

# Land adj to 1 Woodlands Close, Dibden Purlieu SO45 4JG

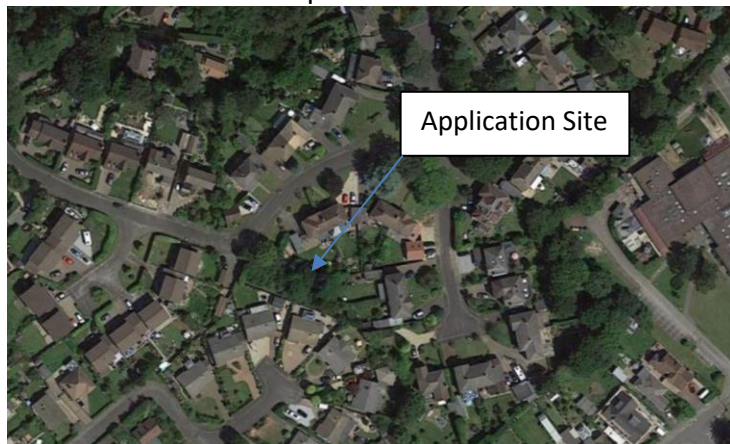


# Land adj to 1 Woodlands Close

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## 1. Site

The application site is located the southern side of Woodlands Close within the built up area of Dibden Purlieu.



## 2. Site & Planning History

The New Forest District Council website shows the following in relation to the site

3-bed detached dwelling

Land Adjacent to 1 WOODLANDS CLOSE, DIBDEN PURLIEU, HYTHE SO45 4JG

Ref. No: 23/10233 | Validated: Thu 02 Mar 2023 | Status: Decided

4 bed bungalow ( access existing )

Land adjacent to 1 WOODLANDS CLOSE, DIBDEN PURLIEU, SOUTHAMPTON, SO45 4JG

Ref. No: ENQ/22/20246/ERES | Validated: Wed 06 Jul 2022 | Status:

Unknown

## 3. Proposal

This proposal seeks permission for a detached three-bedroom property.

## 4. Pre Application Advice

The planning history shown on the Council website is in relation to a pre application advice request, submitted in 2022. The response received confirmed the acceptance, in principle, of development but that the proposed bungalow would be out of character in an area of two storey properties. A subsequent application was submitted for a detached two storey dwelling (23/10233) this was however refused on the grounds that it didn't respect the rhythm and pattern of development in the area.

Further discussions were had with the case officer and a further pre application request was submitted (ENQ/23/20239/ERES) which concluded a bungalow form would be acceptable and could be supported. This latest pre app is not shown on the NFDC website so a copy of the response is included with the application.

## 5. Design

The current design has taken into account the advice received from both pre apps and the refusal and shows a dwelling reduced in size by over 40sqm from the two storey dwelling. This has allowed for an increase in separation distance from the properties in Chaveney Close and as mentioned by the planning officer in the last pre app it addresses the concerns with regard to the impact on neighbouring occupiers.

The building is orientated towards the road and being single storey there are no overlooking concerns.

The materials will be subject to a planning condition but will be brick and tile to match the surrounding properties.

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The concerns from local residents regarding access and parking have been noted from the previous application. There will be sufficient space on site for contractors vehicles to park during construction and they will use the existing access to the site so as not to cause any congestion issues in Woodlands Close

### **6. Parking**

Parking is provided to the front of the site with sufficient space for vehicles to enter and exit in a forward gear. An electric charging point is also to be provided.

### **7. Bins & Bikes**

Covered and secure cycle storage is provided to the side of the dwelling along with a bin storage area taking into account NFDC's proposed move over to wheelie bins in 2024.

### **8. Biodiversity**

The required biodiversity checklist accompanies this application and the proposal includes the provision of swift boxes to the front elevation and bee bricks to the rear. The landscaping scheme which it is assumed will be a condition of the approval will also include further biodiversity improvements.

### **9. Broadband**

The site will be provided with the highest speed broadband available in the locality.

### **10. Nitrate Neutrality & Mitigation**

The supporting documents included with the application include a nitrate budget calculator and water quality checklist.

### **11. Energy Statement**

The proposed works will be subject to the new building regulation requirements which come into force in June 2022. The new building regs comprise uplifts to Approved Document L, Conservation of fuel and power and Approved Document F, and the creation of Approved Document O, Overheating, and Approved Document S, Infrastructure for charging electric vehicles.

New build homes will be required to produce at least 31% less carbon emissions with non-residential needing to be 27% less. This is most likely to be achieved by the use of electric heating. The new regulations will also require an uplift in the UValues of walls and glazing.

All lighting will be 100% energy efficient.

Solar PV is also included to the rear and side of the dwelling.

### **12. Flood Risk**

The Environment Agency website does not identify the application site as being at risk from flooding.

### **13. Land Contamination**

Due to the historic use of the site contamination is not expected.