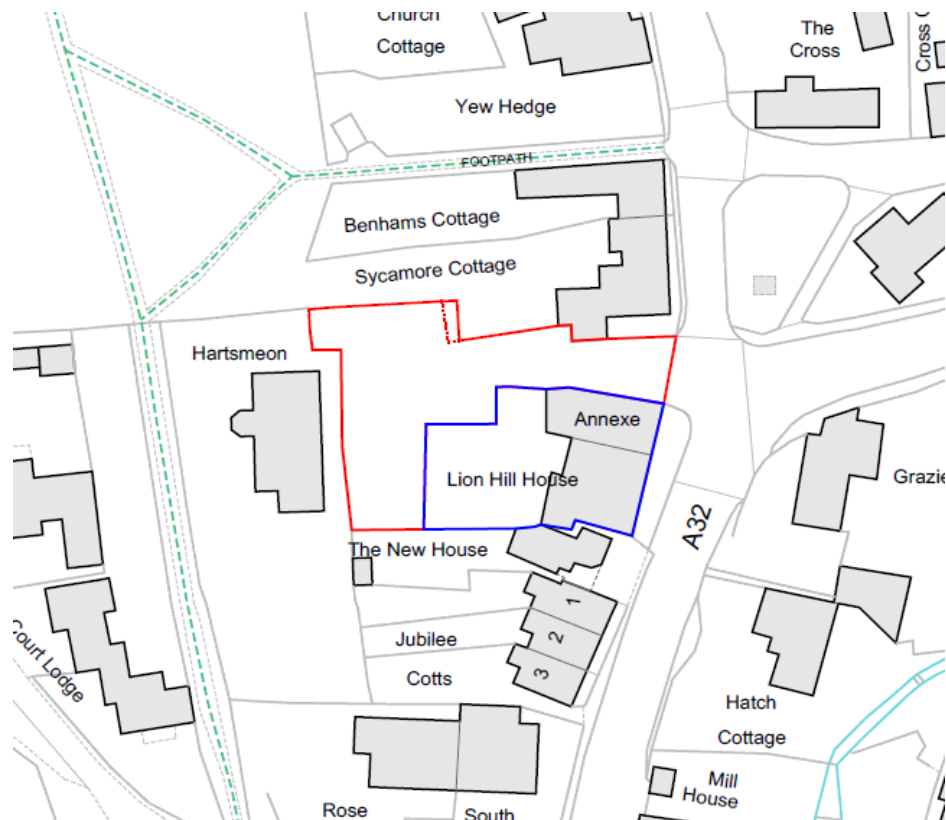


Case No: SDNP/20/03665/FUL
Proposal Description: New single storey dwelling
Address: Lion Hill House, Alton Road, West Meon, GU32 1JF
Parish, or Ward if within Winchester City: West Meon
Applicants Name: Mrs Liz Freemantle
Case Officer: Sarah Tose
Date Valid: 17 September 2020
Recommendation: Permitted

Link to Planning Documents:

<https://planningpublicaccess.southdowns.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QFRK0TTUIC900>

Pre Application Advice: No



General comments

This application is reported to the Planning Committee at the request of the Parish Council, which is appended to this report.

1 Site Description

Lion Hill House (formerly The Red Lion pub) is a Grade II listed building, dating from the late 17th/early 18th centuries, which is located on the west side of Alton Road (A32) in the village centre of West Meon. It lies in a prominent position, being on a sharp corner of the main A32 Meon Valley road, which runs through the centre of the village.

The application site comprises land to the rear of Lion Hill House which was previously the car park and garden to the former pub. The land rises to the west and predominantly consists of hardstanding. The site is accessed by a single track access that runs alongside the north of the building. The access faces directly to the west so there are clear views into the site from the approach from the east.

There are neighbouring properties to the west of the site (Hartsmeon) and to the east/ northeast (Sycamore Cottage, which is also listed, and Benhams Cottage). A public footpath lies to the north of the site, to the north side of Benhams Cottage, which leads to the churchyard to the northwest.

The site lies within the settlement boundary of West Meon, the Conservation Area and the South Downs National Park.

2 Proposal

The proposal seeks to construct a two bedroom single storey detached dwelling with associated parking and landscaping.

3 Relevant Planning History

SDNP/12/01285/LIS - Minor internal modifications including reinstatement of missing staircase and walls to ground floor. Reorganisation of 20C addition to form kitchen, removal of 20C first floor addition. Conversion of north wing into separate 2 bedroom annexe. Reinstatement of garden to front of property, landscaping works to rear of property. New dormer window to front elevation. STATUS: APP 14th December 2012.

SDNP/14/01925/FUL - Change of use from public house comprising managers dwelling and self-contained annexe to 1 no. dwelling with self-contained annexe with associated landscaping (AFFECTS THE SETTING OF A LISTED BUILDING). STATUS: APP 23rd January 2015.

SDNP/15/01975/DCOND - Discharge condition 5 relating to SDNP/12/01285/LIS. STATUS: APP 19th November 2015.

SDNP/16/02316/FUL - Erection of 1No. detached dwelling at Land to the Rear of Lion Hill House. STATUS: WDN 9th September 2016.

SDNP/17/02415/PRE - Proposed new dwelling STATUS: PRE 5th July 2017.

SDNP/17/03750/FUL - Erection of one new dwelling at land to the rear of Lion Hill House. STATUS: REF 13th September 2018.

SDNP/18/06472/LIS - Amendments to SDNP/12/01285/LIS and retrospective installation of a flue to the annex, 2 roof lights to the rear, changes in fenestration and the creation of first floor bathroom and store. STATUS: APP 18th February 2019.

APPEALS

SDNP/08/00001/REF - Erection of one new dwelling at land to the rear of Lion Hill House. ALLOW 25th April 2019.

4 Consultations

Parish Council Consultee

The proposed dwelling by reason of its unsympathetic modern design is considered to be an inappropriate insensitive form of development which is out of keeping with both the scale and design of the adjoining historic buildings, and its siting within the West Meon Conservation Area and South Downs National Park.

Whilst West Meon Parish Council recognise that the application is for a single dwelling and that contemporary design can be appealing, the Parish believe the design to be not in keeping with the Conservation Area and the surrounding properties and not adhering to the principles of design and materials in the West Meon Village Design Statement 2002.

The application is for a dwelling that would not be traditional in design or scale, and would affect the setting of the listed buildings around.

Whilst the recent appeal decision on this site is acknowledged, a high quality traditionally designed building is required which is sympathetic to its setting in the West Meon Conservation Area, the adjacent to listed buildings and South Downs National Park.

WMPC would request that this application is referred to the Planning Committee as was the previous planning application due to the planning history of the site and appeal.

WC - Historic Environment Officer & WC - Urban Design

No objection to contemporary design, concerns regarding original materials which have been addressed.

WC - Ecologist & Biodiversity Officer

No objection, subject to conditions.

5 Representations

2 representations have been received from the two closest neighbours to the application site, generally supporting the scheme but with conditions as set out below:

- Design is architecturally interesting and sensitive to the site.
- The development will enhance the site hugely.
- Applicant has maintained the single storey nature of the proposal and has moved the flat roofed element of the structure significantly further from the party boundary.
- Existing 3.5m high boundary wall increased to approximately 4.5m.
- The changes are welcomed and reflect a positive neighbourly approach by the applicant and architects.
- Support the environmentally friendly additions to the proposed building i.e. green 'Sedum' roof, PV panels, sensitive choice of materials.
- Permitted development rights should be removed.
- Restriction of working hours should be imposed.
- Submission of a Construction Environment Management Plan.
- All conditions attached to the appeal decision should be added to any permission granted.
- Particular attention should be given to ensuring that the levels of the site and the setting of the new dwelling within those levels are carefully considered.
- The addition of a mezzanine or first floor in the future should be prevented.

6 Planning Policy Context

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the **South Downs Local Plan 2014-2033** and any relevant minerals and waste plans. Other plans considered:

- West Meon Village Design Statement

The development plan policies and other material considerations considered relevant to this application are set out in section 7, below.

National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes

precedence. There is also a duty to foster the economic and social well-being of the local community in pursuit of these purposes.

7 Planning Policy

Relevant Government Planning Policy and Guidance

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF), updated February 2019. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 172 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

National Planning Policy Framework (NPPF)

The following National Planning Policy Framework documents have been considered in the assessment of this application:

- NPPF12 - Achieving well-designed places
- NPPF15 - Conserving and enhancing the natural environment
- NPPF16 - Conserving and enhancing the historic environment

Paragraph 2 states that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

The following policies of the South Downs Local Plan are relevant to this application:

- Core Policy SD1 - Sustainable Development
- Core Policy SD2 - Ecosystems Services
- Strategic Policy SD4 - Landscape Character
- Strategic Policy SD5 - Design
- Strategic Policy SD8 - Dark Night Skies
- Strategic Policy SD9 - Biodiversity and Geodiversity
- Strategic Policy SD10 - International Sites
- Strategic Policy SD12 - Historic Environment
- Development Management Policy SD15 - Conservation Areas
- Development Management Policy SD22 - Parking Provision
- Strategic Policy SD25 - Development Strategy
- Strategic Policy SD26 - Supply of Homes
- Strategic Policy SD48 - Climate Change and Sustainable Use of Resources

Partnership Management Plan

The Environment Act 1995 requires National Parks to produce a Management Plan setting out strategic management objectives to deliver the National Park Purposes and Duty. National Planning Policy Guidance (NPPG) states that Management Plans "contribute to setting the strategic context for development" and "are material considerations in making decisions on individual planning applications." The South Downs Partnership Management Plan as amended for 2020-2025 on 19 December 2019, sets out a Vision, Outcomes, Policies and a Delivery Framework for the National Park over the next five years. The relevant policies include:

- General Policy 1
- General Policy 3
- General Policy 9

8 Planning Assessment

Appeal summary

The site benefits from an extant planning permission for a single storey contemporary dwelling that was allowed on appeal in April 2019 (SDNP/17/03750/FUL, Appeal Ref: APP/Y9507/W/18/3219010). The applicant therefore has until April 2022 to implement the existing permission if they wish to. The following extracts have been taken from the appeal decision:

'The single storey nature of the proposal and its siting within the available site area would allow for it to sit comfortably within the context of its surroundings and maintain the legibility of the urban form. The plot is sufficiently large to accommodate the proposal, with broadly half of the site occupied by the new building, and half given over to either hard or soft landscaped space around it.'

'The proposal would be located at the end of a lengthy shared driveway to maintain an adequate degree of separation from the public highway and Lion Hill House. The dwelling would be set down within the site and would be sufficiently set apart from neighbouring buildings, including Hartsmeon and the outbuilding associated with Sycamore Cottage, so as not to appear cramped or overdeveloped.'

'From the public views towards the site from the A32 and crossroads, the proposed dwelling would be set back into the site and would be lower than the buildings that surround it. The flat roof, cellular element of the building would be present in these views and it would add visual interest without being dominating or obtrusive within the streetscene.'

'The proposal would also be constructed from natural materials which would allow the building to form a recessive element of the streetscene. Whilst it would present a different character to the traditional buildings that surround it, the contemporary style and materials would avoid a pastiche development that would maintain the integrity of the historic built form.'

'In views from the nearby footpath and churchyard, the pitched slate roof component of the building would be visible as a mid-ground element within a wider roofscape view. This addition within the view would not represent an unwelcome or harmful change. Owing to the combined effect of its siting, scale and appearance, the proposal would not compete for attention in the streetscene or detract from the setting of the listed building, Lion Hill House.'

'The proposal would preserve the character and appearance of West Meon Conservation Area.'

Background to revised application

After the previous application was allowed on appeal, the applicants had an opportunity to purchase a portion of land from the neighbouring property Sycamore Cottage, which was partially occupied by an existing outbuilding at the time of the previous application. This outbuilding has now been demolished, so the additional land purchased by the applicant has been incorporated into the site which has provided a more usable plot shape. A revised design has therefore been submitted which has provided more living space at the northern end of the site that is more concealed, and has moved the proposed dwelling further away from the neighbouring property Hartsmeon whilst allowing a larger outdoor amenity space.

Principle of development

The site lies within the settlement boundary of West Meon where the principle of new development is supported by policy SD25 of the South Downs Local Plan. The development would add to the stock of small homes within the National Park which is welcomed.

Siting, scale, design and impact on the character and appearance of the Conservation Area

The council's Historic Environment Officer and Urban Designer have assessed the proposal and consider that the contemporary design of the proposed dwelling is acceptable and would not compete with the adjacent listed buildings in terms of scale or design. They raised a few concerns regarding the materials as originally submitted, which comprised blackened timber cladding for much of the elevations and roof, which was considered to look a bit monolithic if used for the whole building. The cladding has now been changed to a light/mid brown English wood, with natural slate proposed for

the roof, which would fit well with the PV panels while achieving the desirable colour contrast between materials. The amended materials are therefore considered acceptable and would ensure that the building fits well within its context. Render is also proposed in some of the elevations which is considered acceptable as long as it is a high quality render material. Condition 3 is recommended to ensure that materials are submitted for prior approval.

The proposed dwelling would be set back from the A32, ensuring that the listed Lion Hill House remains visually prominent. The proposed building would be single storey comprising various forms of differing heights. The northern part has a pitched roof form that reflects the former outbuilding of Sycamore Cottage (which it replaces) and has a more traditional appearance when viewed from the public footpath to the north. The southern part of the dwelling contains flat roof forms which respond to the levels within the site and are proposed as sedum roofs. It is proposed to set the dwelling into the ground by approximately 500mm to minimise the height further and ensure it remains subservient to the adjacent listed buildings and is not overly prominent when viewed from the A32. Condition 6 is recommended to secure details of existing and proposed levels.

The proposed sedum roofs on the flat roof elements of the proposed dwelling are welcomed, as this would enhance biodiversity and result in a more verdant appearance which would be in keeping with the rural village setting. The development is considered to enhance the appearance of the locality, as the existing car park would be replaced with a high quality scheme that would add visual interest to views from the A32. From the footpath and churchyard to the north of the site, views would only be of the proposed dwelling's slate roof which would be seen in the context of the existing roofscape.

In summary, the siting, scale and design of the development is not considered to result in any harm to the character or appearance of the West Meon Conservation Area or the setting of the adjacent listed buildings.

Given the close proximity of the site to neighbouring properties and its historic context, it is considered reasonable to remove permitted development rights for the new dwelling. Condition 13 is recommended to secure this.

Landscape character of the South Downs National Park

It is considered that a new dwelling in this location would be in keeping with the existing residential character of the area. The design is considered acceptable and as such the development is not considered to detract from the landscape character and natural beauty of the National Park. Given the location of the site in the National Park and Conservation Area it is considered reasonable to apply a landscaping condition to ensure that the proposed

planting and boundary treatment is appropriate for its setting. Condition 4 is recommended to secure details of landscaping including boundary treatments.

Dark Night Skies

The South Downs National Park is an International Dark Sky Reserve so proposals must incorporate methods to minimise light intrusion. The scheme includes the provision of roof lights so condition 8 is recommended to ensure that details of measures to mitigate the light spillage, such as black out blinds or low transmittance glazing, are submitted for prior approval. Details of any external lighting (other than low level security lighting on sensors) have also been secured by recommended condition 9 to protect the dark night skies of the Park and local wildlife.

Highways

The scheme includes the provision of 5 parking spaces (2 for the proposed dwelling and 3 for Lion Hill House and Annexe) which meets the local parking requirements. There is space within the site for vehicles to turn in order to access / egress in a forward gear, and no alterations are proposed to the existing access. No highway related concerns were raised with the previous application that was allowed at appeal. The development is therefore not considered to have an adverse impact on highway safety.

Ecosystem services

Policy SD2 of the South Downs Local Plan requires all new development to enhance the eco systems within the site. The applicant is proposing the following enhancements which are considered to be acceptable and have been secured by recommended condition 10:

- New planting.
- Sedum roofs.
- PV panel array.
- Underground rainwater harvesting storage tank.
- Air source heat pump.
- Composting storage bin.
- Log piles/ wildlife stacks.

Ecology

The proposed development is situated within 100m of the River Meon SINC, however there are other properties and a road separating the development from this locally designated site. The majority of the existing site is comprised of hardstanding and therefore it is considered unlikely that any protected species will be impacted. The council's Ecologist has therefore raised no objection to the proposal, subject to conditions regarding biodiversity net gain (condition 11) and external lighting (condition 9).

Local residential amenity

Due to the single storey nature of the development, views from the proposed dwelling would be screened by the existing and proposed boundary treatment. The development is therefore not considered to result in any harmful overlooking to neighbouring properties.

The proposed dwelling would be sited approximately 4.5m further from the boundary with the neighbouring property Hartsmeon (located to the west of the site) than the appeal scheme. Sycamore Cottage and Lion Hill House are located further away to the east and southeast. Due to the separation distances between buildings and the modest height of the new dwelling, it is not considered that the development would result in any overbearing or overshadowing impacts to neighbouring properties.

The two closest neighbouring properties are supportive of the proposal, subject to measures being put in place to protect their amenities. Conditions have therefore been applied to ensure that no mezzanine or first floor is provided within the dwelling in the future (condition 14), which could lead to overlooking issues, and permitted development rights have been removed (condition 13). Conditions relating to working hours (condition 15), the prevention of mud on the highway (condition 16) and contractor's parking (Condition 17) are recommended to protect the amenities of adjacent occupiers during the construction phase.

Drainage

A package treatment plant is proposed for foul drainage and an underground rainwater harvesting storage tank for surface water. Condition 5 is recommended to secure further details of foul and surface water drainage prior to the commencement of development.

Sustainable construction

Policy SD48 of the South Downs Local Plan requires new development to demonstrate how it addresses climate change mitigation through the on-site use of zero and/or low carbon technologies, sustainable design and construction, and low carbon materials. Developments must also demonstrate a 19% reduction in carbon dioxide through the energy efficiency of the building and a total mains consumption of water of no more than 110 litres per person per day. Condition 12 is attached to ensure that a design stage sustainability report is submitted for prior approval which demonstrates that these requirements are met.

Nitrate neutrality

All applications for new dwellings and overnight accommodation are required

to demonstrate that they are nitrate neutral, in order to meet the requirements of the Conservation of Habitats and Species Regulations 2017 (as amended). The proposed dwelling would generate additional nitrates that will need to be mitigated. The applicant has agreed to the imposition of a Grampian condition (recommended condition 18) to ensure that a mitigation strategy is submitted for prior approval before the development is occupied.

9 Conclusion

The application is considered acceptable for the reasons outlined above and is recommended for approval.

10 Reason for Recommendation and Conditions

It is recommended that the application be Approved for the reasons and subject to the conditions set out below.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

3. No development shall be carried out above ground floor slab level until a schedule of external materials finishes and samples to be used on the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in full accordance with the approved schedule and samples.

NB: For the timber cladding a surface treatment that would ensure a uniform patina is recommended. A high quality render material, i.e. K Rend and natural slate should be used.

Reason: To preserve or enhance the character and appearance of the conservation area and to enable the Local Planning Authority to properly consider the development.

4. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local

Planning Authority and these works shall be carried out as approved. These details shall include:

- Proposed finished levels or contours; car parking layouts; other vehicle and pedestrian access and circulation areas;
- Proposed positions, design, materials/species of boundary treatments to be retained/erected or planted.
- Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; - implementation programme.

All landscape works, including the provision of boundary treatments, shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of the development or in accordance with a programme agreed by the Local Planning Authority.

Reason: To ensure a satisfactory development and in the interests of amenity and landscape character.

5. No development shall take place until detailed proposals for the disposal of foul and surface water, notably a workable foul strategy that meets building regulations, has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented before development can begin.

Reason: To ensure satisfactory surface water and foul drainage.

6. No development shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development, the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved.

Reason: To protect the character and appearance of the area and the living conditions of neighbouring occupiers.

7. The dwelling shall not be occupied until the parking area shown on drawing ref: PL03 Proposed Site Plan shall be provided in accordance with this approved drawing and provided before the dwelling is first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles incidental to the use of the dwellinghouse as a residence.

Reason: In the interests of highway safety.

8. The dwelling hereby permitted shall not be occupied until details of measures to reduce light spillage from the proposed roof lights (such as low transmittance glass or automatic black out blinds) have been submitted to and approved in writing by the Local Planning Authority. The measures shall be installed and operated in accordance with the approved details and retained thereafter at all times.

Reason: To minimise light intrusion in the South Downs National Park which is a designated International Dark Sky Reserve.

9. No external lighting shall be installed to the building or anywhere within the site unless otherwise agreed in writing by the Local Planning Authority. This exclusion shall not prohibit the installation internal lighting or of sensor-controlled security lighting of 1,000 lumens or less, which shall be designed and shielded to minimise upwards light spillage.

Reason: To enable the Local Planning Authority to control the development in the interests of amenity and protect the South Downs International Dark Night Skies Reserve.

10. The actions outlined within the eco systems services statement (received 18.09.2020) shall be implemented within one month following the completion of the development hereby approved or, in the case of soft landscaping, during the next available planting season following the completion of the development, and thereafter retained.

Reason: To ensure an overall positive impact on the ability of the natural environment to contribute goods and services, in accordance with policy SD2 of the South Downs Local Plan (2014-33).

11. Details of the biodiversity enhancement features shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. This shall include the type and location of bat boxes, bird boxes and insect stacks, as well as the proposed native planting and green roof. These biodiversity enhancements shall be sited prior to the development coming into its intended use and retained thereafter.

Reason: To ensure a net gain in biodiversity in line with policy SD9 and the NPPF.

12. Prior to the commencement of the development hereby permitted a design stage sustainability report shall be submitted to and approved in writing by the Local Planning Authority.

For energy this must demonstrate with reference to design stage SAP data:

- a) Predicted CO2 emissions from all proposed new dwellings to be

at least 19% reduced through the energy efficiency of the buildings compared to the target emission rate baseline set by building regulations

b) Predicted CO₂ emissions from all proposed new dwellings to be at least 20% reduced through the use of on-site low or zero carbon energy generation compared to the target emission rate baseline set by building regulations.

For water this must demonstrate via a BRE (or equivalent) water calculator that the predicted internal mains water consumption is no more than 110 litres/person/day.

Reason: To ensure an environmentally sustainable development.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no building, structure or other alteration permitted by Classes A, B, C, D, E, F or G of Part 1 and Class A of Part 2 of Schedule 2 of the Order shall be erected or carried out without the prior written consent of the Local Planning Authority.

Reason: To enable the Local Planning Authority to regulate and control the development of land.

14. Notwithstanding the provisions of the Town and Country planning (General Permitted Development) Order 2015 (or other revoking, re-enacting or modifying that order) at no time shall any mezzanine or first floor be inserted into the building hereby permitted without the grant of planning permission.

Reason: To enable the Local Planning Authority to regulate and control the development of land.

15. No vehicles, plant or machinery shall be operated, no process carried out and no deliveries taken or dispatched from the site outside the following times:-

- a) 08:00 - 18:00 Mondays to Fridays,
- b) 08:00 - 13:00 Saturdays
- c) Not at any time on Sundays, Bank or Public Holidays.

Reason: In the interests of the amenities of neighbouring occupiers.

16. Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway shall be submitted and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be

retained for the duration of the construction period. No lorry shall leave the site unless its wheels have been cleared sufficiently to prevent mud being carried onto the highway.

Reason: In the interests of highway safety.

17. Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

Reason: In the interests of highway safety.

18. The development hereby permitted shall not be occupied until:

a) A water efficiency calculation which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to and approved in writing by the Local Planning Authority

b) A mitigation package addressing the additional nutrient input arising from the development has been submitted to, and approved in writing by the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European sites by the development and be implemented in full prior to first occupation and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European Sites, having regard to the conservation objectives for those sites; and

c) All measures forming part of that mitigation have been secured and submitted to the Local Planning Authority.

Reason: To ensure that the proposal does not result in a significant effect on a European protected site though an increase in nitrate input in accordance with Regulations 63 and 64 of The Conservation of Habitats and Species Regulations 2017 and policy SD9 of the South Downs Local Plan (2014-33).

Informatives:

- 1 In reaching this decision the Local Planning Authority has worked with the applicant in a positive and proactive way, in line with the NPPF.
- 2 Please be respectful to your neighbours and the environment when carrying out your development. Ensure that the site is well organised,

clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption. Please consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or private roads. Any damage to these areas should be remediated as soon as is practically possible.

- 3 During Construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993. For further advice on this please refer the Construction Code of Practice: <http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>
- 4 The applicant is advised that one or more of the Conditions attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. Details, plans or samples required by Conditions should be submitted to the Council at least 8 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement Conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council.
- 5 The proposed development referred to in this planning permission is a chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations (as amended).

In accordance with CIL Regulation 65, the South Downs National Park Authority will issue a Liability Notice in respect of the chargeable development referred to in this planning permission as soon as practicable after the day on which planning permission first permits development.

Further details on the Authority's CIL process can be found on the South Downs National Park Authority website: <https://www.southdowns.gov.uk/planning/communityinfrastructure-levy/>

11. Crime and Disorder Implications
 - 11.1 It is considered that the proposal does not raise any crime and disorder implications.
12. Human Rights Implications
 - 12.1 This planning application has been considered in light of statute and case law

and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

13. Equality Act 2010

13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

14. Proactive Working

The materials have been amended during the course of the application as a result of Officer's concerns. Amended plans were received and considered acceptable.

Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date Received	Status
Plans - LOCATION PLAN	PL01		28.08.2020	Approved
Plans - EXISTING SITE PLAN	PL02		28.08.2020	Approved
Plans - PROPOSED SITE PLAN	PL03		28.08.2020	Approved
Plans - GROUND FLOOR PLAN	PL04		28.08.2020	Approved
Plans - ROOF PLAN	PL05	REV A	09.02.2021	Approved
Plans - EAST ELEVATION	PL06	REV A	09.02.2021	Approved
Plans - SECTION A-A	PL07		28.08.2020	Approved
Plans - SECTION B-B	PL08	REV A	09.02.2021	Approved
Plans - SOUTH ELEVATION	PL09	REV A	09.02.2021	Approved
Plans - WEST ELEVATION	PL10	REV A	09.02.2021	Approved
Plans - WEST ELEVATION (WALL)	PL11		28.08.2020	Approved
Plans - NORTH ELEVATION	PL12	REV A	09.02.2021	Approved
Plans - PERSPECTIVE VIEWS	PL20		28.08.2020	Approved
Plans - ECOSYSTEMS SERVICES AND LANDSCAPE PLAN	PL30		18.09.2020	Approved
Reports - ECOSYSTEM SERVICES STATEMENT			18.09.2020	Approved

Reasons: For the avoidance of doubt and in the interests of proper planning.

WM Previous Comments 2017

Comments by West Meon Parish Council on Lion Hill House, Planning application

WM Comments 16th October 2020

SDNP/20/03665/FUL Lion Hill House Alton Road West Meon GU32 1JF New single story dwelling

1. The proposed dwelling by reason of its unsympathetic modern design is considered to be an inappropriate insensitive form of development which is out of keeping with both the scale and design of the adjoining historic buildings, and its siting within the West Meon Conservation Area and South Downs National Park.

Whilst West Meon Parish Council recognise that the application is for a single dwelling and that contemporary design can be appealing, the Parish believe the design to be not in keeping with the Conservation Area and the surrounding properties and not adhering to the principles of design and materials in the West Meon Village Design Statement 2002.

The application is for a dwelling that would not be traditional in design or scale, and would affect the setting of the listed buildings around.

Whilst the recent appeal decision on this site is acknowledged, a high quality traditionally designed building is required which is sympathetic to its setting in the West Meon Conservation Area, the adjacent to listed buildings and South Downs National Park. WMPC would request that this application is referred to the Planning Committee as was the previous planning application due to the planning history of the site and appeal