



BOB HULL
PLANNING

Development Management
New Forest District Council
Lyndhurst
SO43 7PA

Ref: BHP/21/160

6 November 2023

Dear Sir/Madam,

Planning application for a revised house design on Plot 'C' and relocation of bin stores to Plots 'A' and 'B' - site of 'Arnewood Copse' and 'Carford', Farmers Walk, Everton

This application proposes amendments to the applications previously approved under references 21/11486 and 22/11113 for the three dwellings on the site of the two cottages named above.

Plot 'C'

Plot 'C' lies behind and to the north of those fronting Farmers Walk and is served by the main driveway through the site. As approved, it would be a two-storey house similar to those on plots 'A' and 'B'.

The design, with a steep pitch to the roof does however lend itself to the creation of a second floor within the roofspace without any increase in the overall ridge height of 8.73 metres. This is achieved by creating a short flat roofed link between the chimney stack on the rear elevation and the rear roofslope which would provide the necessary headroom for a staircase from the first floor to a bedroom and en-suite bathroom within the roofspace.

These would be ventilated and lit by two rooflights on the front (west) elevation overlooking the ecological buffer zone and copse and not any adjacent properties.

The link would be in timber cladding to match that already approved on other elements of the house, and the bricks and tiles will be as already approved for all three houses.

Bin stores

The approved position of the bin stores for plots 'A' and 'B' is on the frontage to Farmers Walk with the building sitting centrally in the front gardens. As a hedge is shown to be planted under the approved landscaping scheme, a gap would have to be provided for access to the bin store.



The alternative position proposed as part of this application is adjacent to the driveway where it takes access from Farmers Walk. This would be behind the hedge offering screening but accessible for occupiers and refuse operatives.

These changes to the approved development raise no issues with regard to any relevant policies nor to issues of access, parking, ecology, tree protection or residential amenities.

A separate biodiversity statement is included with the application and an Air Quality Statement.

The revised design of the house for plot 'C' is acceptable and the relocation of the bin stores at the Farmers Walk frontage provides for a better position than the front gardens of the two plots 'A' and 'B'.

The application will result in the plot 'C' house being a four-bedroomed house and this will attract a further contribution under the habitats regulations than has already been agreed and paid for the approved three-bedroomed house.

A revised CIL Form 1 is enclosed with details of the new floorarea of the plot 'C' house.

A draft Unilateral Undertaking will be prepared to cover payment of the difference between the 2021 payments and the new figure for a four-bedroom house.

I look forward to receiving registration details in due course.

Yours faithfully,

A black rectangular redaction box covering the signature of Bob Hull.

Bob Hull DipTP MRTPI

Chartered Town Planner