

Application No: 17/00017/FULL Full Application

Site: The Caravan, School Road, Nomansland, Salisbury, SP5 2BY

Proposal: Agricultural building

Applicant: Miss D Scurlock

Case Officer: Ann Braid

Parish: REDLYNCH

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP8 Local Distinctiveness
DP1 General Development Principles
DP20 Agricultural and Forestry Buildings

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 7 - Requiring good design
Sec 3 - Supporting a prosperous rural economy

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Redlynch Parish Council: Recommend refusal;

The agricultural building being proposed is quite common in the National Park and compliant with the New Forest National Park Design Guide 2011. It also appears to be appropriate and sympathetic in terms of scale, appearance, form and would meet the conditions of Development Policy DP1. Such a structure should be in keeping with the local distinctiveness and as it will be constructed of appropriate materials it was deemed to be

compliant with Core Policy CP8.

However, as the National Park needs to protect the countryside from the proliferations of buildings, an agricultural need is also required as defined in Development Policy DP20. Unfortunately, as this application stands a functional need for the building has not been identified.

8. CONSULTTEES

8.1 Environmental Protection (WC): No comment

9. REPRESENTATIONS

9.1 One letter of support received

10. RELEVANT HISTORY

10.1 None

11. ASSESSMENT

11.1 The land on which this barn is proposed to be sited lies on the west side of School Road in Nomansland on land to the south of the playing field and pavilion. The site is level and open to views from the road, being fenced with a post and wire fence and metal gate on the road boundary. The field (which measures 0.8 hectares) is subdivided with post and rail stock fencing and currently there are no animals or any crops other than grass on the land. To the south of the site, close to the southern boundary, is a dilapidated open barn. It is built with a metal frame, supported by stacks of bricks and has a corrugated iron roof.

11.2 Consent is sought for a barn of the same dimensions as the existing, but enclosed, to be used to rear young stock, piglets and calves. DP20 is the relevant policy in respect of barns, which may be permitted where there is a functional need for the building and its scale would be commensurate with that need. The building should not be excessive in size, or generate a level of activity that would have a detrimental impact on the National Park.

11.3 The applicant has stated that she has experience of rearing young animals which are kept for up to six months before being sent for slaughter. Between 4 and 8 calves and up to 6 piglets would be accommodated at the site. The applicant has obtained quotes for the necessary water supply to be able to rear animals on site, but the cost is prohibitive. It is intended to harvest rainwater from the roof of the new building.

11.4 The proposed barn would have a footprint of 91m² and a ridge height of 4.5 metres. It would be built in appropriate materials; timber for the walls and a corrugated metal roof with translucent corrugated plastic panels. The proposed building would be no

larger than the existing. The use of the building would be for the accommodation of livestock and would be divided into three enclosed stalls, with additional space for storage. The proposal would be large for the level of agricultural activity, but the site is relatively small and a building of the size proposed already exists. The proposal would therefore be in accordance with Policy DP20 in that the building would be appropriately designed for agriculture and although it would be larger than strictly required for the proposed agricultural operation, would be no larger than the existing building.

- 11.5 With regard to the visual impact of the building, it should be borne in mind that there has been a barn in the location of the proposal for many years. This structure has fallen into disrepair, but remains standing. The applicant has sought advice about repairing the existing building, but it requires significant work. The application forms show that it is intended to re-use existing parts of the frame of the building where possible, but the operation would be more than a simple repair of the existing. The site was the subject of Enforcement action against the applicant's father in 2010. This related to the untidy site and resulted in court action. The applicant and her family have since inherited the land and, having bought out the other beneficiaries, the applicant has carried out a significant amount of clearance at the site. On inheriting the land in 2014, the site has been cleared of scrap and rubbish and since 2015, it is stated that the applicant has cleared the stream and ditches, installed stock fencing, cleared brambles, gorse, thistles and nettles, and re-seeded the field. Considerable work has therefore already been carried out at the site to bring it up to a useable quality, and the replacement building would have no greater visual impact than the existing. The proposal would therefore comply with Policies DP1 and CP8 which seek to ensure that all development would be appropriate and sympathetic to the locality and the wider National Park.
- 11.6 The nearest residential property is located 100 metres from the proposed building. The Environmental Health officer at Wiltshire County Council has been consulted but no comments have been received. It is unlikely that there would undue levels of noise and odour to residential dwellings at this distance caused by the use of the proposed building.

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 No development shall take place above slab level 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).

- 3 No external lighting shall be installed on the site unless details of such proposals have been submitted to and approved in writing by the New Forest National Park Authority.

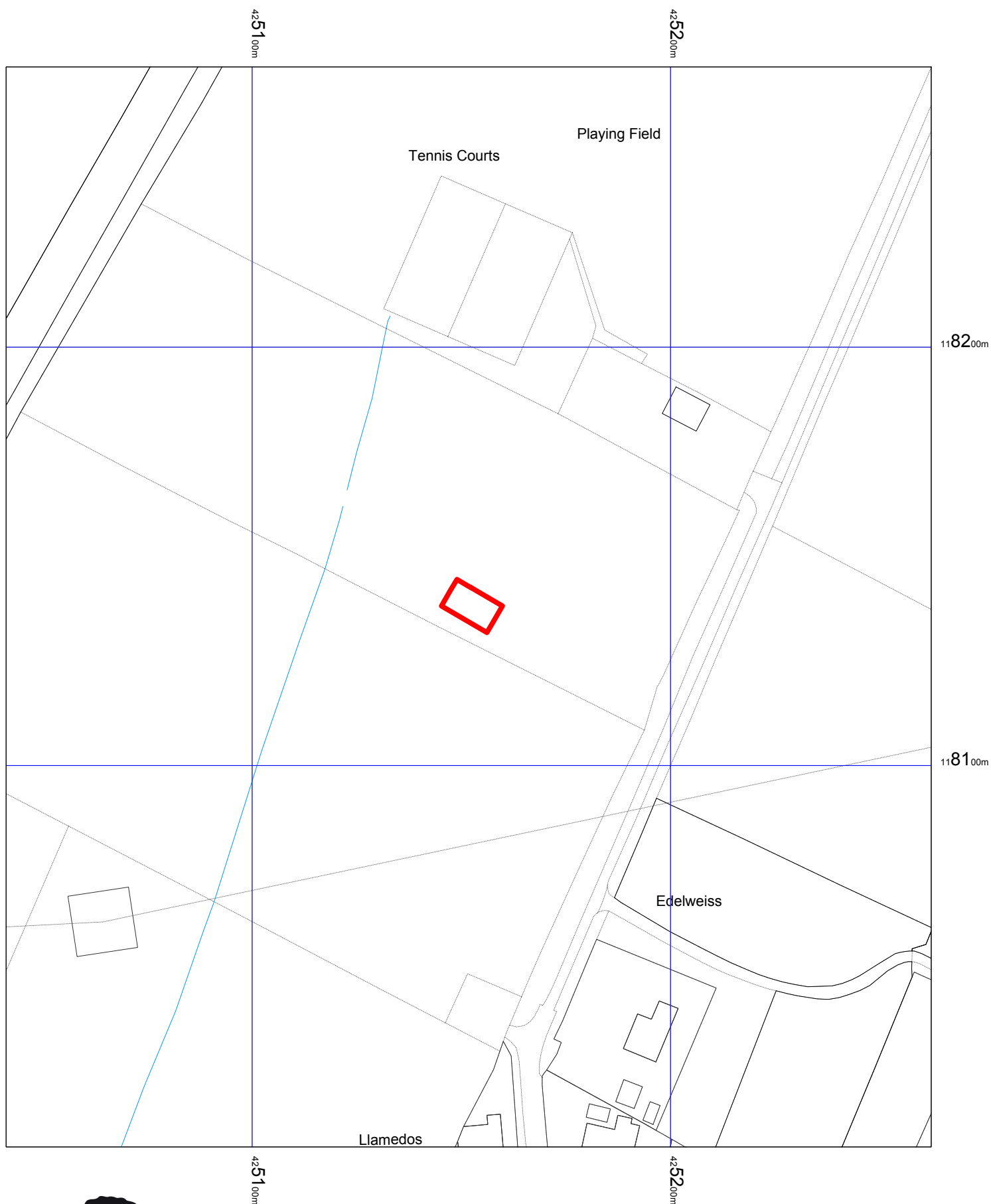
Reason: To protect the amenities of the area in accordance with Policies DP1 and CP6 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 The building the subject of this permission shall only be used for agricultural purposes and for no other commercial, business or storage purposes whatsoever. Should the barn cease to be required for agricultural purposes, it should be demolished and all resulting materials removed from the site and the land restored to a condition to be first agreed by the National Park Authority.

Reason: The building is only justified on the basis that it is necessary for agriculture and in accordance with Policy DP20 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 5 Development shall only be carried out in accordance with drawing nos 001 and 002. 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.



NEW FOREST
NATIONAL PARK

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

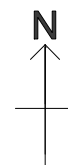
Tel: 01590 646600 Fax: 01590 646666

Date: 02/05/2017

Ref: 17/00017/FULL

Scale: 1:1250

© Crown copyright and database rights 2017 Ordnance Survey 1000114703



Application No: 17/00101/FULL Full Application

Site: Fryers, Norley Wood Road, Norley Wood, Lymington, SO41 5RR

Proposal: Replacement dwelling; repairs and alterations to outbuilding.

Applicant: Mr & Mrs Sellars

Case Officer: Carly Cochrane

Parish: BOLDRE

1. REASON FOR COMMITTEE CONSIDERATION

Referred by Authority Member.

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
DP6 Design Principles
CP2 The Natural Environment
DP10 Replacement Dwellings
CP8 Local Distinctiveness
CP7 The Built Environment

4. SUPPLEMENTARY PLANNING GUIDANCE

Boldre Parish Design Statement
Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

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

6. MEMBER COMMENTS

Cllr Ken Thornber has requested that the application should come to committee for discussion.

7. PARISH COUNCIL COMMENTS

Boldre Parish Council: Recommend Refusal, but would accept the decision reached by the National Park Authority's Officers under their delegated

powers. Having read the NPA's briefing advice we understand the existing property to be declared a heritage asset and as such our policy would be to retain the original building. In addition we can find no details of height of the proposed replacement which makes a considerable difference to the character of the neighbourhood as has been demonstrated with replacement dwellings elsewhere in the Parish.

8. CONSULTEEES

- 8.1 Ecologist: No objection subject to condition
- 8.2 Building Design & Conservation Area Officer: Objection raised
- 8.3 Tree Officer: No objection subject to condition

9. REPRESENTATIONS

- 9.1 10 letters of representation have been received, in support of the application. The comments made are summarised as follows:
 - Design an improvement, sympathetic and in keeping with local vernacular
 - Property is being demolished because of structural issues associated with subsidence; there are many nearby properties that have similar problems.
 - Current house has been subject to inappropriate attempts at repair and alteration
 - Support cob building being refurbished, with the thatch roof-will enhance character of area

10. RELEVANT HISTORY

- 10.1 Addition of a conservatory (NFDC/88/37375) granted 5 May 1998
- 10.2 Addition of a bedroom and bathroom at first floor and construction of a pitched roof (NFDC/86/31968) granted 17 June 1986
- 10.3 Change of use of study to office accommodation for private company (NFDC/85/29216) refused 14 June 1985
- 10.4 Addition of link hall and porch with addition of bathroom on first floor (existing porch to be demolished) (NFDC/84/28253) granted 17 January 1985
- 10.5 Addition of a porch and link wall with extension to bedroom, shower room and bathroom and addition of a shower room on 1st floor (NFDC/84/27806) refused 20 November 1984
- 10.6 Alterations and extension to dining room and addition of utility room (NFDC/78/10169) granted 23 May 1978

11. ASSESSMENT

- 11.1 The application site is located to the northern side of Norleywood Road, but to the south of the settlement of Norleywood, within the Forest South East Conservation Area. The property has been identified within the Conservation Area Character Appraisal as a building of local historic, architectural or vernacular interest, and as such, is considered to contribute in a positive manner to the character and appearance of the conservation area; the property is therefore considered an undesignated heritage asset. The property has been subject to a number of permissions to extend the dwellinghouse and for changes to the cob building. The main garden area is located to the north of the dwellinghouse, and slopes north to south, and there is a detached outbuilding to the north west, adjacent to the boundary with the neighbouring property of The Paddock.
- 11.2 This application seeks planning permission for the demolition of the existing dwelling, and its replacement, of a design not significantly dissimilar to that of the existing dwellinghouse. The two storey side elements would be set back subservient from the main core of the original dwellinghouse; the conservatory would be removed, and the cob building would be made separate from the main dwellinghouse, and would be restored with a thatched roof.
- 11.3 Pre application advice was sought in September 2016. It was advised that the property was an undesignated heritage asset in accordance with Section 12 of the National Planning Policy Framework (NPPF), and as such, the NPPF places a general presumption in favour of retaining buildings and other elements which make a positive contribution to the character or appearance of a Conservation Area. It was advised that the following would need to be provided as part of a future application:
- Clearer understanding of the significance of the building and its historic retention
 - Financial Viability Assessment, providing an accurate and detailed understanding of the costs involved of retention and repair compared with the demolition of the property and its replacement.
 - Sufficient justification to demonstrate a significant structural issue with the building, meaning that it would not be economically viable to retain and repair
- It was also advised that the plans did not represent a positive replacement for the existing historic cottage.
- 11.4 The proposed replacement dwelling would be sited slightly rearward of the existing location of the dwellinghouse, which would set the front elevation further from the front boundary. As such, the dwelling would be set closer to the adjoining

neighbouring properties of Brook House (north west) and Keepings (north east), however there would remain a distance of approximately 34 metres between the respective elevations. There would be no windows within the roofspace, and as such, it is not considered that the proposal would result in any adverse impact upon neighbouring amenity.

11.5 The property is not located within a Defined New Forest Village, and is not a small dwelling. As such, additional floorspace is limited to 30% of the 'original' floorspace (as existing on 1st July 1982) under Policy DP11. In the case of replacement dwellings, proposals can involve additional elements in order to utilise the 30% allowance as part of the replacement scheme. The additional elements would have to clearly read as such, and be designed so as to be subservient to the main dwellinghouse. As a result of the various permissions granted by New Forest District Council, the property as it stands has utilised much of its 30% allowance. It is calculated that the proposed replacement dwelling would not result in a total floorspace exceeding the 30% allowance, and as such, the proposal would be compliant with policy in this respect.

11.6 Policy DP10 of the Core Strategy permits the replacement of existing dwellings, except where the existing dwelling:

a) is the result of a temporary or series of temporary permissions or the result of an unauthorised use; or

b) makes a positive contribution to the historic character and appearance of the locality.

It is not considered that the existing dwelling would be contrary to part a) of this policy, however, and as aforementioned, the property has been identified within the Conservation Area Character Appraisal as being an undesignated heritage asset, a point accepted by the applicant as stated on page 9 ("Conclusions") of the submitted Planning Statement, dated January 2017. As such, when determining planning applications for demolition, the National Park Authority is obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

11.7 Paragraph 135 of the National Planning Policy Framework states the following with respect to undesignated heritage assets: *'The effect of an application on the significance of a non designated heritage assets should be taken into account in determining the application, In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.*

11.8 In order to fully assess the proposal to demolish the undesignated heritage asset, and as recommended within the pre-application

advice, substantive evidence should be provided to demonstrate the costs involved for the retention and repair of the building compared with the demolition of the property and its replacement. No such evidence was provided upon submission of the application. Following on from the request for this information from the Conservation Officer, information was provided in the form of a written response to the Conservation Officers comments, an insurance quote and Completion Certificates for works previously carried out. This information failed to provide the required financial breakdown of costs. The submitted Completion Certificate only proves that the building was underpinned in 2007, along with other repairs, however notes that whilst that the most likely cause of the movement (and the subsequent damage to the building) was from clay shrinkage as a result of moisture extraction. The detail within the insurance quote, dated 8th September 2016, contradicts the case put forward by the applicant that the building is beyond repair, and states that the building is *'in a good state of repair' and has not suffered from or shows no signs of subsidence, landslip or heave'*. The quote also states that the property was *'built before 1837'* which further demonstrates the historic significance of the building. Therefore, the information submitted does not provide sufficient evidence as to why it would not be financially viable for the building to be repaired and retained.

- 11.9 The requirement for the evidence to be submitted with regard the demolition of an undesignated heritage asset has been referred to in a number of dismissed appeal decisions, notably APP/B9506/A/08/2088159, where, in the absence of information on the financial viability of restoring the building subject of the Appeal, the Inspector was *'not persuaded that there is any justification for demolishing the building'*. Further, it has been noted within the Inspector's reports for the dismissed Appeals APP/B9506/A/08/2088159, APP/B9506/A/11/2144067 and APP/B9506/A/112162146 that *'[I am not persuaded] that any benefits in terms of the standard of accommodation outweigh the harm to the historic environment that would be caused by replacing the existing cottage'; 'upgrading and extension of the existing building may well be less straight forward than construction of a new dwelling however [I] consider neither this nor the existing poor condition of the rear extension is sufficient to justify its loss'; and '...the resultant dwelling would be an entirely modern house. [I] recognise the benefit of that to the appellant in terms of the entire structure conforming to current standards of construction and insulation, together with the exemption from VAT that a new build provides, but these arguments could readily apply to many of the older buildings across the National Park. No evidence has been advanced by the appellant in support of its proposed demolition, to demonstrate that the building is either structurally unsound or incapable of being viably renovated'*.

- 11.10 The submitted Heritage Evaluation concludes that the property is of low heritage or visual significance as a result of the various additions and alterations, and as such, the proposal would not be harmful. Whilst the property has undergone many additions and alterations since 1978, it is considered that the historic building is still discernible, and indeed, still present, albeit somewhat dominated by the aforementioned later alterations. The conclusions within the submitted Planning Statement and Heritage Statements both state that the proposal 'would not be harmful to the character and appearance of the conservation area', however are silent with regard the impact of the proposed loss of the undesignated heritage asset. Whilst the proposed replacement may be of a similar appearance to that existing, it cannot replace the loss of the original historic fabric of the building. On this subject, the Inspectors report for the dismissed appeal APP/B9506/A/112162146 notes that *'Notwithstanding that many of the original parts of the building no longer remain, that does not alter the fact that [the appeal site] is identified as an unlisted building of local, vernacular or cultural interest...although these unlisted buildings were not subject to detailed survey and many have been subject to alteration and extension over time, they nevertheless are identified in the text as being of local, vernacular or cultural interest and thus remain worthy of retention unless there are unequivocal grounds for their demolition or removal'*.
- 11.11 The replacement dwelling has been designed with the main core of the dwellinghouse (reflecting the original dwelling) revealed through the subservience of the two side elements. The replacement dwelling would be constructed of brick, which would be subsequently painted, with clay tile cladding on the rear north western corner; a natural grey slate roof and timber casement windows. The cob building would be retained and restored, with the link to the main dwellinghouse removed, and a new thatched roof would replace the existing concrete tiles. Overall, it is considered that the design of the proposed replacement dwelling would be of a similar scale and impact as that existing, and as such it is considered that the proposal would be of an acceptable design. The proposed materials have already been submitted and considered acceptable.
- 11.12 There are a number of trees along the boundary of the application site, however the submitted plans show that both the existing and proposed replacement dwellings do not interfere with any of the existing trees on site. However, it is proposed that all trees and hedges will remain, and the trees would be protected by the erection of tree protection fencing in accordance with BS:5837:2012. This can be appropriately conditioned. Additional planting will be incorporated within the hedgerow to the front boundary, of matching species.

- 11.13 The application has been accompanied by an Ecology Report, which established the presence of bats at the property. The proposal would result in the destruction of a known bat roost, and as such, local authorities should consider the three tests of a European Protected Species (EPS) Licence prior to granting planning permission. Failing to do so would be in breach of Regulation 9(5) of the Conservation of Habitats and Species Regulations (2010) which requires all public bodies to have regard to the requirements of the Habitats Directive in the exercise of their functions.
- 11.14 The first of the three tests is whether there are imperative reasons of overriding public interest. Natural England guidance states that if a proposed development is in line with the development plan, it may meet this test. As has been set out in paragraphs 11.8, 11.9 and 11.10 of this report, this proposal is not considered to otherwise meet with Policies DP1, DP6 and DP10 of the Core Strategy, and therefore the proposal does not meet the first test of the development plan, and there is not considered to be any overriding public interest in this proposal otherwise; therefore the first test is concluded not to be met.
- 11.15 The second test is that there must be no satisfactory alternative, including the option of not undertaking the development. No structural survey has been submitted along with the application to demonstrate that the dwellinghouse has to be demolished. Information has not been submitted with regards a proper justification for non-viability of retention or refurbishment. Therefore it has not been demonstrated that the existing dwelling has to be demolished.
- 11.16 The third and final test is that the maintenance and favourable conservation status of the species should be ensured. The ecological consultant considers that this would be the case, provided that the mitigation as outlined was implemented. The application has addressed the issue of bat presence and the consultants report is from a respected source and has identified presence of bats, including a day roost. The consultant proposes mitigation/compensation which would be suitable for maintaining the favourable conservation status of the local population; however the issue of mitigation should only be addressed once the Authority is content that the tests of the Habitats & Species Regulations have been satisfied.
- 11.17 As two of the three tests have not been met, the likelihood of a EPS Licence being granted for these works is low. Whilst mitigation/compensation can address loss of potential of roosts in principle, there is little actual evidence that bats utilise the replacement habitats. With little monitoring or scientific information there remain risks that disturbance and loss of roosts can affect species populations. Therefore a precautionary approach is advisable and if the loss/disturbance is preventable

alternatives should be sought where possible, in accordance with the Habitats Regulations and Policy CP2.

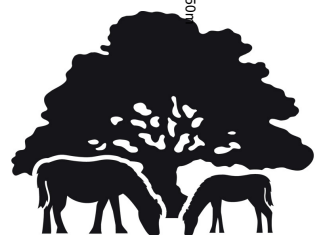
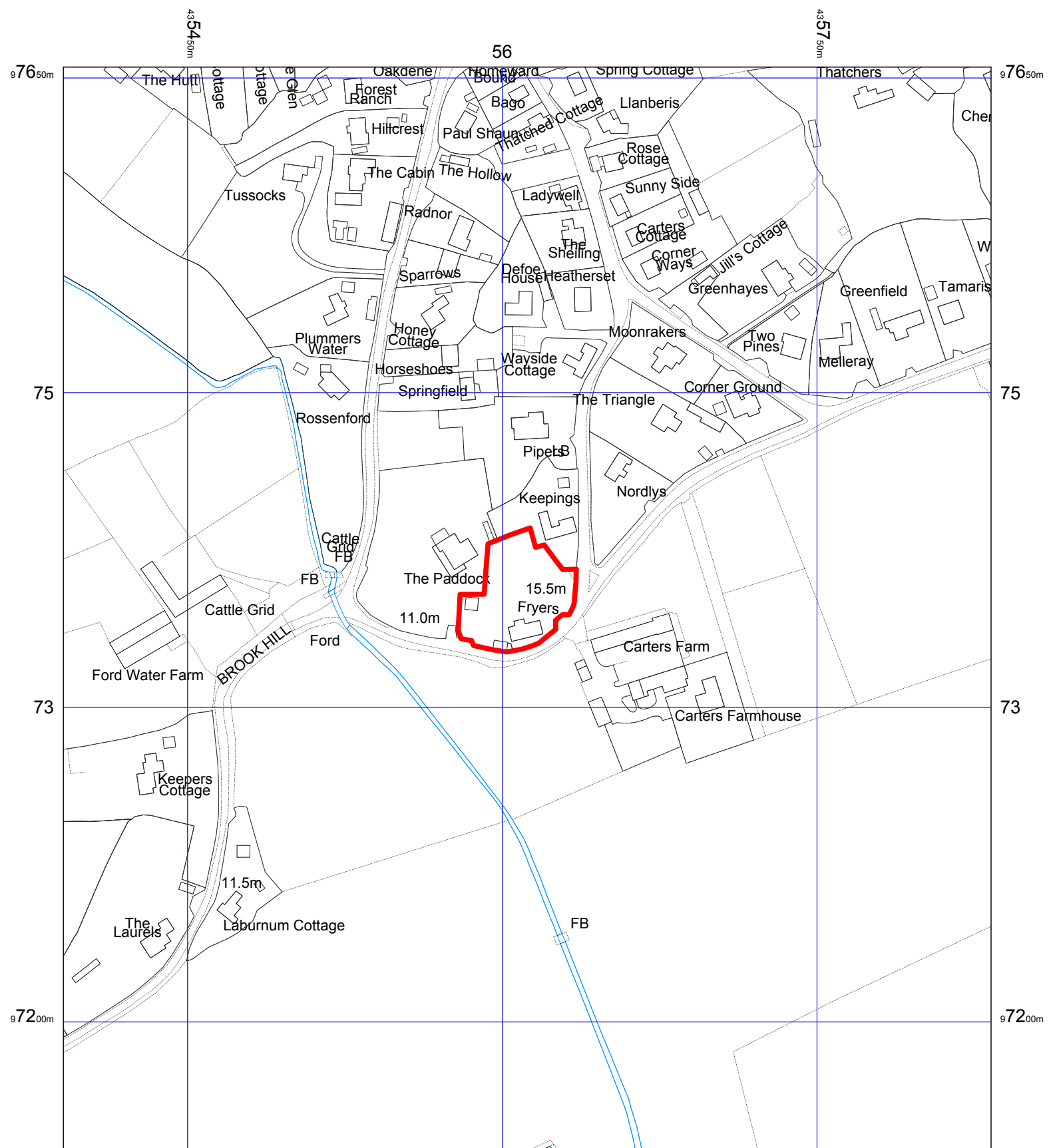
- 11.18 To conclude, for the reasons given above it is not considered the proposal would comply with local and national planning policy and as such it is recommended permission is refused.

12. RECOMMENDATION

Refuse

Reason(s)

- 1 Insufficient information has been submitted to the National Park Authority to demonstrate the need for the proposed demolition and replacement of the undesignated heritage asset. The proposal would therefore be contrary to Policies DP1, DP6, DP10 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).
- 2 The development would impact upon a common pipistrelle day roost and insufficient detail has been provided to demonstrate that the destruction of this roost is necessary and within the public interest which is contrary to policy CP2 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010), the National Planning Policy Framework and Regulation 9(5) of the Conservation of Habitats and Species Regulations 2010.



NEW FOREST
NATIONAL PARK

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

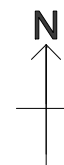
Tel: 01590 646600 Fax: 01590 646666

Date: 02/05/2017

Ref: 17/00101/FULL

Scale: 1:2500

© Crown copyright and database rights 2017 Ordnance Survey 1000114703



Application No: 17/00129/VAR Variation / Removal of Condition

Site: Salindine, Partridge Road, Brockenhurst, SO42 7RZ

Proposal: Application to remove Condition 4 of Planning permission 14/00965 to allow temporary use of existing outbuilding as a residential annexe

Applicant: Mr R Batten

Case Officer: Ann Braid

Parish: BROCKENHURST

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Defined New Forest Village

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP12 Outbuildings
DP11 Extensions to Dwellings
DP1 General Development Principles
CP8 Local Distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

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

Brockenhurst Parish Council: Support and would not accept the decision reached by the National Park Authority's Officers under their delegated powers.

Request that a condition be to allow temporary use for the applicant's

Mother only. When she vacates the building the condition 4 is resumed.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

- 9.1 6 letters of support have been received, offering no further comments.
- 9.2 One letter has been received supporting the proposal as the writer wishes to provide similar accommodation for an elderly relative with a terminal illness
- 9.3 One letter supports the application as the building exists, the accommodation is much needed and would reduce strain on local services, thereby providing a practical solution to the family's needs.
- 9.4 Two letters of objection have been received, on the grounds of the visual impact of the building, which is out of place in its setting. The footpath is gradually being constrained as residents' gardens are being enlarged. The issues of loss of privacy and precedent have been raised and the difficulty of monitoring a condition to ensure the building reverts to an incidental use.

10. RELEVANT HISTORY

- 10.1 Proposed porch and bay window; outbuilding (demolish existing outbuilding) (14/00965) granted on 6 February 2015.

11. ASSESSMENT

- 11.1 Salindine is a semi detached red brick and clay tile house. To the rear is a level garden, with an outbuilding at the far end, given consent in 2015. The building has been built and has a footprint of 8 metres by 6 metres and is 3.75 metres high to the ridge. At the time consent was granted, it was intended that the building should be a garden room and home office. It has been built with a bathroom, living room and bedroom already installed and a kitchen is to be fitted in the living room. The garden will be laid to lawn, but at the time of the site inspection was unplanted soil, with a concrete path leading to the outbuilding.
- 11.2 Permission for the outbuilding was granted subject to the following condition;

"The outbuilding the subject of this permission shall only be used for purposes incidental to the dwelling on the site and shall not be used for habitable accommodation such as kitchens, living rooms

and bedrooms.

Reason: To protect the character and appearance of the countryside in accordance with Policies DP11 and DP12 of the adopted New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010)."

Consent is now sought to vary this condition to allow the applicant's mother to live in the building, and medical grounds have been put forward as justification for the temporary variation of the condition to allow this.

- 11.3 The issues to be assessed are the extent to which the justification put forward would outweigh Core Strategy Policy DP12. The Policy states;

"Domestic outbuildings will be permitted where they:

- a) are located within the domestic curtilage;
- b) are required for purposes incidental to the use of the main dwelling; and
- c) are not providing additional habitable accommodation."

- 11.4 The applicant's mother has been diagnosed with a terminal illness with additional complications, and has become dependent upon the applicant for essential care. The use of the outbuilding as an annexe would afford her a degree of independence but enable the applicant to be on hand to deal with day to day duties and future care. The applicant is content to agree that the building should revert to incidental purposes once it is no longer required, and the Parish Council supports the application on this basis.

- 11.5 The restrictions of Policy DP12 are applied for a number of reasons, including the impact of additional habitable accommodation on the character of the area and the residential amenities of neighbours. Whilst having every sympathy with the circumstances of this case, there are concerns relating to the use of the building as additional habitable accommodation. The site lies within the defined New Forest Village of Brockenhurst, where the floor area restrictions of Policy DP11 do not apply, but all extensions to residential accommodation are required by the policy to be appropriate and sympathetic to the dwelling and its curtilage, and DP1 requires development to have no adverse impacts on amenity. The proposal would result in the introduction of habitable accommodation in a building within close proximity of neighbouring properties, adjacent to their rear gardens where occupiers should expect to enjoy a degree of peace and privacy. The habitable use of the building would result in a degree of activity, light and noise with potential adverse impacts on neighbouring amenity.

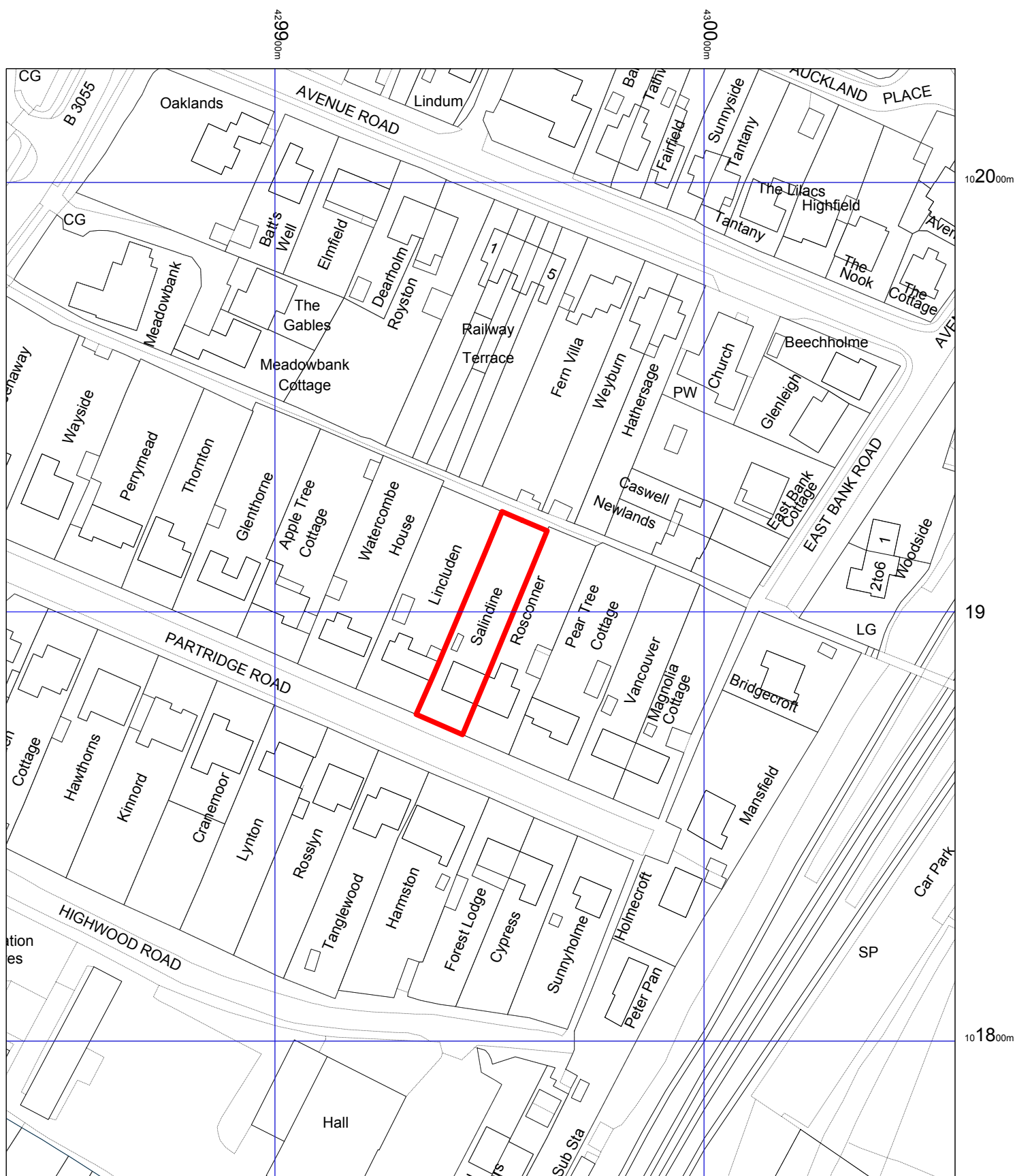
- 11.6 The building has been constructed as a fully self-contained unit and could therefore be readily used as an additional independent unit of residential accommodation. There is a foot path along the rear boundary of the property and many gardens have access gates on to this footpath. The outbuilding could therefore be served by its own independent access. In addition, the building has a visual impact viewed when from the path and rear gardens of properties in both Partridge Road and Avenue Road which back on to the footpath. The erosion of the open character of the gardens would be contrary to Policy CP8 of the Core Strategy.
- 11.7 The construction of the building with all facilities necessary for its independent use would have necessitated some considerable financial investment on the part of the applicant. Although it is stated that there is no objection to the building reverting to an incidental use, it could be held to be unreasonable for the Authority to sanction the alterations already carried out, then require their reversal after a limited period of time. The Authority could therefore be open to challenge at appeal on the grounds that the imposition of a condition requiring the removal of the kitchen facilities would be unreasonable.
- 11.8 Although all cases would be judged on their individual merits, the creation of the independent accommodation could set a precedent for other applicants to seek the same form of development. A neighbour has written in support of the proposal on these grounds.
- 11.9 The personal circumstances leading to the application are a material consideration to be weighed against the adopted policies. They are specific to the applicant's family and as such need not create a precedent, provided they are found to be exceptional. Also, the argument has been put forward by the Agent that as the location of the site is within the defined village the provision of additional habitable floor space would not contravene policy. Neighbours are predominantly in support of the proposal. The supporting statement suggests a form of words which could be used as a condition if Committee were minded to grant consent. However, on balance, it is considered that, for the reasons given above, the Officers' recommendation should be in accordance with Policy and should be one of refusal.

12. RECOMMENDATION

Refuse

Reason(s)

- 1 The proposed outbuilding, by virtue of the introduction of habitable accommodation, would not be incidental to the use of the main dwelling and therefore would not be appropriate to the existing curtilage. It would result in a self-contained additional residential unit resulting in the inappropriate overdevelopment of the site to the detriment of the character of the locality and neighbouring amenity, which would be contrary to policies DP1, DP12 and CP8 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

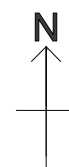
Tel: 01590 646600 Fax: 01590 646666

Date: 02/05/2017

Ref: 17/00129/VAR

Scale: 1:1250

© Crown copyright and database rights 2017 Ordnance Survey 1000114703



Application No: 17/00138/FULL Full Application

Site: Gardenia, Winsor Road, Winsor, Southampton, SO40 2HR

Proposal: Replacement dwelling

Applicant: Ms H Shergold

Case Officer: Clare Ings

Parish: COPYTHORNE

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP7 The Built Environment
CP8 Local Distinctiveness
DP1 General Development Principles
DP6 Design Principles
DP10 Replacement Dwellings
DP11 Extensions to Dwellings

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

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

Copythorne Parish Council: Recommend permission.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 None received.

10. RELEVANT HISTORY

10.1 Demolition of dwelling (application for Prior Notification of proposed demolition) (16/00639) - no further details required on 15 August 2016

10.2 Replacement dwelling; detached garage (16/00299) refused on 15 June 2016. Appealed, with appeal decision pending.

11. ASSESSMENT

11.1 Gardenia is a typical two storey red brick detached forest cottage situated along Winsor Road. It has an unsympathetic two-storey flat roofed extension to the rear. Within the plot is a small single garage and currently a large mobile home. It lies in a fairly generous plot, within frontage development of mixed styles, sizes and ages, including a number of replacement dwellings, and bungalows, including Cedar to the south. Other residential development and the local junior school lie opposite, whilst to the rear are playing fields. The dwelling lies on the brow of the hill and just outside the Forest North East Conservation Area.

11.2 As can be seen from the history, a recent application for a replacement dwelling and garage was refused and is currently at appeal (decision pending), one of the reasons being that it exceeded the 30% floorspace restrictions of policies DP10 and DP11. This application is also for a replacement dwelling; the design has been modified to ensure that it would comply with the floorspace restrictions. The replacement dwelling would have a longer frontage than the existing dwelling (14m as oppose to 9.5m), albeit with a single storey element to the north, with two projecting gables to the rear, with the largest having a greater depth than the existing dwelling (just over 9m as oppose to just over 7m). The ridge height would be comparable with the existing at about 7m. The covered veranda and balcony of the previous application have been removed. Materials would be red brick and clay tiles roof. The replacement garage of the previous application has also be removed.

11.3 The main issues under consideration would be as follows:

- The extent of floorspace increase of the replacement dwelling based upon the property as it existed on 1 July 1982
- The impact the proposed development would have upon the

visual amenity of the street scene character and appearance of the area, the adjoining conservation area and wider open forest landscape

- Impact upon amenity of neighbouring residents
- Any implications for ecological

11.4 The site lies outside the four defined villages of the New Forest National Park, and therefore would be subject to restrictions in the increase in habitable floorspace contained within policies DP10 and DP11. Specifically policy DP10 restricts the size of the replacement dwelling to *"no greater floorspace than the existing dwelling"*. At the same time, however, an extension can be considered under policy DP11, and this policy restricts this increase to no more than 30% of the original floorspace (or if a small dwelling, to no more than a total of 100m²). The dwelling had a floorspace of approximately 121m² and therefore would not be classed as a small dwelling. This current proposal would result in a total habitable floorspace of 156m² taking into account the floorspace at first floor level with a head height of 1.5m, equivalent to 29% and within the 30% set out in policies DP10 and DP11.

11.5 Notwithstanding the fact that the replacement dwelling would meet the floorspace restrictions of policies DP10 and DP11, it is not considered that the replacement would sympathetically reflect the existing dwelling's modest and unassuming proportion. The existing house, because of its traditional appearance, contributes in a positive way and certainly not a negative manner to the character of the surrounding area and thus its demolition would not be in line with other aspects of policy DP10 which states: *'replacement dwellings will not be permitted where the existing dwelling makes a positive contribution to the historic character and appearance of the locality'*. The existing dwelling has modest and unassuming proportions (a 9.5m frontage to Winsor Road and a height to ridge of 7m) and traditional narrow-span proportions which are characteristic of the 19th century New Forest cottage. However, the replacement dwelling with its increased frontage (by some 4.5m) and greater depth of the rear projecting gables (by about 2m for the larger) would not sympathetically reflect these qualities and depth of plan form and because of the position of the dwelling at the brow of the hill, this combination of increased length, height and no subservient element, would result in a dwelling with a much more dominating impact on the street scene to the detriment of the character of the wider area. Specifically this dominating impact is as a result of the additional floorspace not appearing subservient to the replacement "core element". The elongated front elevation and the increase in depth of the larger of the projecting gables both help to emphasise this greater bulk, contributing to the impact of the replacement dwelling when viewed in the street scene. Whilst a small single storey element has been added to the front elevation, overall this does little to reduce the overall bulk of the

dwelling. The additional floorspace would therefore not "read" as an extension with subservient elements, and thus the overall proposal would appear as an over-enlarged dwelling and would not comply with policy.

- 11.6 Since the application was refused, an application for the demolition of a building was submitted under Part 11 Class B of the 2016 Order. This is "permitted development", but the procedure is designed to deal with cases where the building is being demolished as a standalone operation. At the time, planning permission had been refused for the replacement dwelling (and demolition) and no appeal had been submitted; thus that application was considered on the basis of a separate operation and the Authority had to determine if details of the method of demolition were required. With this application, this is clearly not the case; the existing building needs to be demolished to make way for the replacement, and therefore the correct procedure is to submit a planning application to cover both the demolition and the new development. Had the dwelling been demolished under Part 11, the residential use of the site would have been considered to have been abandoned, and no replacement dwelling would therefore be permitted.
- 11.7 From the information available it is considered that the house is an undesignated heritage asset. The National Planning Policy Framework paragraph 135 states the following with respect to undesignated heritage assets: *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'*
- 11.8 The wholesale loss of an undesignated heritage asset would inevitably cause harm to the significance of the asset. It is considered that the existing house contributes in a positive way and certainly not a negative manner to the character of the area and its demolition would therefore not be in-line with advice laid out within the New Forest National Park's Core Strategy policy DP10 which states: *'replacement dwellings will not be permitted where the exiting dwelling makes a positive contribution to the historic character and appearance of the locality'*. No accompanying financial justification or building condition survey has been submitted to demonstrate why it would not be financially viable for the building to be repaired and retained.
- 11.9 A Bat Survey was submitted with the previous application, and is still relevant, which indicated the presence of a bat roost at the property, but that further evening survey work had not been possible to establish the full extent of use or characterise the roost; thus it has not been possible to establish whether the

current proposals for mitigation would be appropriate to deliver appropriate compensation and enhancement in line with policy CP2. In addition, there is a likelihood of nesting birds being affected. However as these issues could be covered by condition, it is not proposed to include a reason for refusal.

- 11.10 In conclusion, it is considered that the replacement dwelling would not comply with policies DP10 and DP11 as it would result in a dwelling which would be unsympathetic in scale to its surroundings. It would also result in the unnecessary loss of a traditional New Forest Cottage and undesignated heritage asset.

12. RECOMMENDATION

Refuse

Reason(s)

- 1 The proposed development, by virtue of its scale, bulk and design, would not reflect the existing dwelling's modest and unassuming proportions and qualities sympathetically and would present an increased street frontage to Winsor Road which would have a more dominating impact. In addition, insufficient information has been submitted to the National Park Authority demonstrating the need for the proposed demolition and replacement of the undesignated heritage asset. The replacement dwelling would therefore be contrary to Policies DP1, DP10, DP6 and CP7 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).

Application No: 17/00184/FULL Full Application

Site: Two Oaks, Fletchwood Lane, Totton, Southampton, SO40 7DZ

Proposal: Kennel block

Applicant: Mr & Mrs Keppie

Case Officer: Clare Ings

Parish: NETLEY MARSH

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
DP20 Agricultural and Forestry Buildings

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 11 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Netley Marsh Parish Council: Recommend refusal.

- insufficient information and concerns about noise affecting neighbouring properties

8. CONSULTEES

8.1 Highway Authority (HCC): No objection.

8.2 Environmental Protection (NFDC): No objection.

9. REPRESENTATIONS

- 9.1 No comments received.

10. RELEVANT HISTORY

- 10.1 Replacement dwelling and garage (10/95-01) granted permission on 10 June 2010.
- 10.2 Continued use for training and breeding kennels (renewal of 26496) (NFDC/87/35392) granted temporary and personal consent on 9 September 1987
- 10.3 Continued use of land and buildings for training and breeding kennels for racing greyhounds. Renewal of Planning Permission 19259 (NFDC/84/26496) granted temporary and personal consent on 6 June 1984
- 10.4 Continued use of land and buildings for training and breeding kennels for racing greyhounds. Renewal of Planning Permission 15781 (NFDC/81/19259) granted temporary and personal consent on 29 April 1981
- 10.5 Use of land and buildings for training and breeding kennels for racing greyhounds (NFDC/8-/15781) granted temporary and personal consent on 28 March 1980

11. ASSESSMENT

- 11.1 The site lies to the west of Fletchwood Lane, a long unmade track serving several properties, smallholdings and farms. It comprises a chalet-style bungalow (replaced in 2012) with a number of kennel blocks to the rear, together with a stable block also converted to kennels and a dilapidated pole barn, none of which lie within the residential curtilage. A large flat field with long narrow training track also lies to the rear. The boundary with the fields to the north consists of a hedgerow with Oak trees. The land to the rear is accessed either through the residential curtilage, or a separate field gate. The premises are used for the training of racing greyhounds.
- 11.2 The proposal is to replace the dilapidated pole barn with a kennel block comprising six separate kennels. A covered passageway would also run alongside the kennels. The block would measure approximately 11m by 3.5m, with a height of 2.7m at its height point. It would be constructed of powder coated profile metal sheeting to be grey in colour. It is proposed that these kennels would replace existing substandard kennels on the premises, rather than for the introduction of additional dogs.

- 11.3 The key considerations are:
- compliance with Core Strategy policies
 - the design and scale of the development
 - its impact in the landscape
 - its impact on the amenities of neighbouring properties
- 11.4 The proposed kennel block would lie outside the residential curtilage, and therefore the most relevant policy would be DP20 (agricultural and forestry buildings). The proposal is to replace a barn with a kennel block of some 39m² footprint. It would lie in a similar position to a pole barn which is to be removed, and would also replace existing substandard kennels - thus it is not proposed that the number of buildings at the site would be increased. Whilst kennels do not fall into the category of either farming or forestry, due to the scale, design and location of the building, it could be considered as meeting several of the criteria of the policy. The use of the site, which requires a rural location, has been in existence for many years, and the need to replace substandard structures, is therefore accepted.
- 11.5 The kennel block would be very low in height (2.7m) and would therefore be a structure of modest size. It would have very little impact on the wider landscape being located close to a boundary hedgerow, and it would also be seen in relation to other buildings at the site. The proposed materials are functional and similar to other kennels at the site. It would be in a similar position to the pole barn which is to be demolished, but has been moved marginally to the west to avoid being sited under an Oak tree and therefore outside the root protection zone.
- 11.6 The Parish Council has raised objections because of concerns over noise affecting adjoining properties. It is accepted that kennels could give rise to noise disturbance from barking but, as has been stated above, this activity has been in existence for many years and there is no proposal to increase the number of dogs at the site. There are no objections from Environmental Protection (NFDC) which has considered that noise from barking dogs is unlikely to exceed L_{Max} 42dB, and that "*no significant observed adverse effect*" would be caused by the proposal. In addition, there have not been any recorded complaints and no neighbours have written in relation to the application.
- 11.7 To conclude, whilst this application would not strictly fall within policy DP20, the proposal is for a replacement building and is needed in connection with an existing activity. The building is modest in scale and would not have an adverse impact in the wider landscape. It is unlikely to cause any noise nuisance. Permission is therefore recommended.

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.

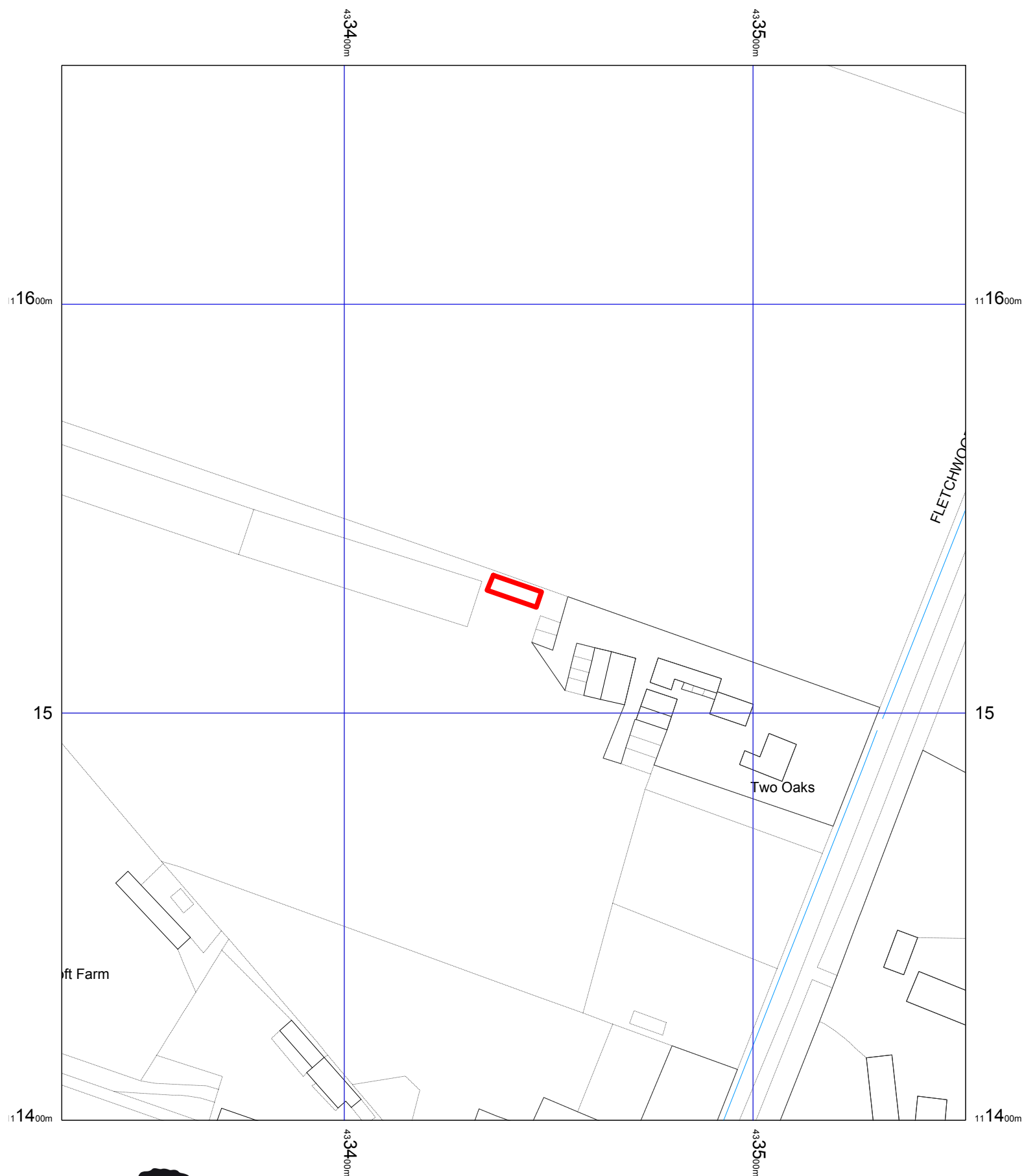
Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Development shall only be carried out in accordance with Drawing nos: 9931-100B, 9931-101A, 9931-102B and 9931-104. No alterations to the approved 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 The external facing materials to be used in the development shall be as described on the application form, unless otherwise agreed in writing by the New Forest National Park Authority.

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).
- 4 The building the subject of this permission shall only be used for keeping dogs in the ownership of the applicant and for no other commercial, business or storage purposes whatsoever.

Reason: The building is only justified on the basis that it is necessary for the existing activity at the site in accordance with Policy DP20 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).
- 5 On completion of the kennel block, the barn shown for demolition on Drwg No 9931-100 Rev B shall be completely removed from the site and the land restored to its former condition.

Reason: To avoid the cumulative impact of additional buildings at the site in accordance with policy DP1 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

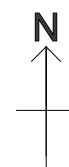
Tel: 01590 646600 Fax: 01590 646666

Date: 03/05/2017

Ref: 17/00184/FULL

Scale: 1:1250

© Crown copyright and database rights 2017 Ordnance Survey 1000114703



Application No: 17/00200/FULL Full Application

Site: Amberley, School Road, Thorney Hill, Bransgore, Christchurch,
BH23 8DS

Proposal: Single storey side and rear extension.

Applicant: Mr & Mrs Chong

Case Officer: Daniel Pape

Parish: BRANSGORE

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
DP6 Design Principles
DP11 Extensions to Dwellings
CP8 Local Distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 7 - Requiring good design

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Bransgore Parish Council: Recommend refusal: The extension to the property, whilst being within the 30%, fills the open gap with the neighbouring property and extends rearwards into the garden to the extent that it is close to the existing garage. The openness of the site would be adversely affected resulting in a feeling of suburbanisation contrary to Policy CP8.

The design is considered to be unsympathetic in terms of scale, siting and form contrary to Policy DP1 and this would adversely affect the amenities by way of visual intrusion into the open plot and is considered to be un-neighbourly. Contrary to Policy DP11, the proposal is not appropriate due to the closeness to the boundary and the rear projection into the garden.

An alternative application which left a clear gap along the boundary and reducing the length of the extension into the rear garden is considered to be more sympathetic.

8. CONSULTEEES

No consultations required

9. REPRESENTATIONS

- 9.1 3 representations of support, (2 from same address with no comment) - favour regeneration of the area and feel the proposal blends in with the existing dwelling; adequate parking on road and from scheme
- 9.2 1 comment - concerns over parking provision
- 9.3 1 objection - concern over proximity of proposal to boundary fence; proximity of extension to garage; parking provision

10. RELEVANT HISTORY

- 10.1 None.

11. ASSESSMENT

- 11.1 Amberley, Bransgore is a mid-20th century two-storey dwelling built in brick at ground floor with tile hanging on all elevations at first floor. The dwelling is situated on a rural road within the 'Open Forest' of the New Forest National Park within a cluster of residential development at Thorney Hill.
- 11.2 The applicant seeks permission for a single storey side and rear extension. The proposed rear extension would extend the full width of the existing rear elevation, protruding 2 metres back from the existing rear wall. The rear extension would have 2no. rooflights in the pitched roof and 4no. large panelled glass sliding doors facing the garden. The proposed side extension would be 10 metres in length, overlapping the existing rear wall line by 3.6m towards the principal elevation. The side extension would have a French door to the rear and no fenestration in the side elevation. All elevations of the extensions would be of brick to match the existing, with the gable end of the side extension to be of tile

hanging. The roof pitches will all be of concrete tiles to match the existing, with the highest ridge on the gable end reaching 4m.

- 11.3 The main issues to consider in this application are:
- the impact on neighbourhood amenity
 - the impact on the character/amenity of the National Park
 - the use of good design
- 11.4 The proposed extensions have been planned to fall within the 30% floorspace stipulation set out in Policy DP11. The increase in floorspace from an original figure of 110 square metres to 143 square metres would result in the full 30% being utilised. The extension's form would be compliant to Policy DP11 as it would be subservient to the main dwelling, being of a single storey, using matching materials and being sited predominantly to the rear.
- 11.5 Whilst it is recognised that the increase in floorspace is within policy, an objection has been received from the immediate neighbour and the Parish Council over the impact that the extension would have upon neighbouring amenity. The overarching aim of DP1 is to ensure that extensions are appropriate in siting, scale and form to the existing dwelling and curtilage. In terms of scale, the low roofline would be deemed to not adversely impact upon the neighbours, or block light. As the proposed extension would have no fenestration in the side elevation, it would not increase impacts upon the neighbours from overlooking or loss of privacy. The ridges have been kept as low as possible (no higher than 4 metres) and most of the length of the extension would be mitigable by boundary treatment. The overall relationship created would not be dissimilar to that of the configuration between Robins Gate and Oakridge, the site next door.
- 11.6 The streetscene would remain largely unaffected as the majority of the works are to the rear of the dwelling, thus the character of the area would not be visually degraded. The local distinctiveness and character of the National Park would not be adversely affected by the proposed extension in line with Policy CP8; the extensions are appropriate for the fairly suburban form of the main house in this case. It is however noted that the proposed side extension's siting to be within 1m of the existing garage would sterilise the use of the outbuilding as intended as a garage; however the outbuilding could still be used for incidental purposes.
- 11.7 There is considered to be sufficient parking at the site by virtue of the parking spaces which exist at the front and side of the house. No additional bedrooms are being created.
- 11.8 Whilst the Parish Council have recommended the proposal for refusal, it is considered that the extensions would be compliant with

Policies DP1, DP11 and CP8. The extensions are subservient in nature and do not constitute significant harm to neighbouring amenity or the National Park's local distinctiveness. Approval is recommended subject to condition.

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 The external facing materials to be used in the development shall match those used on the existing building, unless otherwise agreed in writing by the New Forest National Park Authority.

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).

- 3 Development shall only be carried out in accordance with:

Drawing nos: 350-16-1, 350-16-2, 350-16-8 Rev 1, 350-16-6, 350-16-7, 350-16-5, 350-16-3, 350-16-4, 350-16-9.

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.

Application No: 17/00289/FULL Full Application

Site: 54 New Forest Drive, Brockenhurst, SO42 7QW

Proposal: Garage

Applicant: Mr Smith

Case Officer: Liz Young

Parish: BROCKENHURST

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Defined New Forest Village

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
CP8 Local Distinctiveness
CP2 The Natural Environment

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 7 - Requiring good design

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Brockenhurst Parish Council: Recommend Refusal:

- New access would be out of keeping with the street scene.
- Concerns over safety and highway access.
- If consent were granted a condition should be imposed to ensure a distance of 1 metre between the building and the boundary with neighbours.

8. CONSULTEEES

8.1 Tree Officer: No objection

9. REPRESENTATIONS

9.1 Four letters of objection and one comment received from neighbouring residents:

- Insufficient visibility on proposed access.
- Unclear why a second access is required.
- No other properties in the vicinity have an access of the type proposed.
- The need for the additional garage has not been demonstrated.
- The proposed garage and reduced garden would be out of proportion with the house.
- The proposal would set a precedent for the creation of other access points.
- The size of the garage would be out of keeping with all other buildings in the area.
- There are no other vehicle access points crossing the pavement in the vicinity.
- Other garage proposals in the locality have made use of existing access points.
- Loss of outlook and loss of light to neighbouring properties.
- Proposal would lead to urbanisation of the locality.
- Inappropriate development density.

10. RELEVANT HISTORY

10.1 New Dwelling; parking; new access (16/00789) refused on 19 December 2016

11. ASSESSMENT

11.1 This application relates to a substantial two storey detached house located in residential surroundings towards the edge of the village of Brockenhurst. The property lies adjacent to the entrance of a small cul-de-sac comprising detached properties in spacious plots. A belt of woodland lies immediately across New Forest Drive to the south. The application site extends along New Forest Drive and is enclosed by closed boarded fencing.

11.2 Consent is sought to erect a detached double garage in the north east corner of the site and to the rear of the property. A new driveway and vehicular access would be formed in association with the proposal on the southern boundary; however this aspect of the works does not form part of the application submission (and could reasonably be carried out as permitted development). The proposed garage would have an external footprint of 48 square

metres and would measure just over 4.2 metres in height. External facing materials would match those on the main house.

11.3 The main issues under consideration would be:

- The extent to which the proposed outbuilding would be appropriate and incidental to the main house and the surrounding area.
- Potential loss of amenity to neighbouring residents.

11.4 Policy DP12 (Outbuildings) of the New Forest National Park Core Strategy seeks to ensure outbuildings would be located within the residential curtilage, would be required for purposes incidental to the main house and would not be capable of providing habitable accommodation. The outbuilding now proposed would lie within the established residential curtilage of the dwelling and the proposed use (as a garage with no form of living accommodation or commercial use) would be incidental to the main house. The form and scale of the building would be comparable with the double garage associated with the property immediately to the north. Furthermore there are currently no other outbuildings associated with the property (which is fairly substantial). The garage would be set well back from the southern boundary and the hipped roofline and relatively low eaves would ensure it would not be overly obtrusive in the street scene.

11.5 Whilst concerns raised by neighbouring properties are noted, there is no requirement under Policy DP12 for outbuilding proposals to be justified subject to ensuring all other criteria of this policy are satisfied. A condition specifying the distance between the garage and the boundary with neighbours would not be reasonable having regard to the fact that the onus would rest upon the developer to ensure works would be carried out in accordance with the plans (which show a separation distance of at least 1 metre) in the event that consent is granted. The modest height of the building and the absence of any windows would ensure the proposed building would not lead to a harmful loss of amenity in terms of loss of light, overlooking or visual intrusion. The proposed development is therefore considered to be in accordance with the requirements of Policy DP1 of the New Forest National Park Core Strategy.

11.6 Concerns raised by the Parish Council and neighbouring residents in relation to the access have been noted. However this access does not form part of the submitted application (being excluded from the development description) and would not require planning permission because it would not adjoin a classified highway. For this reason the Highways Authority has not been consulted (also the nature of the proposal is such that it would now be covered by Standing Advice). Notwithstanding this, the access was considered as part of the previous scheme for the new dwelling (having been included as part of the application

submission at the time) and the officer at the time considered that this part of New Forest Drive has clear visibility with no obstructions and as such it is not considered that an access in this location would have an adverse impact upon highway safety.

- 11.7 In conclusion it is considered that the proposed outbuilding would be appropriate and incidental to the dwelling and its domestic curtilage and would not be harmful to the amenities of neighbouring residents. The proposed access could reasonably be carried out as permitted development subject to ensuring permeable hardsurfacing and it is therefore recommended that the planning application should be granted.

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 The external facing materials to be used in the development shall match those used on the existing house, unless otherwise agreed in writing by the New Forest National Park Authority.

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).
- 3 The building the subject of this permission shall only be used for purposes incidental to the dwelling on the site and shall not be used for habitable accommodation such as kitchens, living rooms and bedrooms.

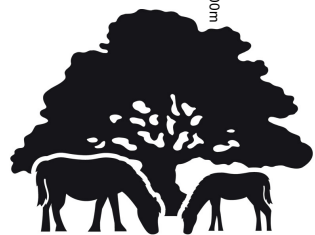
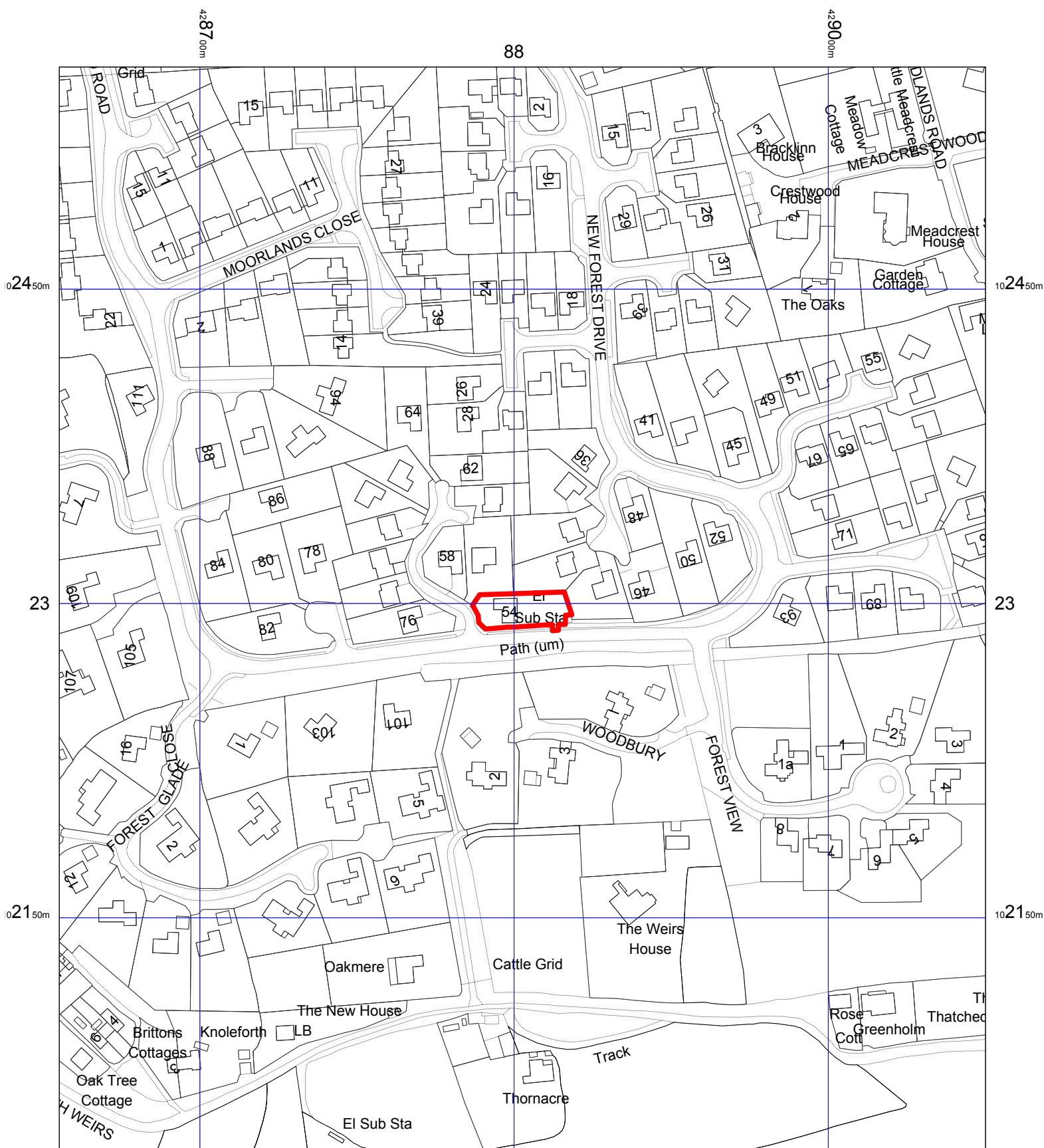
Reason: To protect the character and appearance of the countryside in accordance with Policies DP11 and DP12 of the adopted New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).
- 4 Development shall only be carried out in accordance with Drawing no: 111.04 Rev A. 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.

Informative(s):

Please be advised that any new hard surfacing proposed in association with the new driveway should either be permeable or should include provision to drain surface water from the surface to elsewhere within the site. Otherwise planning permission would be required.



NEW FOREST
NATIONAL PARK

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

Tel: 01590 646600 Fax: 01590 646666

Date: 02/05/2017

Ref: 17/00289/FULL

Scale: 1:2500

© Crown copyright and database rights 2017 Ordnance Survey 1000114703

