

Planning Application SDNP/22/03684/CND. Riplington Farm, West Meon Road, East Meon

Variation of condition 1 of SDNP/14/03685/FUL to allow substitution of approved plans

East Meon Parish Council (EMPC) objects to this variation of condition 1 of application SDNP/14/03685/FUL principally because the external design of this 'new' dwelling seems quite different from that originally approved under SDNP/14/03685/FUL. This significant difference gives us concerns as follows:

- As far as we are aware, the site is in the National Park's Core Dark Skies zone, so sensitive to introduction of new light sources. The new proposal seems to have a large amount of additional glazing, including a roof light, versus the original proposal. Although this could be mitigated by condition, we are unclear why a proposal should be accepted which increases the amount of glazing and therefore potential light pollution, versus an approved original design. EMPC would expect, at minimum, an analysis of the impact of the additional glazing and light pollution on the environment and how the new design meets the criteria set out in section 8 of the SDNP Dark Skies TAN (glazing no more than 25% of the floor area and no more than 50% of glazing on a single elevation). Note that the East Meon Neighbourhood Plan (EMNP) Policy EM7: Building Materials and Detailing, states that, 'Window openings should normally be of a traditional size and disposition.'
- The site is in a traditional, rural area next to farm buildings. Nearby is Grade II listed Riplington Farmhouse, opposite is Ripling and along the road are Riplington Cottages. The proposed dwelling will be visible from West Meon Road and is on land raised above the level of the road. The 'new' proposal is out of context with these surroundings, in terms of its roof shape and window design and does not fit with the surroundings and the rural setting. EMPC would expect the design to fit with the prevailing local agricultural context. We do not believe that this more 'modern' design 'significantly enhances its immediate setting' as required by the NPPF paragraph 80. EMNP Policy EM7 also states that 'Windows should be small paned, especially in the context of established street frontages' (which, as mentioned earlier, includes Ripling and Riplington Cottages).
- We are unable to determine the materials to be used for all the new windows. EMNP policy EM7 requires timber or, in some circumstances, high quality treated or coated metal.

In our view, the changes made to the design warrant a new planning application rather than a s73 amendment.