



Friends of the New Forest

NEW FOREST ASSOCIATION PLANNING AND TRANSPORT COMMITTEE

Reply to: -

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Sent as attachment to Email only

Carly Cochrane
New Forest National Park Authority
Lymington Town Hall
Avenue Road
Lymington SO41 9ZG

Dear Carly,

**Application: 16/00981 New dwelling; demolition of two existing dwellings
THE BARN AND THE OAK TREE COTTAGE, HUNDRED LANE, PORTMORE, LYMINGTON, SO41 5RG**

1. New Forest Association (NFA) objects to this application and would support the NFNPA at any appeal.
2. The principle of not allowing extensions and replacements where the existing dwelling is the result of an unauthorised use is well established, well understood, popular and has been supported at appeal.
3. Very occasionally it is sensible to make an exception; typically where the dwelling obtained by unauthorised use is too small for sensible habitation even by one person. An example is the extension allowed at BURFORD COTTAGE, BURFORD LANE, BROCKENHURST, SO42 7TN (06/90459). That the example given is 11 years old is an indication of the rarity of exceptions. Exceptional circumstances do not apply in this case.
4. The applicant is living on a different planet if he believes the community of the New Forest would benefit from the loss of two smaller dwellings and the acquisition of one large one. An extract from the recent NFSHMA serves as an example.. *1.15 In areas where the level of housing development might be restricted, particularly within the National Park, consideration might be given to focusing delivering of market housing more towards smaller properties to assist local households to get on the housing ladder; and to support downsizing of older households, releasing stock for other groups.* There are many other examples.

Yours sincerely,

Graham Baker, NFA Planning Committee
Registered Charity 260328