

**Application No: 16/00358/FULL Full Application**

**Site:** Land At Lower Windyeats Cottage, Forest Road, Redlynch, Salisbury, SP5 2PU

**Proposal:** Single storey extension, raising of ridge height, cladding and alterations to fenestration to 'The Offices'; single storey extension, cladding and alterations to fenestration to 'The Tack Room'; external alterations, cladding and alterations to fenestration to 'Stable Cottage'

**Applicant:** Mr & Mrs Beston

**Case Officer:** Clare Ings

**Parish:** REDLYNCH

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**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

No specific designation

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

DP11 Extensions to Dwellings  
DP1 General Development Principles  
DP6 Design Principles

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Not applicable

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 11 - Conserving and enhancing the natural environment  
Sec 7 - Requiring good design

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Redlynch Parish Council: Recommend permission. Comment:

- the overall increased floorspace is less than the permitted 30% and therefore compliant with policy DP11

- the proposed developments will not have an adverse impact on the local character and distinctiveness and is therefore appropriate
- the development will respect the natural built environment and promotes sustainability and therefore is compliant with policies DP1, DP6, CP8

## **8. CONSULTEES**

No consultations required

## **9. REPRESENTATIONS**

9.1 None received.

## **RELEVANT HISTORY**

### **10.**

- 10.1 Determination as to whether Prior Approval is required for proposed Change of Use of office building (Use Class B1(a) ) to dwelling (Use Class C3) - prior approval granted on 17 June 2015
- 10.2 Change of use from office and stores to residential (10/95077) - refused on 6 August 2010
- 10.3 Application for a Certificate of Lawful Existing Use for (1) that all of the main cottage has been used as a single dwellinghouse for more than 10 years; (2) that the tack room flat has been occupied continuously as a self-contained dwelling for more than 4 years; (3) (a) that all of the extent of the outbuilding used as an office has been used as an office for more than 10 years; (3) (b) that the remainder of the curtilage of the application has been used in connection with the uses already approved under a previous application and in connection with those parts of the property the subject of this application for more than 10 years (SDS/S/06/0491) - Certificate issued on 19 January 2007

### **11. ASSESSMENT**

- 11.1 The application site lies to the east of B3080 Forest Road from Bramshaw in the north of the Forest. It consists of a complex of buildings, mainly in residential use, a mix of detached and semi-detached, and a mix of materials. The building, the subject of this application, is L-shaped and comprises a one and two storey building, clad with horizontal timber boarding under a slate roof. The two storey element, which is the western end, has two dormer windows in the front elevation and a single storey rear lean-to extension and is currently vacant, although its previous use was offices established through a Certificate of Lawful Use. The adjoining single storey building is divided into three units - Stable Cottage and the Tack Room being used as holiday accommodation, with a store and laundry at the end. There is a gravelled parking area and outdoor space to the front separated

from a tarmacked access by a low white picket fence and a paved area to the rear. Dense woodland lies to the north, east and west with Windyeats Farm immediately to the south east and fields beyond. The open forest is within close proximity of the site.

11.2 The proposal is in three parts:

- (i) to convert the unused office floorspace into residential (holiday let), with a small extension to the rear by 1.7m and to raise the height of the ridge by just over 0.5m to allow the space to be used as two bedroom;
- (ii) to refurbish the existing conservatory of the Stable Cottage to extend the kitchen area and refurbish the porch; and
- (iii) to refurbish and extend the Tack Room to the rear by 3m to create better living space

Both the Stable Cottage and the Tack Room are used as holiday lets.

11.3 The whole site has a fairly lengthy and complex history, and this has implications for what could be undertaken without permission on each of the three properties in question. These uses have been the subject of the detailed pre-application advice.

#### The Tack Room

11.4 The residential use of this element was established through a Certificate of Lawful Use (SDS/S/06/0491). Policy DP11 is quite clear that where a residential use has been established as a result of an authorised use, then extensions would not be permitted. This part of policy DP11 has been upheld at appeal, the most recent being in 2015 at Foxes Earth, The Drove, Nomansland (ref APP/B9056/D/15/3009692) where the Inspector stated:

*"Relevant development plan policy is set out in Policy DP11 of the adopted New Forest National Park Local Development Framework Core Strategy and Development Management Policies Development Plan Document (2010) (Core Strategy). This states amongst other things that extensions will not be permitted where the existing dwelling is the result of an unauthorised use. The supporting text does not expand upon the reasoning for this but the implication is that the policy exists to ensure that when breaches of planning control have occurred they will not be rewarded.*

*This is consistent with the underlying objective of Policy DP11 to minimise additional levels of activity and built development in the National Park in the interests of protecting its locally distinctive character. The approach taken by the policy as a whole recognises the fact that small scale changes, even developments which are not individually harmful in themselves, can have a cumulative effect when taken in combination. This consideration*

*goes to the heart of the policy and therefore carries significant weight."*

Notwithstanding any comments in relation to the appearance of the extension, this element of the proposal is therefore contrary to policy DP11.

#### Stable Cottage

- 11.5 It would appear that this part of the building has had a residential use for a number of years, but there is no corresponding planning application or application for a Certificate of Lawful Use formally acknowledging that use - Application SDS/S/06/0491 referred to above did not include this part of the site. It is likely that this use could be resolved with the submission of a Certificate of Lawful Existing Use, and then the refurbishment of the conservatory, which would not increase any floorspace, would be likely to be acceptable. This part of the application is therefore considered to be unresolved.

#### The Office

- 11.6 A Prior Approval was granted for the office to be used for C3 purposes, but this use has yet to be implemented. Once this use has been implemented the C3 use would benefit from permitted development rights relating to residential use, which would therefore allow the single storey extension as it would not have a depth of greater than 3m, nor a height greater than 4m. The changes to the ridge height would require permission, and it is considered that the marginal change in the ridge height and other external changes to allow for a practical living space and to meet Building Regs could be acceptable. Any use of this building as residential would require a contribution of £1250 towards mitigation to offset the impact of development on the New Forest SPA (as noted with the application for the Prior Approval), but which has not been offered with this application. If permission for the scheme were to be recommended, this payment would be secured through a Unilateral Undertaking.
- 11.7 From the above it would appear that some parts of the proposal could be acceptable, but the extension to the Tack Room would be contrary to policy, and there are concerns that the external changes to the Stable Cottage are unresolved; therefore the whole application is recommended for refusal.

## **12. RECOMMENDATION**

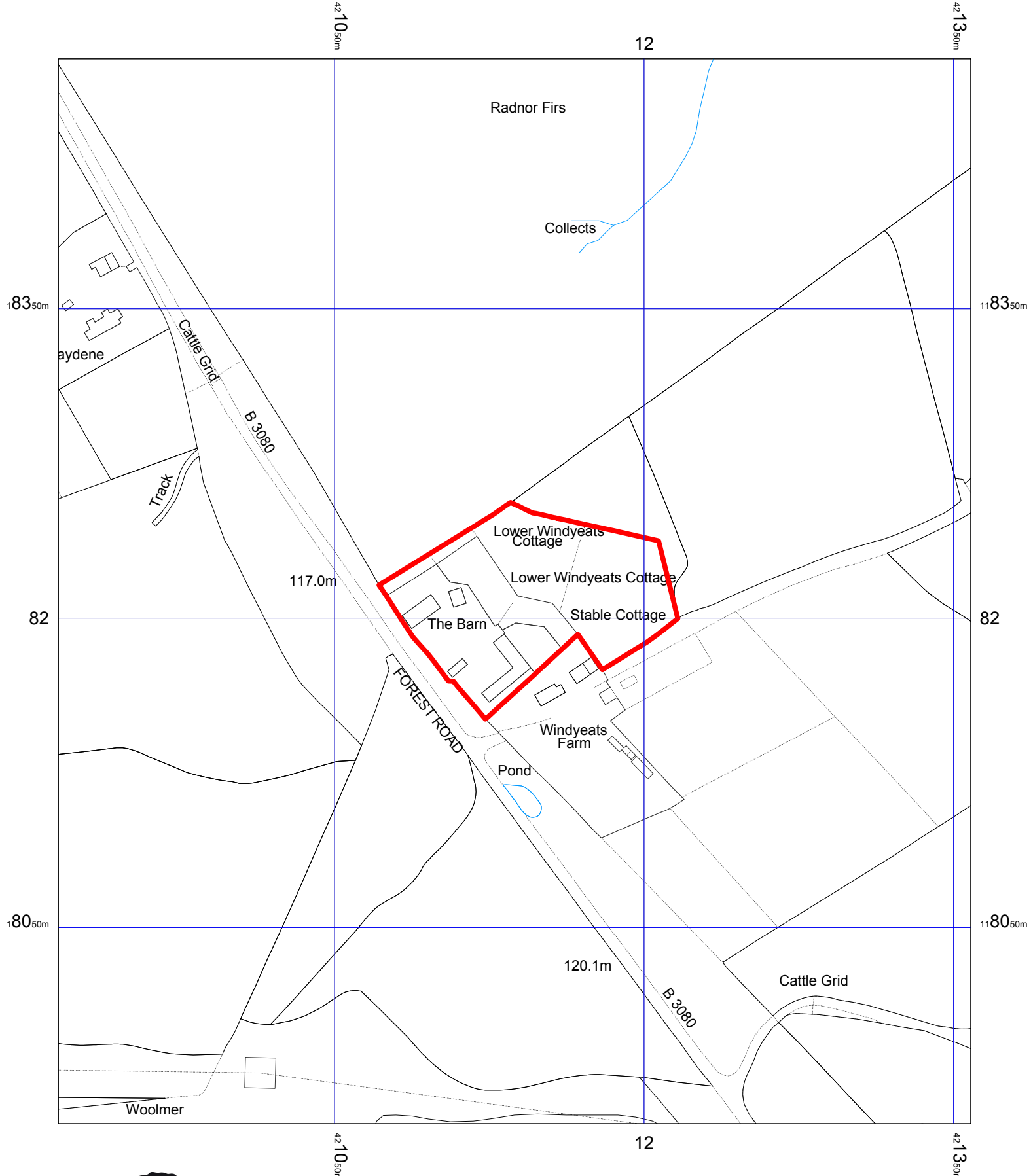
Refuse

### **Reason(s)**

- 1 The proposed extension to the Tack Room would introduce an

extension to a dwelling which has been established as a the result of an unauthorised use and subject to a Lawful Use Certificate. The proposed extension is therefore contrary to the requirements of Policy DP11 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010), and would add to levels of activity and built development in the open countryside, to the detriment of the character and amenities of the National Park.

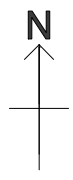
- 2 The developer has not demonstrated to the satisfaction of the National Park Authority the level of financial contributions towards mitigation towards the New Forest SPA to be secured through Unilateral Undertaking. Without such agreement, the development would be contrary to policies CP2 and DP15 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010), or the Development Standards Supplementary Planning Document.



New Forest National Park Authority  
 Lymington Town Hall, Avenue Road,  
 Lymington, SO41 9ZG  
 Tel: 01590 646600 Fax: 01590 646666  
 Date: 01/08/2016

**Ref: 16/00358/FULL**  
**Scale: 1:2500**

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**Application No: 16/00394/VAR Variation / Removal of Condition**

**Site:** Land At Shorthill Farm, Lyburn Road, Nomansland, Salisbury, SP5 2DF

**Proposal:** Application to vary Conditions 1, 2 and 3 of appeal decision APP/T3915/C/05/2003486 to planning permission SDC/S/05/01776 to allow permanent use of the site for stationing of no more than 4 caravans and increased site area

**Applicant:** Mr A Wiles

**Case Officer:** Deborah Slade

**Parish:** REDLYNCH

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**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

No specific designation

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

CP13 Gypsies, Travellers & Travelling Showpeople  
DP1 General Development Principles

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Not applicable

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 3 - Supporting a prosperous rural economy  
Sec 6 - Delivering a wide choice of high quality homes  
Sec 11 - Conserving and enhancing the natural environment

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Redlynch Parish Council: The Parish Council recommend refusal:

- Additional caravans will significantly increase the level of harm to the landscape and therefore contrary to one of the National Parks statutory

purposes, to conserve its natural beauty etc.

- The new Location Plan has more than doubled the space shown for the caravans compared with that shown in the 2006 site map used in the Appeal. It also shows the closeness of the public track to the caravan site.
- The applicant's original request was for temporary permission for the applicant's son to complete his education which has now been met and was an important reason for the Inspectors decision.
- The National Park's Landscape Character Assessment was published in 2015 and identifies the management desire to protect the mosaic of small scale fields.
- There has been a number of Planning Inspectorate decisions regarding Gypsies and Travellers Sites in the Landford/Redlynch region which supports refusal.
- The NPPF, PPTS and the Hampshire Travellers Accommodation Assessment (HTAA) have all been published since the 2006 which needs to be taken into account in this decision. In addition, the Salisbury District Council's Local Plan has now been replaced.
- The Landford/Redlynch provision of Gypsies and Travellers sites and support for the Lode Hill site is recognised and any further permanent sites in this part of the National Park represents over provision for this area, particularly as it would represent 100% of the National Parks planned need for up to 2027.
- The National Park has been accredited great weight in planning decisions presumably in accordance with its national and international importance.
- The Parish Council would accept a further temporary period to ensure the applicant's other son's education is protected.
- In summary, the additional caravans would have an adverse impact on the character and appearance of the landscape and since the village of Nomansland has only limited facilities the application would be contrary to Planning Policy DP1, Core Policy CP13 and the advice given in NPPF section 3, 6 and 11.

## **8. CONSULTEES**

No consultations required

## **9. REPRESENTATIONS**

- 9.1 3 letters of representation received ( 2 comments, 1 objection):
- Concern expressed about further expansion of the site beyond what is already there;
  - There is already a satisfactory level of provision for travellers in the Redlynch/ Landford area already;
  - There is already a friendly relationship in the village with this travelling family
  - The application represents a 100% increase in accommodation
  - The applicants look after the site well, but do not need to live on site for business purposes



- Any consent granted should be personal to the family

9.2 One comment received from the CPRE:

- Wiltshire Council has not met its duty to provide alternative traveller sites;
- The 2006 consent needs to be reviewed and at the very least renewed on a temporary basis;
- Concern however that doubling the size of the site would set a precedent.

## 10. RELEVANT HISTORY

10.1 Change of use of land to mixed use, including use as a caravan site for the stationing and residential occupation of a touring caravan and traditional bow-top wagon/ vehicle designed or adapted for human habitation, together with the use of land for the keeping of horses and operational development consisting of the erection of a stable block (S/2005/1776) allowed on appeal 25 July 2006

## 11. ASSESSMENT

11.1 The site comprises a small parcel of rural land, which has been used for the past 10 years as the main residential site for Mr & Mrs Willett. They also own the adjacent fields, on which they graze horses. Mr & Mrs Willett are genuine travellers, as defined by the 'Planning policy for travellers sites' guidance ('PPTS') (2015). They now have 2 sons who live with them at the site.

11.2 They were given planning permission for the site on appeal in 2006, for a 10-year period, while their eldest son (who is now 18) went to school. The appeal was allowed as the site was considered to be reasonably well-located, and part of the character and cultural heritage of the area surrounding Nomansland, with no other planning harm identified. There were other planning conditions attached to the consent which stipulated no more than 2 caravans should be kept at the site, and the 'residential' area of the site was limited in scale by a plan attached to the decision notice.

11.3 Ten years down the line, the applicants still wish to continue living mainly from the site, as they are now part of the local community, and so that their younger son can continue his education. Over the past 10 years, and due to changes in circumstances, the residential area of the site has now expanded to a small degree from what was originally proposed, and they now have 4 caravans overall; one tourer, one which is very small for sleeping quarters, one 'mobile home' which is their family day room, and one mobile van which belongs to their eldest son, to give him some independence. These vans have all been on site for a while, and

the applicants are seeking to regularise their consent at this juncture, rather than proposing to expand the site or bring on any additional caravans. They are hoping to upgrade their eldest son's accommodation at some point, to something more modern, but not to significantly increase its size or impact. From visiting the site, the nature of the accommodation they have is not excessive in scale or provision and is commensurate with the needs of that one family.

- 11.4 Permission is sought for a permanent, personal consent, which also include's Mrs Willett's name explicitly. When Mr and Mrs Willett (and their two dependent sons) no longer require the site, it would cease to exist - but they are hoping for the security of a permanent consent rather than a further 10 years.
- 11.5 The Authority has a duty to provide travellers sites, and this one has been established without harm to the character and appearance of the area (as confirmed in the 2006 appeal decision), and without impact upon the local community since. The site is sustainable in location for the applicants' purposes, and no additional traffic movements would be expected as a result of this consent over what already exists.
- 11.6 The site already counts towards the number of travellers' sites within the Park and if this site were to be discontinued, there would be the need for the Authority to provide an additional site elsewhere. Therefore it is considered that the existing site, which is of low impact, should be continued. It would be reasonable to afford Mr and Mrs Willett the security to know that they do not *have* to cease occupation of the site at some point in the future, and that the site can inure for their purposes.
- 11.7 Policy CP13 requires consideration of the established generic need for travellers' sites, as well as demonstration that specific family circumstances require a site to be located within the National Park. The Travellers Accommodation Assessment for Hampshire (2013) sets out an estimated projected future need for 2 extra pitches in the National Park by 2017. If this site now under consideration were lost, that would rise to 3. In this case, the family are already lawfully established at this site within the National Park, and have links with the local community, including schools and business. They therefore have a locational need for this site dating back to before the National Park was established.
- 11.8 Overall it is therefore recommended that the conditions attached to the consent should be updated to reflect the area and level of use which presently takes place on the site, and to grant a permanent, personal consent for the applicants and their dependents, i.e. their two sons. It should be noted that the permission is sought on a personal basis.

## 12. RECOMMENDATION

## Grant Subject to Conditions

### Condition(s)

- 1 The residential use of the site shall be limited to the area shown hatched black on the plan attached to this decision. The land edged heavily in black on that plan shall be used for the purposes of agriculture and/ or the keeping of horses and shall not be used for the storage of any plant, equipment, machinery, vehicles unrelated to the use of the land or for the erection of any buildings or structures unless previously authorised by the Local Planning Authority on submission of a planning application in that regard.

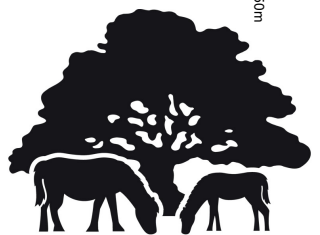
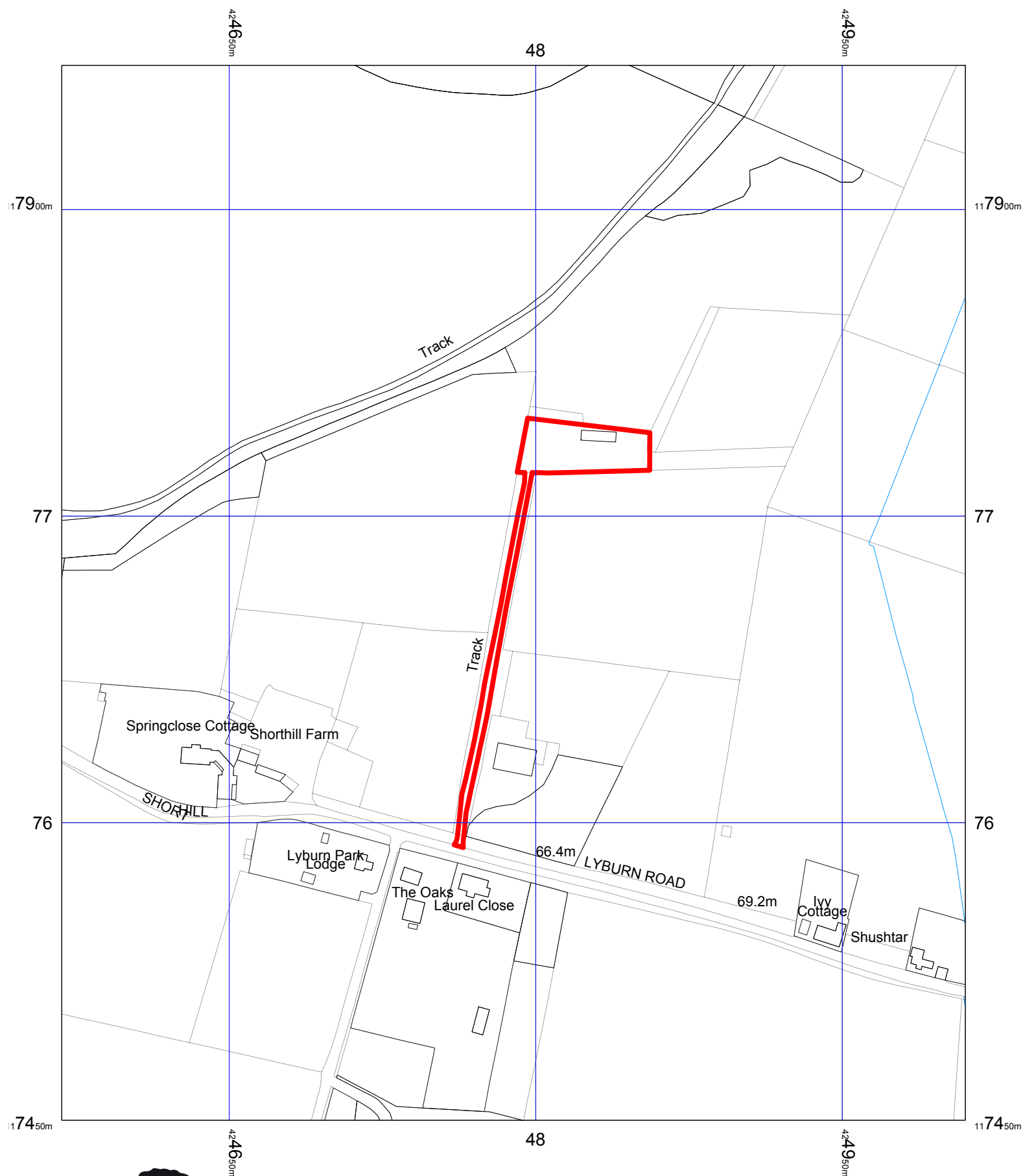
Reason: To uphold the character and appearance of the area in accordance with Policies DP1 and CP13 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 2 The occupation of the site shall be limited to Mr and Mrs Willett and any resident dependents for the period during which they occupy the land. Following this the land shall be restored to a condition first agreed in writing by the National Park Authority.

Reason: To prevent the permanent residential development of the site which would be contrary to Policy CP12 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 3 No more than four caravans shall be stationed on the site at any one time.

Reason: To uphold the character and appearance of the area in accordance with Policies DP1 and CP13 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



NEW FOREST  
NATIONAL PARK

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

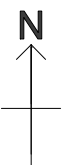
Tel: 01590 646600 Fax: 01590 646666

Date: 03/08/2016

Ref: 16/00394/VAR

Scale: 1:2500

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**Application No: 16/00410/VAR Variation / Removal of Condition**

**Site:** Coxlease School, Clay Hill, Lyndhurst, SO43 7DE

**Proposal:** Application to vary condition 8 of planning permission reference 10/95478 (subsequently varied by planning permission reference 15/00491) to allow a maximum of 110 pupils

**Applicant:** Priory Group

**Case Officer:** Clare Ings

**Parish:** LYNDHURST

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**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

Listed Building

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

DP1 General Development Principles  
DP17 Extensions to Non Residential Buildings and Uses

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Not applicable

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 11 - Conserving and enhancing the natural environment  
Sec 12 - Conserving and enhancing the historic environment

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Lyndhurst Parish Council: Recommend that permission be refused.

There are strong neighbour objections and there has already been a considerable increase in pupil numbers with a number of unfortunate incidents. Whilst the Parish Council commends their ethos it would like to see some improvement in care in the surroundings before the application comes back to the Committee. It was also considered that traffic

movements were a problem which would impact on an already busy village. The proposals do not uphold Policy DP1 in that amenity would be affected.

## **8. CONSULTTEES**

8.1 Highway Authority (HCC). Comments awaited - Members will be updated at committee.

## **9. REPRESENTATIONS**

- 9.1 One letter of objection received on the following grounds:
- significant increase in traffic movements which would have a direct negative impact on safety, noise and disturbance levels over shared access to Squirrel Cottage
  - increase in noise disturbance as a result of increased number of pupils on site
  - increased cases of incidences caused by pupils
- 9.2 New Forest Association objects on the following grounds:
- it is not a community facility and pupils attend from beyond the National Park boundaries
  - not associated with the Park's special qualities
  - it would increase activity on the site contrary to policy DP17, especially traffic

## **10. RELEVANT HISTORY**

- 10.1 A number of planning applications for various works to the grounds, including surfacing of car parks, fencing and floodlights. Other more specific applications:
- 10.2 Application to vary condition 8 of planning permission reference 10/95478 to allow a maximum of 80 pupils (15/00491) - granted permission on 9 September 2015
- 10.3 New teaching and staff accommodation; removal of temporary clad structures (revised design to planning permission ref 09/94802) (10/95478) - granted permission on 5 November 2010, and partially implemented.
- 10.4 New teaching and staff accommodation; removal of temporary clad structures (revised design to planning permission ref 94802) (10/95478) - granted permission on 5 November 2010
- 10.5 Removal of existing temporary timber clad structures. construction of new teaching and staff accommodation (09/94802) - granted permission on 19 March 2010
- 10.6 New buildings to provide assembly, teaching and staff/admin accommodation (09/94200) - granted permission on 15

## 11. ASSESSMENT

- 11.1 Coxlease School lies within an extensive wooded site to the west of the A337 and to the south of Lyndhurst. It is accessed from a gravel track which falls down to the site. The site comprises a main building, which is Grade II\* listed, a recently constructed single storey teaching complex to the south-west of the main building, a former stable complex now converted to school accommodation and a dwelling, also forming part of the school accommodation. There are also other more temporary-looking structures. The site is very wooded, with some specimen trees which formed part of a previous historic landscape associated with the main listed building. There is a large gravel area for turning to the front of the main building and extending to the more modern constructions. A car park lies to the north of the gravel driveway separated from it by tall hedging. Adjoining the wider site to the north are the grounds of Foxlease, an activity centre owned by Girl Guiding UK. There are a couple of cottages associated with this use and other cottages accessed via the same drive.
- 11.2 The school is a specialist school for children aged 9 to 18 with behavioural, emotional and social difficulties who may also have learning difficulties (BSED), and there is also a separate element for children with Autistic Spectrum Disorders (ASD). The school operates primarily as a day school, a significant change from 2009 when it was largely residential, with the children brought onto the site from registered children's homes. A small number of bed spaces are provided on site for children attending the school.
- 11.3 Previous consents for extensions and additional accommodation (specifically 09/94200 and subsequently revised) were conditioned such that the number of pupils on the site should not exceed 55 which reflected the nature of the school and number of pupils at the time. A more recent application allowed a variation to the condition, and allowed the maximum number of pupils to be increased to 80 (15/00491). This current application is to further increase the number of pupils by 30 to 110. The additional numbers would be children of primary school age with the same behavioural, social and educational difficulties (BSED) who cannot be supported in mainstream schools.
- 11.4 The key considerations are whether the proposal would be acceptable in terms of impact on the amenities of surrounding residential properties (noise and disturbance) and increased traffic movements, and whether the increase would comply with policy DP17.
- 11.5 The site has been operating as a school since the early 1980s,

and originally was a residential school for children with behavioural problems. Since the current owners took over in 2006, there has been a building programme, not all of which has been implemented but which has an extant permission. In addition, the nature of the school has changed from residential to mainly day pupils, with the number of children who now reside on site considerably reduced, and the overall teaching ratio has changed resulting in fewer people on site, mainly through significant reduction in staff numbers. By way of comparison, the pupil numbers in 2009 was restricted to 55, but the staff numbers were about 140 (195 in total). With the most recent application (15/00491) which increased the pupil numbers to 80, there was a reduction in the number of staff to 98 (178 in total). This current application, which seeks a further increase in the number of pupils to 110 (and also staff by a maximum of 13 to 111) would result in a total number of people on site of 221 and thus only a small increase over and above the number in 2009. This illustrates a more realistic comparison, and the increase is therefore considered would be acceptable. In addition, because the nature of the school has changed, ie being predominantly for day pupils, the level of activity at weekends and in the evening has also reduced.

11.6 Traffic movements would increase, primarily as a result of the increase in pupil numbers (60 additional movements assuming all children arrive singly), although the school has a policy of car sharing, and those pupils who live together off-site would arrive by mini-bus or shared taxis. It is proposed to stagger start times so that the increase for primary age children would be after the main school times for delivery and prior to picking up in the afternoons. The school exits onto the A337, an already heavily trafficked road, and it is not considered that the additional number would have a significant impact onto the road network to the detriment of road safety. However, at the time of writing the views of the Highways Authority have not been received, and members will be updated at committee.

11.7 The comments of the New Forest Association are noted. The school does cater for children with special needs and by definition this would include many who live outside the National Park area, which is also the current situation. However, the school already has many of the facilities, such as shared school management, administration and teaching and pastoral support, and it would seem logical for primary children to be taught on the site and then move through into secondary education without disruption to their education. Separate sites have been looked at and proposed to the National Park Authority in pre-application form, and the advice given by the Authority was that a new school would be unlikely to receive a favourable response, and that a marginal increase in numbers at an existing site would be preferable. The increase is limited and, whilst it would result in some increased activity on the site, it is not considered so significant as to adversely harm the



wider National Park and result in the application being refused.

- 11.8 The comment of the neighbours in relation to "incidences" are also noted. It would appear that only one such case involved near neighbours and was resolved speedily.
- 11.9 Permission is therefore recommended, but the applicant will be advised that no further increases in number are likely to be acceptable.

## **12. RECOMMENDATION**

Grant Subject to Conditions

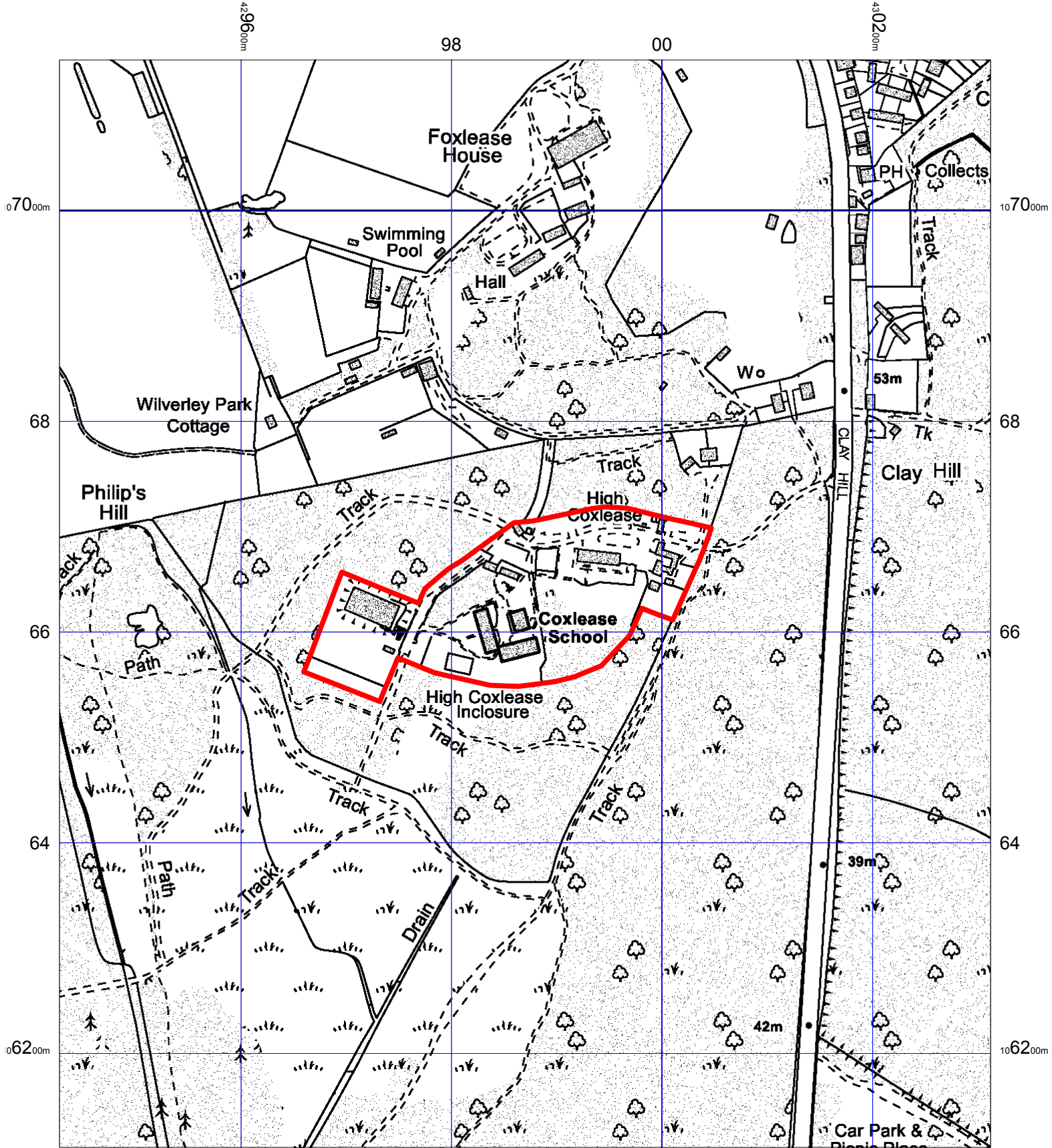
### **Condition(s)**

- 1 The school roll shall comprise no more than 110 pupils attending the site at any time. Records of the schools rolls shall be kept at the site and made available to the New Forest National Park Authority on request.

Reason: To prevent any further intensification in the use of the site and thus to avoid an increase in vehicle movements at a substandard access and additional levels of activity and human pressure on the forest, in accordance with policies DP1 and CP14 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (2010).

### **Informative(s):**

- 1 The applicant/agent is advised that further increases in the number of pupils at the school are unlikely to be granted due to the sensitive nature of the school and its setting, and the impact in the wider area.



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

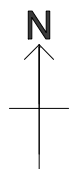
Tel: 01590 646600 Fax: 01590 646666

Date: 01/08/2016

**Ref: 16/00410/VAR**

**Scale: 1:5000**

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**Application No: 16/00435/FULL Full Application**

**Site:** Moorhaven, Abbotswell Road, Frogham, Fordingbridge, SP6 2JA

**Proposal:** Single storey rear extension, cladding; replacement front and side porches (Demolition of existing conservatory)

**Applicant:** Mr R Fenwick

**Case Officer:** Carly Cochrane

**Parish:** HYDE

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**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

Conservation Area

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

DP1 General Development Principles  
DP6 Design Principles  
DP11 Extensions to Dwellings  
CP7 The Built Environment  
CP8 Local Distinctiveness

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Design Guide SPD  
Hyde Village Design Statement

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 7 - Requiring good design  
Sec 11 - Conserving and enhancing the natural environment

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Hyde Parish Council: Recommend refusal for the following reasons:

- The application is not in keeping with the surrounding area (contrary to NFNPA planning policy DP6). Parish Council would prefer a pitched

roof rather than a flat roof.

- Proposed work is not in keeping with the existing dwelling (contrary to NFNPA planning policy DP11).
- Environmental concern regarding the large expanse of glass that will face Hyde Common (SSSI area). Concerned about light pollution.
- Proposed work will not enhance the character or appearance of the conservation area.

## **8. CONSULTees**

8.1 Building Design & Conservation Area Officer: No objection raised

## **9. REPRESENTATIONS**

9.1 None received

## **10. RELEVANT HISTORY**

10.1 Erection of house and double garage and store with construction of a pedestrian/vehicular access (existing outbuildings to be demolished) (NFDC/85/30414) - granted permission on 4th April 1986

## **11. ASSESSMENT**

11.1 The application site comprises a two storey detached dwellinghouse located to the southern side of Abbotswell Road and within the Western Escarpment Conservation Area. The properties along this side of Abbotswell Road back onto the New Forest Site of Special Scientific Interest (SSSI). The dwellinghouse is constructed of brick, with a timber clad lean to enclosed porch to the side; slate roof and aluminium framed windows. There is an existing rear conservatory and porch overhang to the front. The property is not located within a Defined New Forest Village and is therefore subject to the 30% floorspace restriction under Policy DP11.

11.2 This application seeks planning permission for the 4 separate works, detailed as follows:

- Single storey rear extension, measuring 3.4 metres in depth, with a roof overhang projecting a further 800mm; 3 metres in height to the flat roof and comprising 2 roof lanterns. The extension would be clad in oak, with a zinc roof and would comprise 2 sets of bi-folding doors.
- Oak timber feather edge cladding to the upper half on all external walls
- Replacement oak framed front porch to match that existing
- Replacement oak framed side porch, open to the front and side

- 11.3 The construction of the property was granted in 1986, and the dwellinghouse was originally built with the existing conservatory and porches, and therefore these are included within the floorspace calculations. The proposals would result in an increase in floorspace of 13%, and therefore would comply with Policy DP11 of the Core Strategy.
- 11.4 The application property is set forward within its plot in comparison with the property to the side (west), and is roughly aligned with the property to the side (east). There is sufficient spacing and screening between the application property and its respective neighbours, and by virtue of the single storey nature of the proposed extension, it is not considered that the proposals would result in any adverse amenity impact.
- 11.5 It is not considered that the proposed replacement porches or oak cladding would result in any adverse impact upon the character or appearance of the main dwellinghouse or the Conservation Area within which the property is located. The materials are traditional, and would contribute towards creating a more rural appearance.
- 11.6 Concern has been raised by the Parish Council relating to the design of the rear extension being incongruous with the existing dwelling; its location within a conservation area and adjoining the SSSI; and light pollution onto the SSSI. As a result, the Parish have recommended the application be refused.
- 11.8 The Building Design and Conservation Area Officer was consulted on the application. It is noted that the dwellinghouse is not listed, and is considered to have a neutral impact upon the Western Escarpment Conservation Area. Whilst the house is constructed from traditional materials of red brick and slate, its appearance is reflective of a late 1980s building design, and therefore the property is not of any special historic or architectural importance. With regard to the cladding to the main dwellinghouse and on the proposed extension, it is considered that the oak, with a natural finish, would weather and would compliment the slate roof, and would also help to soften the appearance of the dwellinghouse by breaking up the expanse of brickwork. It is considered that the proposed rear extension, with its contemporary design, would harmonise with the simple architecture of the main dwellinghouse, and that the extension would also be of a simply detailed appearance, with oak cladding to match the main dwellinghouse. It is noted that whilst the design of the extension would be contemporary by virtue of its flat roof, the materials would be traditional, the use of which are supported within the Design Guide SPD. As a result, it is not considered that the extension would appear incongruous to the detriment of the character and appearance of the area.
- 11.9 In commenting on the design of the roof lanterns, the Conservation Officer was concerned that they could detract from

the simple architecture of the extension. However, whilst the roof lanterns do project above the roof slope, it is considered that they would compliment the more contemporary design of the extension, and in this instance, it is not considered that they would have a harmful impact upon the overall appearance of the dwellinghouse.

- 11.10 Concern was also raised regarding light pollution and spillage from the 2 sets of bi-folding doors on the rear and side (west) elevations of the extension, upon the SSSI which is adjacent to the rear of the property. It is noted that there is an existing conservatory at the same location as the proposed extension, which, although of a smaller scale, would create opportunity for light spillage. There would be a distance of approximately 27 metres between the closest elevation of the extension and rear property boundary. It is noted that many properties along this side of Abbotswell Road comprise conservatories which are in much closer proximity to their respective rear boundaries than that of the proposed extension, and are thereby closer to the SSSI; the property of Lavender Cottage, located to the south west, has a conservatory within 1 metre of the property boundary with the SSSI, and properties to the north east of Holly Cottage and Moonrakers also have conservatories within 12 metres of their rear boundaries; there are also other properties within conservatories at varying distances from the rear boundaries. It is therefore not considered that the proposed extension would give rise to any significantly exacerbated levels of light pollution which would be detrimental to the SSSI.
- 11.11 It is therefore recommended that permission is granted subject to conditions, as the proposal accords with Policies DP1, DP6, CP7 and DP11 of the Core Strategy.

## **12. RECOMMENDATION**

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 Development shall only be carried out in accordance with
- Drwgs: 855-20-01A, 855-20-02A, 855-20-03A.
- No alterations to the approved development shall be made unless

otherwise agreed in writing by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the building in accordance with policies CP7, CP8, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.

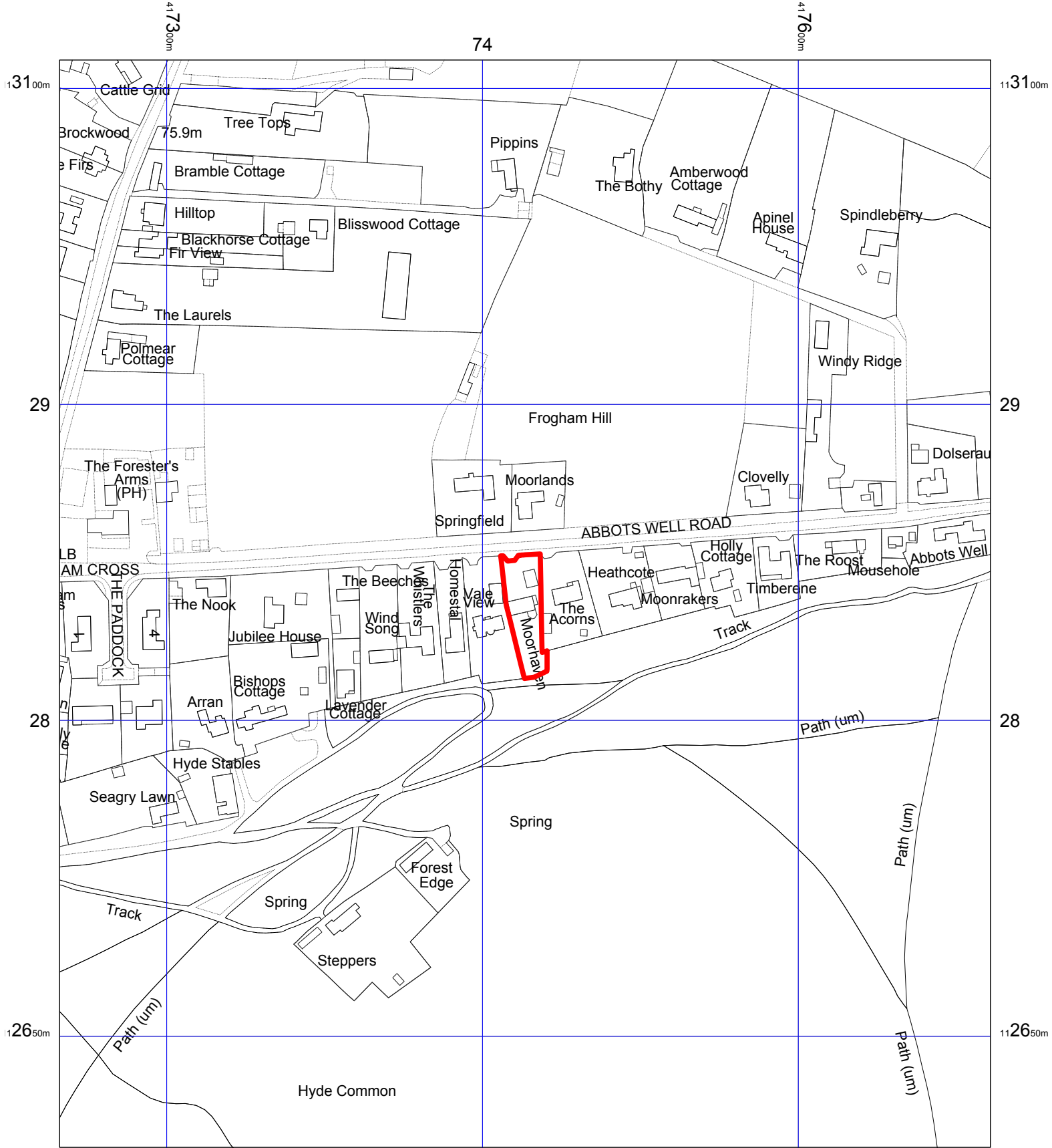
- 3 No development shall take place until samples or exact details of the facing and roofing materials have been submitted to and approved in writing by the New Forest National Park Authority.

Development shall only be carried out in accordance with the details approved.

Reason: To ensure an acceptable appearance of the building in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

**Informative(s):**

- 1 The Authority has considered the application in relation to its adopted Core Strategy, the National Planning Policy Framework and any other relevant material planning consideration and has confirmed to the applicant or their agent that the development is compliant and does not harm the character and appearance or amenities of the area.



New Forest National Park Authority  
 Lymington Town Hall, Avenue Road,  
 Lymington, SO41 9ZG  
 Tel: 01590 646600 Fax: 01590 646666  
 Date: 01/08/2016

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