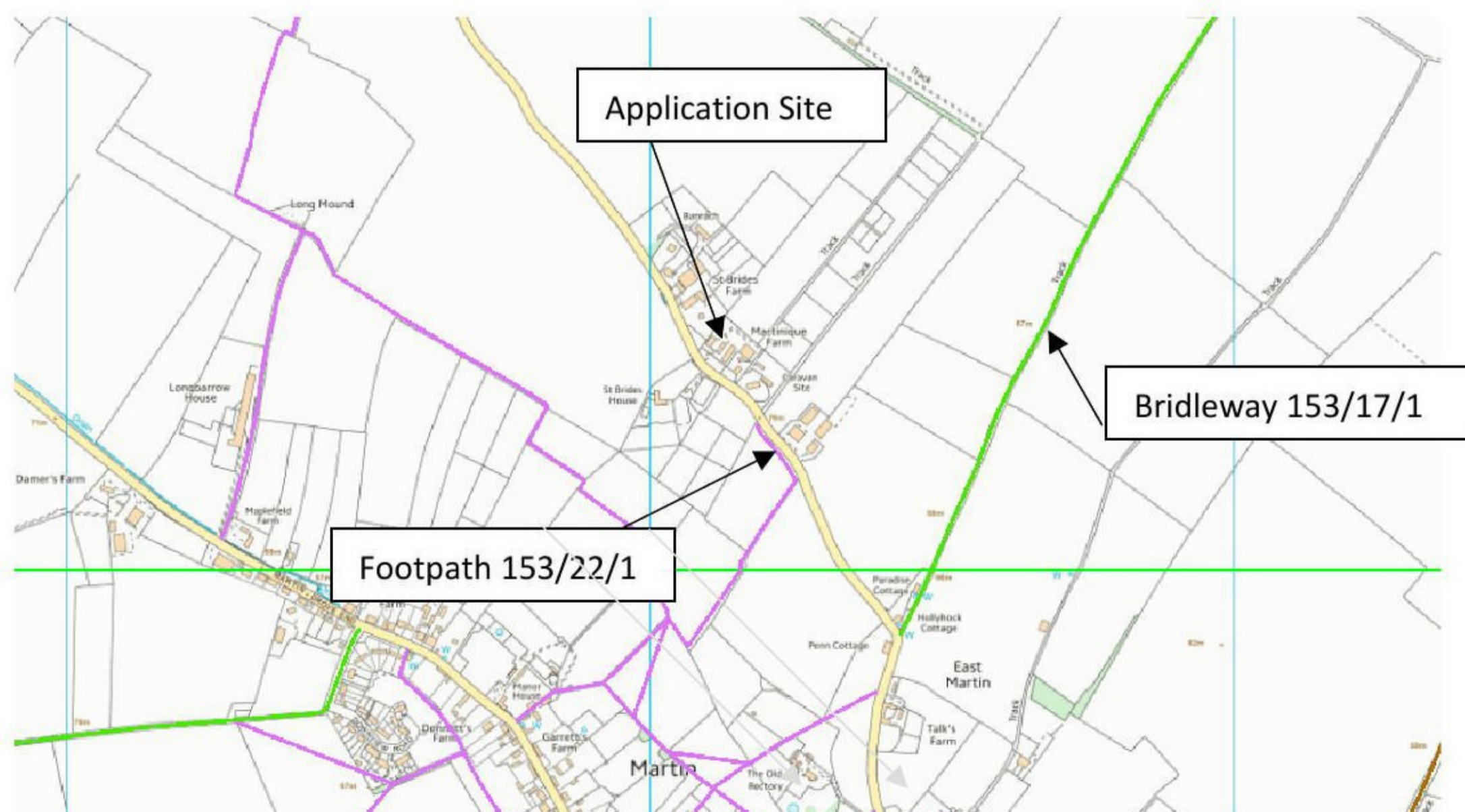


2.11 Building 3 has planning permission to be converted into a 3 bedroom dwelling similar in appearance to buildings 1 and 2 utilising a brick plinth with natural timber cladding above and a slate roof with solar panels along the east elevation. The existing timber lean-to (as shown in the photos above) would be removed as part of the permitted proposals and the steel clad mono pitched extension to building 3 would be reduced in height and converted to a timber clad carport. A copy of the permitted front elevation is inserted below:



2.12 The buildings are set back approximately 30m from the road behind a hedgerow defining the sites southern boundary. The access drive dissects through the site between buildings 1 and 2 with land to the front of the aforementioned hedge and buildings 2 and 3 lying outside the Applicants' ownership. A further hedge runs along the north east boundary of the unnamed road.

- 2.13 The access drive provides parking to the front (south) of building 1 and to the north and west of building 2. The drive continues northwards before turning east along the sites northern boundary. Historically (before the site was divided and sold) the drive would have continued round past the neighbouring agricultural buildings and connected back to the unnamed road.
- 2.14 The sites northern boundary is defined by a belt of mature trees. The sites north and west boundaries are defined by hedgerows and the eastern boundary is partly defined by a hedgerow (adjacent to building 3) and partly adjoined by a neighbouring agricultural building (that would have historically formed part of Martinique Farm). To the south of the large agricultural building (and to the east of building 3) is a detached residential property.
- 2.15 To the east of aforementioned agricultural building and residential property (which historically formed part of Martinique Farm) is Cherwell Farm which is understood to be an Alpaca Farm and small caravan site. To the south of Martinique Farm (on the opposite side of the unnamed road) is St Brides House; a large residential property with outbuildings, tennis court and menage. Immediately west of Martinique Farm is a further residential property (at Whitehill Farm) together with a cluster of agricultural (or former agricultural) buildings with extensive outside storage and 2 further residential properties (Banrach and Crockerton).
- 2.16 There are no Public Rights of Way (PRoW) that cross or adjoin the application site. The closest PRoW to the application site is footpath number 153/22/1 which is located approximately 100m to the south east of the application running parallel with and on the southern side of the unnamed road upon which Martinique Farm is located. There is also a Bridleway (number 153/17/1) which runs in a north east – south west direction approximately 400m to the east of the application site as shown on the plan below.

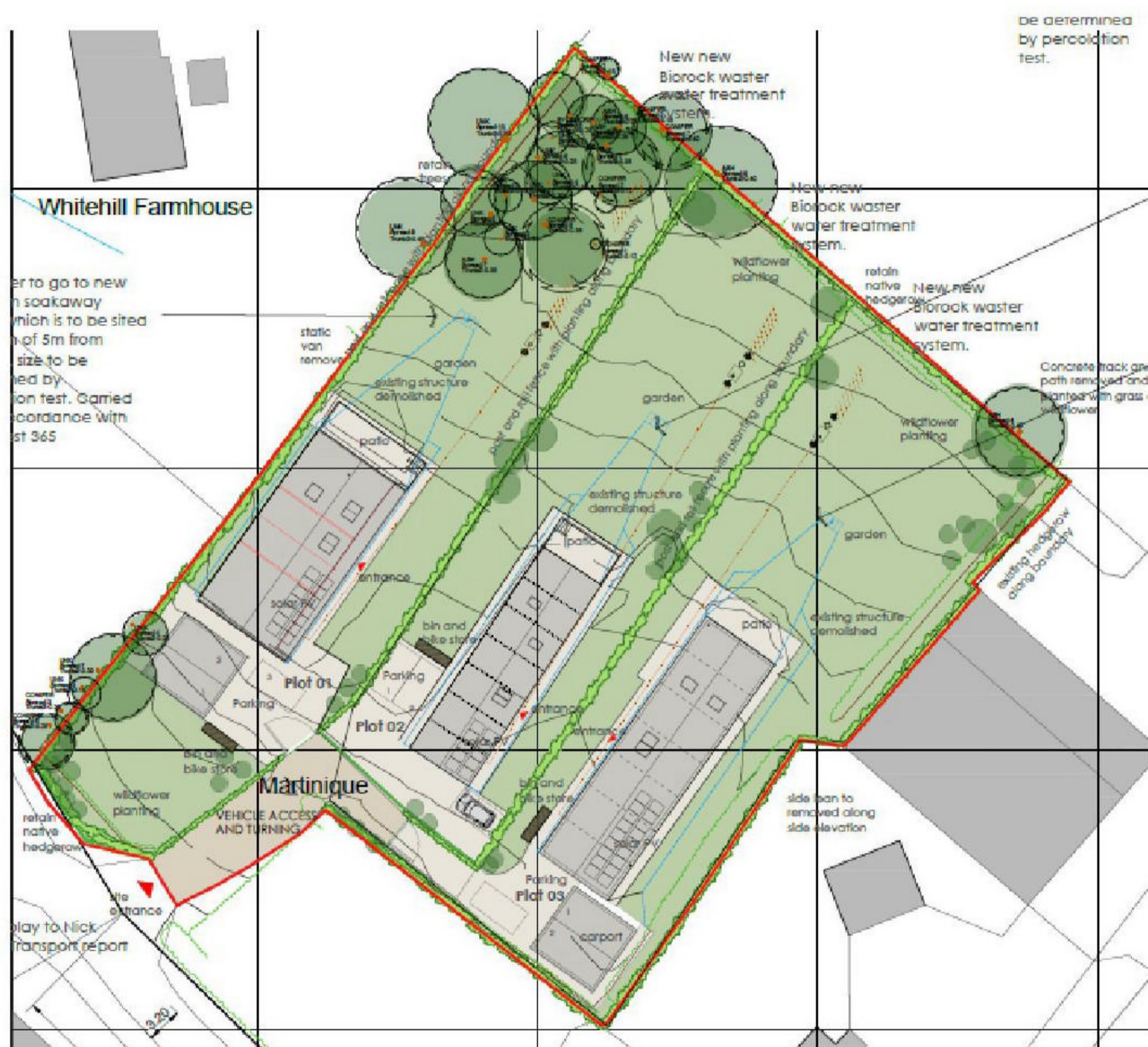


2.17 The site is located in the Cranborne Chase AONB. The site lies outside any other national or local landscape and ecology designations and is not affected by any heritage designations.

2.18 The site lies in flood zone 1 which has the lowest probability of flooding.

3. THE APPLICATION PROPOSALS

- 3.1 Full planning permission is sought to replace 3 existing redundant buildings with three new build residential properties together with car parking and amenity space at Martinique Farm.
- 3.2 The design rationale for the new build proposals is to develop a scheme that visually reflects the existing buildings and the permitted conversions. The proposed dwellings would provide footprints consistent with the permitted conversion retaining the existing linear building pattern as shown on the copy of the proposed Site plan inserted below. The ability to build new build dwellings would however provide better quality and more sustainable homes which would achieve higher air tightness and greater insulation levels as well as improving the weathering details of the dwellings as set out in greater detail in the submitted Design and Access Statement and letter from Andrew Waring Associates.



- 3.3 Plot 1 would continue to have the same footprint and internal layout as the permitted conversion with the main alteration being a central pitched roof rather than a mono pitched roof. The eaves height would be increased slightly to 2.1m and a roof pitch of 30 degrees would be provided increasing the ridge height by 1.2m to 4.5m. A carport is also proposed to the south of the dwelling to provide parking for 2 cars. A copy of the proposed front elevation is inserted below.



3.4 Plot 2 would also have the same footprint and provide the same internal layout as the permitted conversion. The only visual difference between the permitted scheme and the proposals would be an increase to the ridge height as per the plot 1. The proposed ridge height would be 4m, a 1m increase over the existing building and permitted conversion. A copy of the proposed front elevation is inserted below.



3.5 Plot 3 would also have the same footprint and provide the same internal layout as the permitted conversion. Plot 3 would however be the most visually altered plot with the significant benefit of removing the existing box like mono pitched steel clad extension to the south of the building. Similar to plots 1 and 2 the eaves height of the dwelling would be consistent with the existing building and the ridge height would be increased to accommodate a 30 degree roof pitch. The proposed ridge height would be 4.4m, an increase of 1.2m over the existing building and permitted conversion. A copy of the proposed front elevation is inserted below.

3.6 A car port providing space for 2 cars is proposed to the south of the building. The car port would have a simple pitch roof replacing the previously approved conversion of a mono pitch roof utilitarian looking extension attached to the existing building.



- 3.7 The existing hard surfaced access road that runs through the centre of the site and along the north boundary would continue to be removed as part of the proposals with the access to the site terminating to the front of the buildings where car parking for each of the three plots is proposed. Each property would benefit from 3 car parking spaces, with 2 of those for plots 1 and 3 being within carports. Sufficient space would also be provided for turning so that vehicles can enter and exit via the shared access in a forward gear.
- 3.8 The site would continue to be subdivided as already permitted to provide each property with its own private garden which would extend north – south alongside each property. Gardens would be subdivided by native hedgerows which would also be planted around the wider perimeter of the site.
- 3.9 Foul drainage is proposed to be via a Biorock wastewater treatment plant and rainwater would discharge to a new Polystorm soakaway system. The size of the system would be determined by soakaway testing in accordance with BRE Digest 365.

4. RELEVANT PLANNING POLICIES

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is considered to be a material consideration that attracts significant weight.

The Development Plan

4.2 The adopted Development Plan comprises:

- The New Forest District Local Plan 2016-2036 Part 1: Planning Strategy (adopted 6th July 2020)
- The New Forest District Local Plan Part 2: Sites and Development Management 2014 (adopted April 2014)

4.3 In addition, there are 4 saved policies within the New Forest District Local Plan First Alteration 2005 and the New Forest Local Plan Part 1: Core Strategy 2009 which are not relevant to the proposals.

The New Forest District Local Plan 2016-2036 Part 1: Planning Strategy

4.4 The Policy Map identifies the site as lying within the Cranborne Chase AONB.

4.5 **Policy STRAT2** requires development to not have an unacceptable impact on the special qualities and purposes of the Cranborne Chase AONB and states that great weight will be given to ensuring that the character, quality and scenic beauty of the AONB is protected and enhanced.

4.6 **Policy STRAT3** sets out the strategy for locating new development which is to direct new development to accessible locations that help to sustain the vitality and viability of the towns and villages. With regards to locations beyond site-specific policies and the built up area of settlements the Policy states that the Primary Objective will be to conserve and enhance the countryside and natural environment with development generally restricted unless the development proposed is appropriate in a rural setting in accordance with saved Policy CS21; Rural Economy.

4.7 **Policy STRAT4** identifies the nearby village of Martin as a 'small rural village' where small scale housing development may be acceptable where it meets local housing needs identified by the local community.

4.8 **Policy STRAT5** sets out the requirement to provide at least 10,420 additional homes in the Plan Area for the Plan Period between 2016 and 2036. The Policy sets out how this requirement will be met, including through the delivery of housing on small sites of 1-9 homes reflecting past trends.

-
- 4.9 **Policy ENV1** requires development to only be permitted where the Council is satisfied that any necessary mitigation, management and monitoring measures are secured in perpetuity as part of a proposal and that there will be no adverse effects on the integrity of specified International Nature Conservation Sites, including the River Avon SAC, Avon Valley SPA and Ramsar site.
- 4.10 **Policy ENV3** requires all new development to achieve high quality design that contributes positively to local distinctiveness, quality of life and enhances the character and identity of the locality.
- 4.11 **Policy ENV4** sets out a requirement to retain and / or enhance specified landscape features through sensitive design, mitigation and enhancement measures.
- 4.12 **Policy IMPL1** requires developments to provide, or contribute proportionately to the provision of, any on-site and off-site infrastructure, facilities, affordable housing, public open space and habitat mitigation measures that are necessary and reasonably required to support the development and mitigate its impacts to achieve a sustainable development.
- 4.13 **Policy IMPL2** sets out development standards for new development, including a higher water use efficiency standard in accordance with Part 36(2)(b) of the Building Regulations, currently a maximum use of 110 litres per person per day, the provision of a high speed fibre broadband connection to the property threshold and provision to enable the convenient installation of charging points for electric vehicles .
- The New Forest District Local Plan Part 2: Sites and Development Management 2014*
- 4.14 **Policy NPPF1** states that the Council will take a positive approach when considering development proposals, which will reflect the NPPF presumption in favour of sustainable development. It states that the Council will work proactively with applicants to find solutions which mean that proposals can be approved wherever possible to secure development that improves the environmental (as well as economic and social) conditions in the area.
- 4.15 **Policy DM2** requires the protection of Special Areas of Conservation (SAC) together with Special Protection Areas (SPAs), Sites of Special Scientific Interest (SSSI), Sites of Importance for Nature Conservation (SINC) and Local Nature Reserves (LNRs). The Policy requires development proposals to incorporate features to encourage biodiversity and retain and, where possible, enhance existing features of nature conservation value within the site.
- 4.16 **Policy DM20** limits new residential development in the countryside to extensions to existing dwellings, replacement of existing dwellings, affordable housing to meet local need and an agricultural worker or forestry workers dwelling. The Policy states that in all cases development should be of an appropriate design, scale and appearance in keeping with the rural character of the area, and should not be harmful

to the rural character of the area by reason of traffic and other activity generated or other impacts. Replacement dwellings and dwelling extensions should not normally provide for an increase in floorspace of more than 30%. A dwelling may be permitted to exceed the 30% limit provided the increased floorspace will not result in a dwelling in excess of 100 sq. m floorspace. In all cases proposals should be designed to respect the character and scale of the existing dwelling, and not significantly alter the impact of built development on the

Other Material Planning Policy Considerations

The National Planning Policy Framework (NPPF)

- 4.17 The NPPF outlines national guidance and the Government's policies on the many different aspects of planning. A third version of the NPPF was published in July 2021.
- 4.18 Paragraph 2 explains that planning law requires applications for planning permission to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 4.19 Paragraph 10 confirms that at the heart of the Framework is a presumption in favour of sustainable development.
- 4.20 Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development. Paragraph 11 goes on to state that for decision-taking this means:

"c) Approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed.

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole".

- 4.21 Paragraph 11(d) should be read in conjunction with footnotes 7 and 8 of the NPPF which define "out-of-date" as including situations where LPAs cannot demonstrate a 5 year housing land supply and list "protected areas", which includes Areas of Outstanding Natural Beauty (AONB). The East Dorset Statement of Five Year Housing Land Supply dated January 2022 (based on a position as of 1st April 2021) concludes that the Council can only demonstrate a 3.07 year housing land supply.

- 4.22 Paragraph 60 sets out Central Government's objective to significantly boost the supply of homes, identifying that to support this objective it is important that a sufficient amount and variety of land can come forward where it is needed.
- 4.23 Paragraph 69 recognises that small sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly.
- 4.24 Paragraph 74 requires LPAs to annually identify a minimum of five years worth of housing against the housing requirement set out in adopted strategic policies, or against the local housing need where strategic policies are more than five years old. It is widely accepted that New Forest District Council cannot currently demonstrate a five year housing land supply.
- 4.25 Paragraph 80 states that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of a list of circumstances apply, including that the development would re-use redundant or disused buildings and enhance its immediate setting.
- 4.26 Paragraph 119 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 4.27 Paragraph 126 explains that good design is a key aspect of sustainable development. Paragraph 127 sets out that planning policies and decisions should ensure that developments will add to the overall quality of their area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting.
- 4.28 Paragraph 176 states that great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty (AONB) which together with National Parks and the Broads have the highest status of protection in relation to such issues.

Supplementary Planning Documents (SPDs) and Supplementary Planning Guidance (SPGs)

- 4.29 The following SPDs are relevant to the consideration of this application:
- Parking Standards SPD (adopted April 2022)
 - Residential Design Guide for Rural Areas (adopted September 1999)
 - Mitigation for Recreational Impacts on New Forest European Sites SPD (adopted 5th May 2021)

5. PLANNING ASSESSMENT

Principle of Development

- 5.1 The principle of converting the existing buildings to 3 no. residential properties has already been established through planning permission ref: 22/11012. The Officers report for the planning permission cites paragraph 80 of the NPPF as justification for allowing the proposals. Paragraph 80 sub-section (c) allows for the development of isolated homes in the countryside where they would re-use redundant or disused buildings and enhance their immediate setting. The Officers report concluded that in this instance the proposals would enhance the immediate setting of three redundant agricultural buildings through the removal of unattractive parts of one of the buildings, replacement of non-native hedging with native planting, removal of an existing access track and hard surfacing through the site and removal of a static caravan. The report also notes the improvements to the appearance of the buildings themselves through re-use and associated landscaping.
- 5.2 As noted in the Officers Report for the extant planning permission new residential development is not usually acceptable within the countryside unless it is for affordable purposes, required in connection with an agricultural or forestry worker or alterations / extensions to existing dwellings (Policy DM20 of the Local Plan Part 2). Paragraph 80 of the NPPF also only refers to the re-use of redundant or disused buildings rather than their replacement. Planning permission ref: 22/11012 is however a significant material consideration in the determination of this application. A Structural Report was submitted as part of the extant planning permission application confirming that the buildings are structurally sound and capable of conversion. The conclusions in this report remain valid and the Applicants will implement the extant planning permission if necessary. The extant planning permission is therefore a genuine fallback position which should be afforded significant weight in the determination of this application.
- 5.3 Local Plan Part 2 Policy DM20 allows for the replacement of existing dwellings in the countryside. Whilst the existing buildings have not been converted the principle of them being converted to residential dwellings has been established and as such Policy DM20 is considered to be of some relevance in the consideration of this application. The Policy allows for the replacement of existing dwellings where they do not provide for an increase in floorspace of more than 30%. As set out in Section 3 the proposed dwellings would be consistent with the footprint of the existing buildings and permitted conversions in terms of both siting and size. There proposals do not therefore involve any enlargement of the footprint of the existing buildings. The only visual difference between the existing buildings and those proposed would be the new 30 degree roof pitches and the associated increase in the ridge height. Policy DM20 requires replacement dwellings to be of an appropriate design, scale and appearance in keeping with the rural character of the area. The proposed dwellings would be entirely in keeping with the rural

character of the area in terms of design and appearance as previously concluded by the LPA. The impact of the increased ridge height is discussed in the following sub-section.

- 5.4 A material consideration in favour of replacing the existing barns is also that new build dwellings would enable better quality, more sustainable homes to be provided which can achieve higher air tightness and greater insulation levels as well as improving the weathering details of the dwellings.
- 5.5 As set out in Section 4 of this Statement the Council's own Statement of Five Year Housing Land Supply (January 2022) states that the Council can only demonstrate a 3.07 year housing land supply. In such circumstances NPPF paragraph 11 requires planning permission to be granted unless the application of policies in the NPPF that protect areas of particular importance (such as AONBs) provide a clear reason for refusing the development proposed. The impact of the proposals on the landscape and scenic beauty of the AONB is assessed below and the overall 'Planning Balance' is considered in Section 6 (Summary and Conclusion).

Impact on Character and Appearance of the Area

- 5.6 The Officers report for the extant permission stated that *"given the existence of the access into the site and hedging which presently exists between the highway and main part of the site, the proposal would have limited impact on the character of the area in terms of the street scene and the wider countryside. There are no proposals to increase the width of the access, which is welcomed in this rural lane"*.
- 5.7 As set out in detail above the footprint and layout of the proposals would be identical to that permitted as part of the conversion proposals. Likewise, no alterations are proposed to the existing / approved access or to the landscaping.
- 5.8 The only visual change between the permitted scheme and the current application proposals would be the formation of a 30 degree symmetrical roof pitch on each of the buildings and the subsequent increase in ridge height by between 1m and 1.2m. As set out in the previous Officers Report existing hedging (which is to be retained) largely screens the existing buildings. The photo below shows the view through the access to building number 2 which it is proposed would be replaced with a building with a ridge height 1m taller. As can be seen from the photo the building is very well screened and as such this increase is unlikely to be discernible from the highway outside the site. In terms of views from the nearest PRoW (as identified in Section 3 of this Statement) the existing buildings are entirely screened from views from footpath 153/22/1 by existing vegetation and the buildings at Cherwell Farm. The increase in height of the buildings would not affect the ability to see the buildings from this PRoW. Given the distance and the vegetation along the sites north east boundary the buildings would also not be visible from bridleway 153/17/1 and in any event an increase in the ridge height (maintaining the

same eaves height) of up to 1.2m would not be discernible over this distance, particularly in the context of neighbouring buildings at Cherwell Farm.

- 5.9 The proposed buildings would not have a materially greater impact on the landscape and scenic beauty of the AONB than the permitted scheme.

Impact on Highway Safety, including Car Parking

- 5.10 No alterations are proposed to the permitted scheme in terms of vehicular access and car parking provision. The Officers report for the extant permission confirmed that adequate visibility splays could be provided and that the parking provision would comply with the Council's standards.

Impact on Residential Amenity

- 5.11 The Officers Report for the extant permission advised that the dwellings are all single storey and would not lead to any significant overlooking concerns. The proposals subject of this application continue to be single storey with the three dwellings proposed on the same footprint as the permitted conversions and all windows would be in the same position and of the same size as that permitted. The proposals would therefore continue to have an acceptable relationship with existing neighbouring properties.

Impact on Ecology

- 5.12 A Preliminary Ecological Survey and bat survey report were submitted as part of the extant planning permission and are submitted as part of this application. The surveys found evidence of an occasional roost for a common pipistrelle bat in building 1 and two day roosts for low numbers of common pipistrelle bats in buildings 2 and 3. The Officers report for the extant planning permission confirmed that a Natural England would be required prior to works being undertaken on the buildings and that there are not expected to be any reasons why a licence would not be granted.

- 5.13 The Officers report also went on to conclude that the proposal was considered to offer significant increases in biodiversity through new planting and adequate replacement habitats for those lost. The previously submitted surveys remain valid having been undertaken in 2022 and the proposed landscaping remains as per that permitted as part of the extant planning permission.

Phosphate Neutrality and Impact on River Avon SAC

- 5.14 The application site lies within the catchment for the River Avon Special Area of Conservation (SAC) where proposals for residential development are required to demonstrate phosphate neutrality. In order to secure mitigation the proposals will contribute towards a mitigation project within the

catchment area. This can be secured by way of a Grampian condition and it is anticipated that condition 9 of the extant consent would be repeated on a new planning permission.

Other Habitat Mitigation

- 5.15 As part of this application the Applicant will submit a Unilateral Undertaking to make financial contributions towards the Council's Mitigation Scheme for the recreational impacts on the New Forest European Sites of International Nature Conservation and towards Air Quality monitoring in accordance with the Council's Mitigation for Recreational Impacts SPD and Local Plan Policy ENV1.

6. SUMMARY AND CONCLUSION

- 6.1 Full planning permission is sought to demolish three existing buildings at Martinique Farm and replace them with three dwellings. The design rationale for the proposals is to provide a scheme that visually reflects the existing buildings and the permitted conversion. Whilst the buildings are capable of conversion the ability to replace them would enable significantly more energy efficient dwellings to be constructed and would enable the dwellings to be constructed to a higher standard.
- 6.2 The proposed dwellings would be of the same footprint and in the same position as the existing buildings and hence the permitted conversions. The proposed dwellings would also provide the same internal layout as the permitted conversions with windows in identical positions and no changes to the permitted materials. The only visual difference between the permitted conversion and the application proposals would be the proposed 30 degree roof pitches and the associated increase to the ridge height of up to 1.2m.
- 6.3 By virtue of existing and proposed vegetation both within and within the vicinity of the application site, together with adjoining built form the proposed increase in ridge height would not be visible and as such the proposed buildings would not have a materially greater impact on the landscape and scenic beauty of the AONB than the permitted scheme.
- 6.4 It has been demonstrated that satisfactory visibility splays can be achieved from the existing site access and each of the properties would benefit from 3 car parking spaces in accordance with the Council's standards.
- 6.5 It has been demonstrated that the proposed properties would not have unacceptable impacts upon residential amenity of existing and future occupiers, in terms of visual intrusion, overbearing impact, overlooking, shading, noise or light pollution.
- 6.6 The existing buildings contain bat roosts and the Council have previously confirmed that it is not expected that there would be any reasons for a Natural England licence not to be issued. The proposals would also offer significant increases in biodiversity through new planting and adequate replacement habitats.
- 6.7 The Applicant will submit a Unilateral Undertaking to make financial contributions towards the Council's Mitigation Scheme for the recreational impacts on the New Forest European Sites of International Nature Conservation and towards Air Quality Monitoring.
- 6.8 In summary, the proposals would deliver 3 dwellings in place of an extant permission for the conversion of 3 buildings to 3 dwellings. The extant planning permission is a significant material consideration in

the determination of this application. The proposals would also fully comply with the spirit of Local Plan Policy DM20 which supports the replacement of existing dwellings in the countryside. Furthermore, when considering the overall planning balance the proposals would make a small but valuable contribution to the Council's 5 year housing land supply and in the absence of the LPA being able to demonstrate a 5 year housing land supply there is a presumption in favour of sustainable development where it has been demonstrated that the proposals would enhance the landscape and scenic beauty of the AONB.

RAW



RAW Planning

Website: www.rawplanning.co.uk