

Application No: 06/90205/FULL Full Application

Site: St John The Baptist's Church, Chapel Lane, Burley, BH24 4DJ

Proposal: Chapel Extension

Applicant: The PCC and Incumbent of St John's Church

Case Officer: Mark Funnell

Parish: BURLEY

1. DISTRICT/BOROUGH: New Forest District Council

2. REASON FOR COMMITTEE CONSIDERATION

Referred by Authority Member

3. DEVELOPMENT PLAN DESIGNATION

Conservation Area

4. PRINCIPAL DEVELOPMENT PLAN POLICIES

DW-E1: General Development Criteria (page 57)

DW-E8: Trees (page 60)

DW-E18: Alterations/extensions/repairs of Listed Buildings (page 67)

DW-E23: Conservation Areas (page 70)

NF-P7: Community Facilities (page 175)

5. MEMBER COMMENTS

Diana Halford: Requests that application is referred to the Committee for a decision.

6. PARISH COUNCIL COMMENTS

Burley Parish Council: Recommend permission. Having considered the issues identified by the planning officer, we consider the applicants have met these requirements and the application should be approved.

7. CONSULTEES

7.1 Highway Authority (HCC): No highway objections. It is unlikely that this facility would generate vehicular movements in the order of those currently generated by the church.

7.2 Environmental Design (Listed Building): St John's is a simple country church which has been added to on a number of occasions with varying

impacts on the character and appearance of the building. In this context the proposed building is considered to be of an appropriate design: the roof is neat as detailed with mitred hips and rainwater goods tucked away; the detailing of the walls relates well to the main building and the proposed materials are appropriate. There are however concerns regarding the glazed link to the main building and the doors. Subject to the resolution of these two issues, conditions should be applied relating to materials.

3. Environmental Design (Trees): The new building would be within approximately 2m of a multiple stemmed Yew Tree, and with a sensitive species such as Yew there is a strong chance of dieback or complete loss of the tree, due to severance of roots, impacts from the path around the building and loss of light. The threatened loss would be mitigated by the extensive tree cover in the vicinity and therefore a refusal on tree grounds would be very difficult to sustain. This is an appropriate tree for this setting and the applicants should be encouraged to plant a replacement in a suitable location.

8. REPRESENTATIONS

8.1 Eleven letters of objection raising the following issues:

- Need: the extension is not needed, there is already a very suitable Church Room on the other side of the church, it would not benefit the community as a whole.
- Design: the design is inappropriate, it is not in keeping with the simple Victorian architecture of the church.
- The removal of graves is unacceptable.

8.2 One letter of support, stating that the design and materials would be appropriate, and that the chapel would barely be visible from the west approach to the church.

8.3 The agent (1 letter) and the applicant (2 letters) have also written in support, stating the following reasons for the need for the chapel extension:

- There is no seating space available for smaller, more informal workshop groups. The vestry is unsuitable for meaningful worship;
- The church is difficult to heat in the winter and the chapel would be independently heated and suitable weekday services of 18-20 people;
- The chapel would also be used for individual prayer/counselling after Sunday services, for the assembly of processions before main service, and for funeral gatherings.

9. RELEVANT HISTORY:

9.1 Additions to choir vestry (15523) granted on 20 October 1972

9.2 Addition of store/lobby and committee room (34619) granted on 9 June 1987

9.3 Erect new single storey chapel extension (76438) refused on 10 April 2003.

9.4 Erect new single storey chapel extension (79515) refused on 12 December 2003. Subsequent appeal dismissed on 20 July 2004

10. ASSESSMENT

10.1 St John the Baptist Church is located on Church Lane close to its junction with Chapel Lane. Church Lane is a typical forested track along which are a loose collection of large properties all set within wooded plots. The church is set at an angle with the west elevation (front entrance) facing onto the lane. There are a number of well established trees along the road frontage in particular. The church itself is a simple, red brick Victorian structure with stone dressings and a slate roof; it is a Grade II Listed Building and lies within the Burley Conservation Area. It has been previously extended, most notably with the addition of a large and rather bulky extension to the northern elevation in the late 1980s.

10.2 Consent is sought for a single storey side extension to the southern elevation to accommodate a chapel. The proposal follows the dismissal on appeal of another extension in 2003, which was to be located at the western (front) elevation of the church. The inspector concluded that while a need for additional chapel space had been demonstrated, this did not outweigh the harm that the proposed extension would do. She stated that the proposal would add complexity to the simple, subdued western elevation, and would harm both the architectural character of the building and the character of the Conservation Area.

10.3 The current proposal needs to be assessed against Local Plan policies including NF-P7, which requires that proposals directly benefit the local community; that the use cannot be accommodated within existing buildings; and that they are located to maximise non-car modes of transport. The inspector previously accepted that a case of need for the chapel had been made, and notwithstanding the comments made by representees it is considered that the information provided by the applicant and agent is satisfactory under the terms of policy NF-P7.

10.4 Local Plan policies relating to Listed Buildings and Conservation Areas require that any development does not detract from the building or its setting, and that development is sympathetic in terms of scale, proportion, design, materials and construction. Open spaces and trees that are important to the character of the area should also be protected. The siting of the proposed extension would overcome the previous concern about the effects on the western/front elevation of the church. Although it would by its nature add further complexity to the southern elevation, it is considered that the extension is appropriate to the Listed Building in design terms. The Conservation Officer does not raise an objection to the proposed design, subject to two design issues being resolved by submission of suitable revised drawings and subject to a condition requiring details of external materials.

10.5 The proposal would alter the appearance of the church's setting and the graveyard, and possibly result in the loss of a Yew Tree. The visual

impacts on the character of the area are not considered to be significantly adverse such that refusal would be warranted. In terms of the Yew Tree, policy DW-E8 of the Local Plan requires the retention of trees that contribute to local amenity. In this case, it is the general wooded nature of the area rather than this tree in question that adds to the local character, and it is not considered that the potential loss of the tree could constitute a grounds for refusal.

11. RECOMMENDATION

Subject to the receipt of satisfactory revised drawings before the meeting,
Grant Subject to Conditions

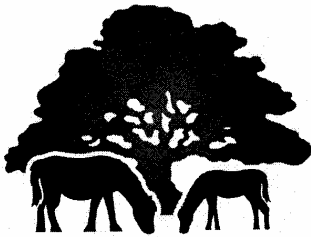
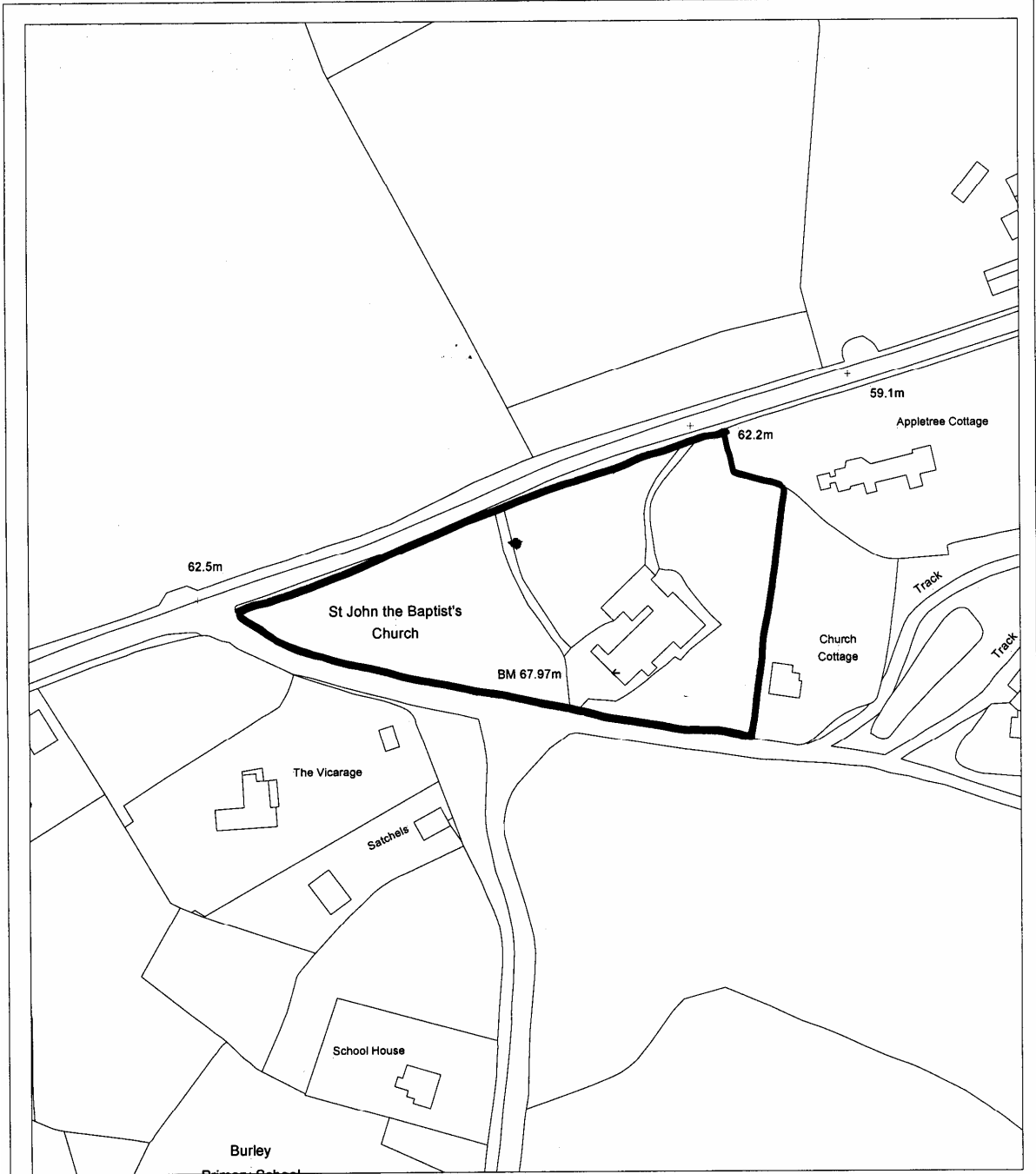
Condition(s)

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. No development shall take place above damp proof course level until samples or exact details of the facing and roofing materials have been submitted to and approved by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the building in accordance with policy DW-E1, DW-E18 and DW-E23 of the New Forest District Local Plan First Alteration.



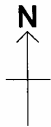
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SCALE: 1:1250