

Application No: 17/00277/FULL Full Application

Site: Saughtrees, Hatchet Green, Hale, Fordingbridge, SP6 2NB

Proposal: Tennis court; 3m high chain link fence; retaining wall; associated landscaping

Applicant: Mr McGibbon

Case Officer: Liz Young

Parish: HALE

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP2 The Natural Environment
DP1 General Development Principles
CP8 Local Distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 7 - Requiring good design
Sec 12 - Conserving and enhancing the historic environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Hale Parish Council: Recommend permission:

- The applicant would ensure construction would not lead to any harm to the access track.
- The tennis court and proposed garage would be constructed at the same time.
- Proposed landscaping would improve the character of the area.

- No impact upon neighbours.
- No amenity trees would be felled.
- It is impossible to define the extent of curtilage.

8. CONSULTEEES

8.1 Tree Officer: No objection subject to conditions.

8.2 Ecologist: Objection raised:

- Submitted ecological survey inadequate due to the time of year it was undertaken, the lack of appropriate assessment for dormice and reptiles and the fact that the report acknowledges loss of habitat with high suitability for reptiles.
- Proposal would lead to the likely fragmentation of habitats and loss of some features capable of supporting nature conservation interests.

8.3 Landscape Officer: Objection raised:

- Proposal would lie on the periphery of the domestic curtilage and would encroach onto ancient woodland.
- The site is subject to the highest level of landscape protection (Site of Importance for Nature Conservation and Conservation Area within the context of the National Park).
- The large retaining wall, fencing and hardsurfacing would be an intrusive feature.
- The necessary loss of trees would also lead to a harmful impact.

9. REPRESENTATIONS

9.1 Four letters of objection received from neighbouring residents raise the following concerns:

- Construction traffic associated with the proposed development would be detrimental to the access track.
- Tradesmen to the site often leave the gate open leading to a risk of livestock entering the woodland.
- Development would be harmful to the rural character of the area.
- Harmful impact upon bridleway.

9.2 One letter of support accompanying an amended landscape plan from the applicant:

- There are limited public viewpoints.
- The proposal would not be located outside the residential curtilage
- The Ecological Consultant is currently discussing the ecology survey with the Authority Ecologist.

- The proposed tennis court would not impact upon protected species.
- Conservation Area designation should not impose constraint on development within the residential curtilage.
- Proposals to restore other areas of land within the applicant's control have not been considered (creating new habitats, improved drainage and new planting).

10. RELEVANT HISTORY

- 10.1 New double garage; re-alignment of driveway (17/00278) pending decision
- 10.2 Retention of outbuilding (15/00935) approved on 8 February 2016
- 10.3 Conservatory; Timber Cladding at first floor level (remove existing cladding) (11/96742) approved on 12 October 2011
- 10.4 Replacement dwelling; Outbuilding (Amended plans) (10/95526) approved on 24 September 2010
- 10.5 Existing track surfaced with gravel (10/95023) approved on 30 April 2010
- 10.6 Demolition of dwelling, barn and outbuildings (Application for Conservation Area Consent) (10/94988) approved on 26 April 2010

11. ASSESSMENT

- 11.1 Saughtrees is a substantial two storey dwelling located within remote and wooded surroundings south west of Hatchett Green. The site lies within the northern reaches of the Western Escarpment Conservation Area (Character Area B, Hale Park). The application site does not directly adjoin any residential properties and occupies a fairly low lying position surrounded by woodland. The site is accessed by two steeply sloping gravel tracks to the north and the land continues to slope southwards away from the rear of the dwelling. The site (including the house and curtilage) lies within a Site of Importance for nature Conservation (SINC) incorporating 1A (Ancient semi-natural woodlands), 1B (other woodland) and 6A (Sites which support more than one notable species) and also within the Western Escarpment Conservation Area and just over 100 metres from the New Forest SSSI.
- 11.2 Consent is sought to construct a tennis court on an area of land located to the west of the dwelling and directly adjacent to an existing outbuilding. Because the tennis court would be positioned on land which falls away to the east an element of cut and fill is proposed, resulting in the construction of a 2.6 metre high

retaining wall on the northern end and a new bank to the south. The tennis court would be enclosed on the east, south and west boundaries by a 3 metre high chain link fence. A new pathway is proposed linking the adjacent outbuilding to the proposal and three trees are proposed to be removed. Part of the proposal would extend across the existing gravel vehicular access to the house and the remaining section would be returned to grass. A concurrent application has also been submitted forming a new access track to the rear (north) of the main house and this submission also includes a proposal for a detached garage (reference 17/ 00278).

- 11.3 There are no neighbouring residential properties which would be directly affected by the proposed development and the main issues under consideration would be:
- The impact the proposed development would have upon the character and appearance of the Conservation Area and forest landscape (having regard to impacts upon both the intrinsic character of the site and views from public rights of way).
 - The extent to which the proposal could be considered to relate to the established residential curtilage of the property whilst avoiding harmful encroachment into ancient woodland.
 - The impact the development would have upon the ecological integrity of the Site of Importance for Nature Conservation.
- 11.4 The character of the existing site is essentially rural and the main garden incorporates an informal and wooded edge with no formal enclosure or hard landscaping. The mixed woodland and understorey planting are therefore a key element to the intrinsic character of the site. As set out within the Conservation Area Character Appraisal trees play an important part in wooded copses of the Hale Park Character area and traditional rural boundaries are also noted as an important feature within the document. The Landscape Character Assessment document (2013) refers to the ancient woodlands of the Northern Heath and Forest Landscape Character Area as a key positive attribute and sets out objectives to protect and manage the ancient woodland and manage and enhance the Inclosures' ground flora and habitats.
- 11.5 Having regard to the special qualities of the site (and its historic importance in the context of Hale Park) as set out above it is considered that the siting, scale and uncompromising form of the proposed works would have an unacceptably harmful and irreversible impact upon the intrinsic landscape character of the site and (particularly during winter months) views from the public right of way 30 metres to the north. Whilst the removal of the gravel track could be argued as bringing about some degree of benefit when considered in isolation, this would not mitigate the impact of the proposed tennis court with the extensive artificial surface, 3 metre chain link enclosure, artificial bank and 2.6 metre

high retaining wall (particularly in light of its distance from the main house and domestic buildings).

- 11.6 Whilst there is no formal enclosure or boundary treatment around the garden perimeter, the general extent of the curtilage was defined by the red line plan which accompanied the approved planning consent for the replacement dwelling (reference 10/95526) and this lack of enclosure highlights the rural character of the site. None of the subsequent applications have deviated significantly from this delineation and it is also evident from aerial photographs dated 2005 that the domestic curtilage area has gradually increased over the last 10 years (with much of the proposed development area falling outside the managed garden area and lawn). Based upon this and the necessary removal of trees it is considered that the northern section of the tennis court encroaches beyond the established residential curtilage and would not be contained within the established lawn, hard surfacing and area of domestic built development.
- 11.7 Policy CP8 (Local Distinctiveness) states that the potential cumulative impact of individual proposals over time also needs to be considered when assessing development proposals and this is of particular relevance with regards to the encroachment of domestic uses onto open countryside (in terms of plot characteristics and precedent). There is considerable pressure across the New Forest for this form of development and the proposal would (in light of the concerns over the impact upon the character of the site also) be contrary to the requirements of Policies DP1 and CP8 of the New Forest National Park Core Strategy.
- 11.8 As noted by the Authority's Ecologist the ecology survey accompanying the application notes that it was carried out at a time when flora could not be adequately assessed, and furthermore the assessment for dormice appears based on a method that is not fully appropriate to ascertain presence/absence. The Authority's Ecologist considers that no good practice presence/absence survey for reptiles has been undertaken. Therefore there is insufficient information to demonstrate that impacts associated with the development would be outweighed by measures to avoid, mitigate and compensate for effects. There is also concern that the ecology report acknowledges that the access could cause loss of habitat with high suitability for reptiles, however no appropriate survey has been undertaken to quantify impacts and no information is provided to demonstrate that the interests of these species will be safeguarded. The development is likely to give rise to the fragmentation of habitats and loss of some features capable of supporting nature conservation interests. The development would therefore be contrary to the requirements of policy CP2 of the New Forest National Park Core Strategy and the requirements of the National Planning Policy Framework (Paragraphs 109, 115,

118).

- 11.9 The agent has submitted additional information to the Authority (dated 6 July) incorporating a letter and a revised landscape plan. The revised landscape plan incorporates more specific planting proposals on the wooded area immediately north of the tennis court. The ongoing woodland management and improvement has been noted. However this could take place independently of the development proposal and would not directly mitigate the harmful impacts of the development as set out above (particularly in terms of intrinsic landscape character). Impact upon public views is only part of the overall consideration and it is still felt that the impact would be significantly greater during winter.
- 11.10 With regards to the concerns raised by neighbouring residents in respect of construction vehicles this is not (in the context of the development of an individual site) considered to be a planning issue. Notwithstanding this, however the proposal would fail to relate to the main house, its outbuildings and curtilage, and would amount to an unjustified encroachment onto ancient woodland to the detriment of the character and appearance of the Conservation Area and the ecology of the New Forest National Park. It is therefore recommended that the application should be refused.

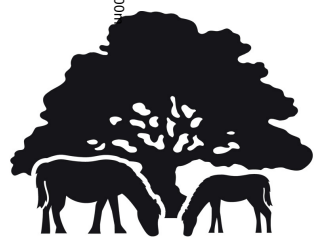
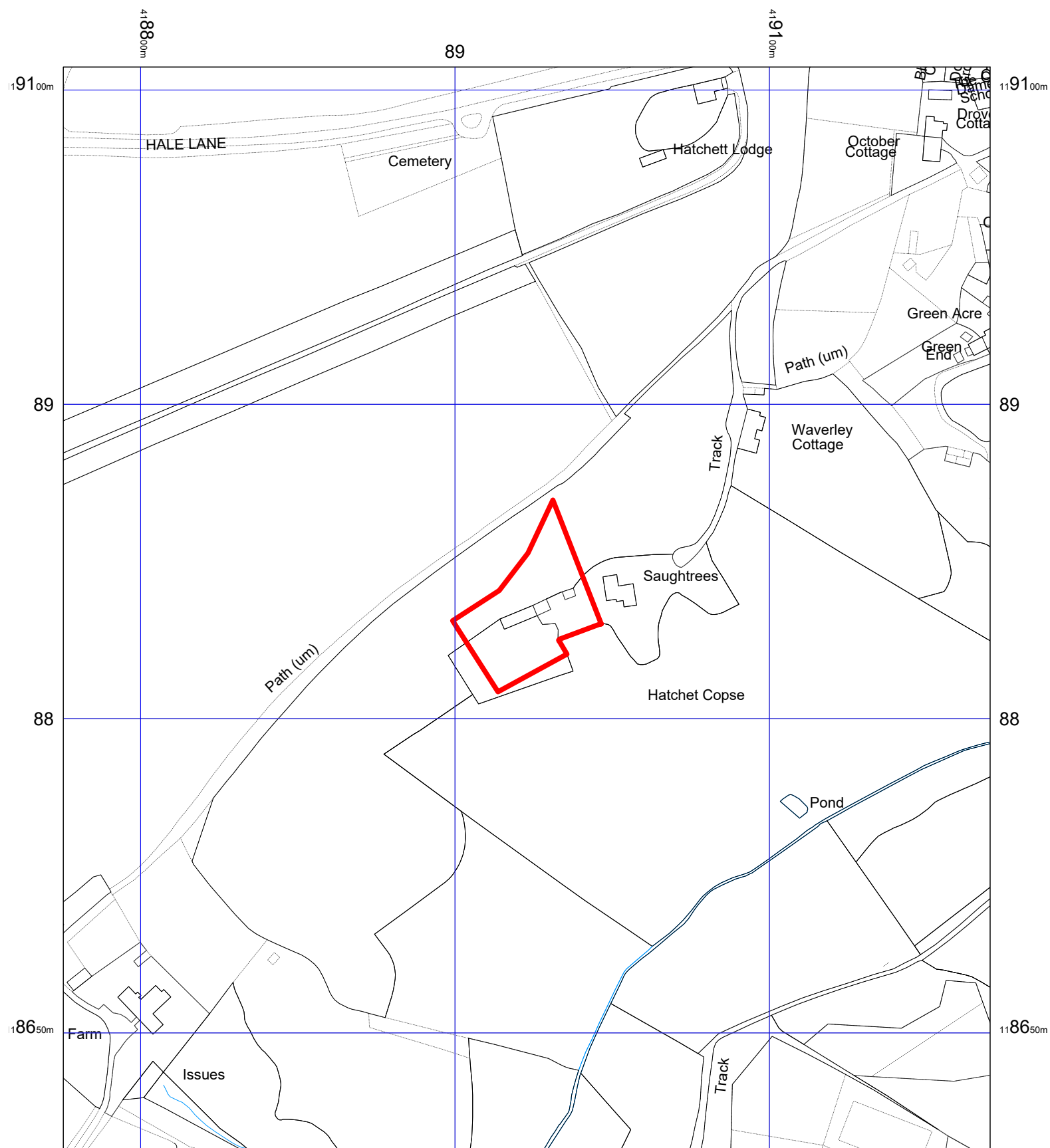
12. RECOMMENDATION

Refuse

Reason(s)

- 1 The proposed development would, by virtue of its siting, scale, uncompromising form, distance from the main house and outbuildings along with its encroachment beyond the established residential curtilage, have an unacceptably harmful and irreversible impact upon the intrinsic landscape character of the Western Escarpment Conservation Area and views from the adjacent right of way. The proposed development would therefore be contrary to the requirements of Policies DP1 and CP8 of the New Forest National Park Core Strategy.
- 2 There is insufficient information to demonstrate that impacts associated with the development would be outweighed by measures to avoid, mitigate and compensate for effects. Furthermore it is acknowledged that the access could cause loss of habitat with high suitability for reptiles, however no appropriate survey has been undertaken to quantify impacts and no information is provided with regards to mitigation of impacts. The development is likely to give rise to the fragmentation of habitats and loss of some features capable of supporting nature conservation interests. The development would therefore be

contrary to the requirements of policy CP2 of the New Forest National Park Core Strategy and the requirements of the National Planning Policy Framework (Paragraphs 109, 115, 118).



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Lymington Town Hall, Avenue Road,
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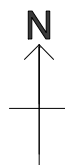
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Date: 29/06/2017

Ref: 17/00277/FULL

Scale: 1:2500

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Application No: 17/00278/FULL Full Application

Site: Saughtrees, Hatchet Green, Hale, Fordingbridge, SP6 2NB

Proposal: New double garage; re-alignment of driveway

Applicant: Mr A McGibbon

Case Officer: Liz Young

Parish: HALE

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
DP12 Outbuildings
CP8 Local Distinctiveness
CP2 The Natural Environment

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 7 - Requiring good design
Sec 12 - Conserving and enhancing the historic environment
Sec 11 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Hale Parish Council: Recommend permission:

- Applicant has confirmed that construction would avoid damage to the access track.
- Work on the tennis court would be undertaken at the same time.

- More trees would be planted than felled.
- The design of the garage would be sympathetic to the main house.
- No harmful impact upon neighbours.
- Minimal impact upon trees in the context of a larger landscape management plan.

8. CONSULTEEES

8.1 Tree Officer: No objection subject to conditions.

8.2 Ecologist: Objection raised:

- Submitted ecological survey inadequate due to the time of year it was undertaken, the lack of appropriate assessment for dormice and reptiles and the fact that the report acknowledges loss of habitat with high suitability for reptiles.
- Proposal would lead to the likely fragmentation of habitats and loss of some features capable of supporting nature conservation interests.

8.3 Landscape Officer: Objection raised:

- Proposed access track would lie outside the established residential curtilage and within a Site of Importance for Nature Conservation (Ancient woodland) and Conservation Area.
- Proposal would amount to an incursion into a woodland landscape setting unacceptably altering the thickly wooded character of the site.
- Landscaping details are minimal.

9. REPRESENTATIONS

9.1 Three letters of objection received from neighbouring residential properties raise the following concerns:

- Construction traffic associated with the proposed development would be detrimental to the access track.
- Tradesmen to the site often leave the gate open leading to a risk of livestock entering the woodland.
- Development would be harmful to the rural character of the area.
- Harmful impact upon bridle way.

9.2 One letter of support from the applicant (along with additional plans):

- It is not accepted that the re-aligned driveway would fall outside the curtilage and there are a number of different red line plans on previous planning files.
- Only two trees of low value are to be lost.
- The sweep of the track is not unreasonable given the size of

the site.

- A significant length of existing track would be removed.
- The Ecological Consultant is currently discussing the ecological survey with the Authority Ecologist.
- Conservation Area designation should not impose constraint on development within the residential curtilage.
- Proposals to restore other areas of land within the applicant's control have not been considered (creating new habitats, improved drainage and new planting).

10. RELEVANT HISTORY

- 10.1 Tennis court; 3m high chain link fence; retaining wall; associated landscaping (17/00278) Pending decision
- 10.2 Retention of outbuilding (15/00935) approved on 8 February 2016
- 10.3 Conservatory; Timber Cladding at first floor level (remove existing cladding) (11/96742) approved on 12 October 2011
- 10.4 Replacement dwelling; Outbuilding (10/95526) Approved on 24 September 2010
- 10.5 Existing track surfaced with gravel (10/95023) approved on 30 April 2010
- 10.6 Demolition of dwelling, barn and outbuildings (Application for Conservation Area Consent) (10/94988) approved on 26 April 2010

11. ASSESSMENT

- 11.1 Saughtrees is a substantial two storey dwelling located within remote and wooded surroundings south west of Hatchett Green. The site lies within the northern reaches of the Western Escarpment Conservation Area (Character Area B, Hale Park). The application site does not directly adjoin any residential properties and occupies a fairly low lying position surrounded by woodland. The site is accessed by two steeply sloping gravel tracks to the north and the land continues to slope southwards away from the rear of the dwelling. The site (including the house and curtilage) lies within a Site of Importance for nature Conservation (SINC) incorporating 1A (Ancient semi-natural woodlands), 1B (other woodland) and 6A (Sites which support more than one notable species) and also within the Western Escarpment Conservation Area and just over 100 metres from the New Forest SSSI.
- 11.2 Consent is sought is sought to construct a detached double garage infilling the corner immediately north of the house. The

garage would be clad in vertical timber with tiles to match the main house. In addition to this a new domestic driveway would be formed providing vehicular access to the building from an existing gravel layby off the main access track to the north west (and outside the curtilage boundary). Due to the steeply sloping wooded nature of the land immediately north of the house the slope would be regraded and a new retaining wall formed. The proposed driveway would be in the form of a sweeping curve and would necessitate the removal of a number of trees and understorey vegetation. This scheme has been submitted alongside another application (reference 17/00278) for a tennis court to the west of the house. This corresponding proposal would encroach partly on the existing vehicular access to the house and has led to the current scheme which effectively re-aligns the vehicular access to the property.

11.3 There are no neighbouring residential properties which would be directly affected by the proposed development and the main issues under consideration would be:

- The impact the proposed development (including the outbuilding and the new access track would have upon the character and appearance of the Conservation Area and forest landscape (having regard to impacts upon both the intrinsic character of the site and views from public rights of way).
- The extent to which the proposal could be considered to relate to the established residential curtilage of the property whilst avoiding harmful encroachment into ancient woodland.
- The impact the development would have upon the ecological integrity of the Site of Importance for Nature Conservation.

11.4 The character of the existing site is essentially rural and the main garden incorporates an informal and wooded edge with no formal enclosure or hard landscaping. The mixed woodland and understorey planting are therefore a key element to the intrinsic character of the site. As set out within the Conservation Area Character Appraisal trees play an important part in wooded copses of the Hale Park Character area and traditional rural boundaries are also noted as an important feature within the document. The Landscape Character Assessment document (2013) refers to the ancient woodlands of the Northern Heath and Forest Landscape Character Area as a key positive attribute and sets out objectives to protect and manage the ancient woodland and manage and enhance the Inclosures' ground flora and habitats.

11.5 Having regard to the special qualities of the site (and its historic importance in the context of Hale Park) as set out above it is considered that the siting, scale and uncompromising form of the proposed works (specifically the track, regraded bank and retaining wall) would have an unacceptably harmful and irreversible impact upon the intrinsic landscape character of the

site. Whilst the removal of the gravel track specified on the corresponding application could be argued as bringing about some degree of benefit when considered in isolation, this would not mitigate the impact of the proposed tennis court and its associated engineering works. Furthermore the proposed new track would lead to additional impact as a result of its wider sweep to the east and the removal of trees and vegetation (a vital component of the intrinsic rural character of the site). As noted by the Landscape Officer, there is insufficient information relating to the proposed edging of the hardsurfacing, the proposed topography (in cross section) and the hard surface materials and this adds further to concerns over the potentially suburbanising impact of the proposal.

- 11.6 As noted in the case of the corresponding application for the tennis court there is no formal enclosure or boundary treatment around the garden perimeter and the general extent of the curtilage was defined by the red line plan which accompanied the approved planning consent for the replacement dwelling (reference 10/95526). This lack of enclosure highlights the rural character of the site. None of the subsequent applications have deviated significantly from this delineation and it is also evident from aerial photographs dated 2005 that the domestic curtilage area has gradually increased over the last 10 years (with much of the proposed development area falling outside the managed garden area and lawn). Whilst the proposed garage itself would appear appropriate in siting and appearance it is considered that the proposed new access track and retaining wall would encroach beyond the established residential curtilage and would not be contained within the established lawn, hard surfacing and area of domestic built development associated with the main house.
- 11.7 Policy CP8 (Local Distinctiveness) states that the potential cumulative impact of individual proposals over time also needs to be considered when assessing development proposals and this is of particular relevance with regards to the encroachment of domestic uses onto open countryside (in terms of plot characteristics and precedent). There is considerable pressure across the New Forest for this form of development and the proposal would (in light of the concerns over the impact upon the character of the site also) be contrary to the requirements of Policies DP1 and CP8 of the New Forest National Park Core Strategy.
- 11.8 As noted by the Authority's Ecologist the ecology survey accompanying the application notes that it was carried out at a time when flora could not be adequately assessed, and furthermore the assessment for dormice appears based on a method that is not fully appropriate to ascertain presence/absence. The National Planning Policy Framework makes reference to habitats such as ancient woodland that cannot be recreated and it is anticipated that some of the areas

affected by this proposal and the corresponding application can provide important supporting functions for the designated interests. Lowland mixed deciduous woodland is also listed by the Government as a habitat of principal importance for biodiversity and it has not been demonstrated that the impacts would be outweighed by measures to avoid, mitigate and compensate for effects. There is also concern that previous ecological surveys for the site have cited potential for protected species around the site and this would appear to be at odds with the current ecological assessment.. The current report also acknowledges that the proposal would lead to loss of habitat with high suitability for reptiles. However no appropriate survey work has been undertaken to quantify, mitigate or compensate for these impacts. The development would therefore be contrary to the requirements of policy CP2 of the New Forest National Park Core Strategy and the requirements of the National Planning Policy Framework (Paragraphs 109, 115, 118).

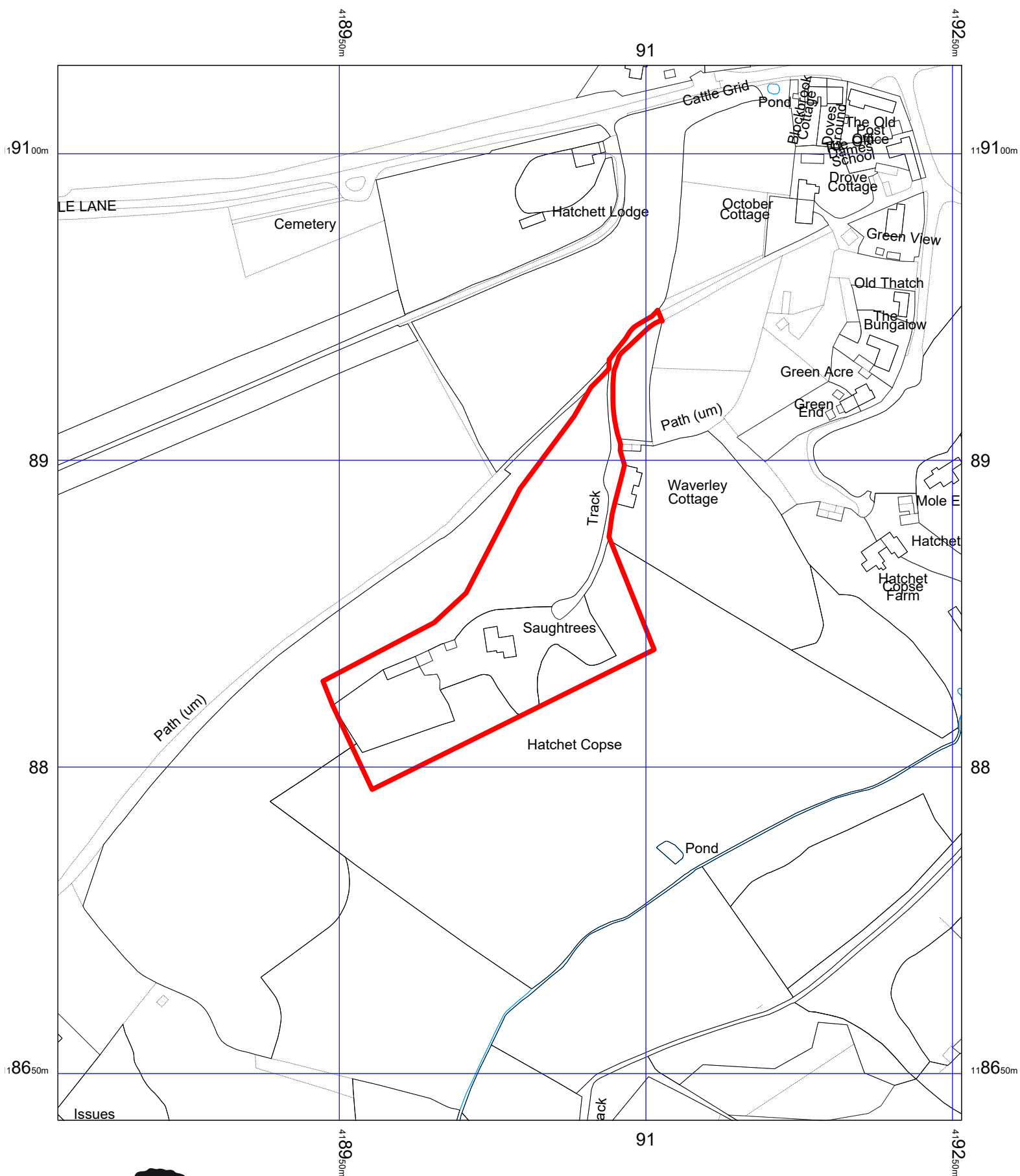
- 11.9 The agent has submitted additional information to the Authority (dated 6 July) incorporating a letter, a cross section for the proposed track and clarification of surface materials. A further site plan has also been provided detailing the location of trees to be removed. The Breedon Gravel proposed with metal edging would however unfortunately be at odds with the rural and informal appearance of hoggin tracks which prevail around the copse and outside the domestic curtilage and the additional cross-section only serves to highlight the Authority's concerns over the extent of engineering works proposed. The ongoing woodland management and improvement has been noted. However this could take place independently of the development proposal and would not directly mitigate the harmful impacts of the development as set out above (particularly in terms of intrinsic landscape character).
- 11.10 With regards to the concerns raised by neighbouring residents in respect of construction vehicles this is not (in the context of the development of an individual site) considered to be a planning issue. Notwithstanding this, however the proposed access track and retaining wall would fail to relate to the main house, its outbuildings and curtilage, and would amount to an unjustified encroachment onto ancient woodland to the detriment of the character and appearance of the Conservation Area and the ecology of the New Forest National Park. It is therefore recommended that the application should be refused.

12. RECOMMENDATION

Refuse

Reason(s)

- 1 The proposed access track would, by virtue of its siting, scale and uncompromising form, along with its encroachment beyond the established residential curtilage and necessary removal of vegetation, have an unacceptably harmful and irreversible impact upon the intrinsic landscape character of the Western Escarpment Conservation Area and the historic setting of the Hale Park Character Area. The proposed development would therefore be contrary to the requirements of Policies DP1 and CP8 of the New Forest National Park Core Strategy along with Section 12 of the National Planning Policy Framework.
- 2 There is insufficient information to demonstrate that impacts associated with the development would be outweighed by measures to avoid, mitigate and compensate for effects. Furthermore it is acknowledged that the access could cause loss of habitat with high suitability for reptiles, however no appropriate survey has been undertaken to quantify impacts and no information is provided with regards to mitigation of impacts. The development is likely to give rise to the fragmentation of habitats and loss of some features capable of supporting nature conservation interests. The development would therefore be contrary to the requirements of policy CP2 of the New Forest National Park Core Strategy and the requirements of the National Planning Policy Framework (Paragraphs 109, 115, 118).



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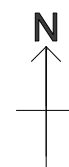
Tel: 01590 646600 Fax: 01590 646666

Date: 29/06/2017

Ref: 17/00278/FULL

Scale: 1:2500

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Application No: 17/00327/ADV Advertisement Consent

Site: Warren Farm, Balmer Lawn Road, Brockenhurst, SO42 7TT

Proposal: 1no. non-illuminated post mounted hanging sign and retention of
1no. non-illuminated panel sign (Application for advertisement consent)

Applicant: Miss S Bayliss, Brockenhurst Stables

Case Officer: Lucie Cooper

Parish: BROCKENHURST

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

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

Brockenhurst Parish Council: Recommend refusal. We object to this proposal as it would increase the number of signs at the site but would approve if all other signs were removed.

8. CONSULTEES

8.1 Highway Authority (HCC): No objection.

9. REPRESENTATIONS

9.1 Three letters of objection:

- Facilitates the intensification of the site
- Adds to the number of existing adverts
- Visually intrusive and unsympathetic

10. RELEVANT HISTORY

10.1 None

11. ASSESSMENT

11.1 Warren Farm is a licensed riding stables located to the southern side of Balmer Lawn Road and is accessed via a private track. It is located to the rear of the properties which front onto Balmer Lawn Road and is surrounded by fields. There are a number of outbuildings at the site.

11.2 This application seeks consent for two non-illuminated advertisements. Advertisement 1 (referred to as Sign no. 1 in the planning statement and plans) is an existing aluminium panel advertisement located on an inner gate of the site. Advertisement 2 (referred to as Sign no. 3 in the planning statement and plans) is a post mounted hanging sign to be located within the premises at the front entrance gate on Balmer Lawn Road. Both signs would be visible from the public highway.

11.3 As this application is for advertisement consent, the application is assessed under the Town and Country Planning (Control of Advertisements) Regulation 2007 which allows for only 'amenity' and 'public safety' to be material considerations.

11.4 Advertisement 1 is not considered to be appropriate due to its scale and appearance. Our Design Guide Supplementary Planning Document (2011) refers to inappropriate signage which can detract from the quality of an area and that it is rural places in particular which can suffer most from the imposition of urban signs and cluttering. It also states the duplication of signs and repetition at various scales should be avoided. A number of signs at the entrance to the premises (which are considered to benefit from deemed consent under Town and Country Planning (Control of Advertisements) Regulation 2007) already indicate arrival at the premises and for this reason Advertisement 1 is considered to add to the cluttered appearance which detracts from the visual amenities and rural character of the area.

11.5 It is noted that for the effective operation of the business it is desirable for the entrance of the site to be easily identifiable when approached along Balmer Lawn Road and this is not achieved by

the existing signage. Advertisement 2 is considered to be a traditional post mounted hanging sign of appropriate scale and appearance. It is not considered that this addition would have a significantly detrimental impact upon the visual amenity of the area and it does not add to the clutter of existing advertisements at ground level.

- 11.6 Hampshire County Council Highways have stated that neither of the proposed advertisements would have an adverse impact on the safety or convenience of road users.
- 11.7 Brockenhurst Parish Council have recommended refusal on the basis that these advertisements would add to the number of signs already at the premises but would support the application if other signs were removed.
- 11.8 In conclusion, it is considered that in relation to Advertisement 1 due to its scale and appearance (and the existing signage on the site) it would appear both cluttered and visually intrusive in the landscape which would be detrimental to the visual amenity of the area and the special qualities of the National Park. Advertisement 2 is acceptable and should be recommended for permission as it is considered that this addition would not add to the cluttered appearance or have a detrimental impact upon the visual amenity of the area. It is therefore recommended that a split decision be issued, as detailed below.

12. RECOMMENDATION

Split Decision

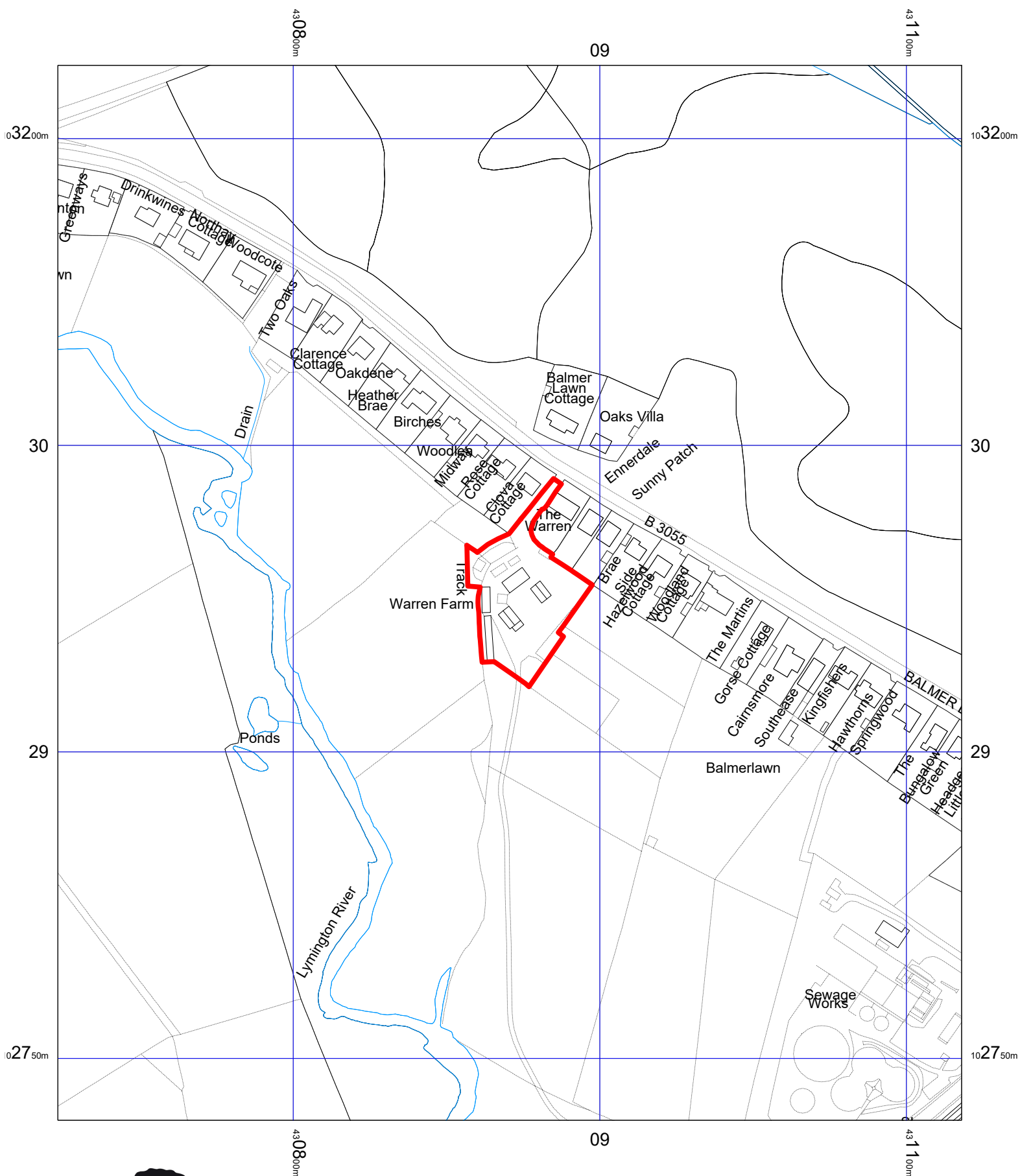
- 1 **Refuse Advertisement 1** (referred to Sign no. 1 in the planning statement and plans):

Advertisement 1 (referred to as Sign no. 1 in the planning statement and plans), by virtue of its scale, appearance and siting adds to the cluttered array of signage at the site which is out of character and would have a detrimental impact on the visual amenities and scenic qualities of this rural landscape in the New Forest National Park. This advertisement would be contrary to policies DP1 and CP8 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 2 **Approve Advertisement 2** (referred to Sign no. 3 in the planning statement and plans), subject to the following conditions:

1. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.

2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
3. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.
4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, and road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).



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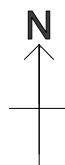
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Application No: 17/00384/FULL Full Application

Site: Bonham, Church Lane, Sway, Lymington, SO41 6AD

Proposal: 2 No. new dwellings; new access; demolition of existing dwelling

Applicant: Mr S Davies, Gothic Construction Ltd

Case Officer: Clare Ings

Parish: SWAY

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Defined New Forest Village

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP7 The Built Environment
CP8 Local Distinctiveness
CP9 Defined Villages
CP12 New Residential Development
DP1 General Development Principles
DP6 Design Principles

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
Sway Village Design Statement

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 3 - Supporting a prosperous rural economy
Sec 7 - Requiring good design
Sec 11 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Sway Parish Council: Recommend refusal for the following reasons:

- size of the houses would be overbearing and would increase shading of

- the neighbouring property (Royston)
- not compatible with the Sway VDS
- contrary to policy CP8 and would decrease the amount of light contrary to DP1D
- a semi-detached pair would be viewed more favourably subject to obscure glazing facing Royston

8. CONSULTEEES

- 8.1 Ecologist: No objection, subject to condition.
- 8.2 Highway Authority (HCC): No objection, subject to conditions

9. REPRESENTATIONS

- 9.1 One representation received objecting on the following grounds:
- proximity of dwelling with higher roof would reduce light to living room, stair/landing and bathroom
 - would prefer to see a semi-detached pair

10. RELEVANT HISTORY

- 10.1 None

11. ASSESSMENT

- 11.1 Bonham is a detached single storey dwelling lying on the north side of Church Lane within the defined village of Sway. The existing dwelling is of white painted pebble-dash under a tiled roof, and lies within a fairly generous plot which is served by both vehicle and pedestrian accesses. It has been extended in the past and the garden also contains several timber outbuildings. To either side, along Church Lane, is residential development of mixed ages, design and size, some detached and some semi-detached, but mainly two-storey. Opposite the site, the land is undeveloped lying behind a mature hedgerow.
- 11.2 The proposal is to demolish the existing dwelling and replace it with two two-storey detached dwellings. Each dwelling would have a narrower frontage to Church Lane, and would not be identical in appearance, but each would have an integral garage. Materials would be a mix of brick, render, timber and slate or tiles. The dwellings would be set back from Church Lane by a similar distance to the neighbouring properties.
- 11.3 As the site lies within the defined village of Sway, the principle of redeveloping the site to gain an additional dwelling would be acceptable, provided that other policies of the Core Strategy are met - in terms of design and impact on the surrounding area. The site has been the subject of pre-application discussions,

which gave advice on the scale of the dwellings (reducing their depth) and also on detailing, and this has largely been incorporated into the current proposal.

- 11.4 The key considerations therefore are the appropriateness of the proposal to the site and in the wider vicinity of Church Lane and Sway, in terms of scale and design, and the impact of the proposal on the amenities of adjoining dwellings.
- 11.5 As stated above, Church Lane displays a mix of design and styles of dwellings, including the recently developed site at the corner with Westbeams Road. Bonham currently occupies a larger plot than the majority along this road, and the demolition of the existing bungalow and its redevelopment with two dwellings is considered acceptable and would not be seen to result in an overdevelopment of the plot, the frontages created would be compatible with many in the vicinity, especially the semi-detached pair to the east. The design of the dwellings would be acceptable, the variations between the two dwellings creating some interest within the street scene. The choice of hipped roofs would ensure that the ridge heights would remain similar to the adjoining properties, and also that sufficient spacing would be left between the proposal and the adjoining dwellings, maintaining the rhythm of house and spacing along the road. The choice of materials (brick, render, tile or slate) would also blend in with other materials in the vicinity, although the final agreement would be dealt with by condition. The proposal would therefore be seen to comply with policies CP7, CP8 and DP6 of the Core Strategy, and also the guidelines set out in the Sway Village Design Statement.
- 11.6 A key concern, and one that has been raised by the Parish Council and the adjoining neighbour, Royston, to the east, is the impact of the proposal in terms of amenity, particularly the increase in shading of windows in the side elevation. This side elevation contains three windows, two at first floor level serving a bathroom and the stairwell, and any impact on these windows would be marginal. The window at ground floor level serves a habitable room, but which also has natural light from other sources. The introduction of a two storey dwelling adjacent would have some impact on this side window as shown in the submitted sunpath diagrams, but only partially at the critical periods. In addition, the design of the dwelling for Plot 2 is such that an element of it has been set back to avoid significant shading and an overbearing impact. On balance, it is considered that the impact on the neighbouring property is not so significant as to warrant a refusal on these grounds.
- 11.7 Ecological Surveys were carried out at the appropriate time, and concluded that the demolition of the existing dwelling and its redevelopment would have minimal impact as there is very little recorded evidence of protected species. Enhancement

proposals are recommended, and provided that work progresses in accordance with these details, there is no objection on ecological grounds. However, the site does lie within 5.6km of the Solent SPA, and new residential development is expected to make a contribution towards mitigation against potential impacts. A contribution of £186 per additional dwelling is therefore expected and this can be secured by condition.

11.8 There are no objections from the Highway Authority as appropriate parking (car and cycle) is provided, although conditions are proposed to ensure the retention of parking.

11.9 Conditional planning 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 (list plans). 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 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).

4 The development hereby permitted shall not be occupied until the arrangements for parking for both cars and cycles shall have

been implemented in accordance with the approved plans.

These areas shall be kept available for their intended purposes at all times.

Reason: To ensure adequate parking provision is made in the interest of highway safety and to comply with Policies DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010) and Section 4 of the National Planning Policy Framework.

- 5 Mini visibility splays of 2.0 x 2.0 metres at the junction of the proposed accesses and the adjacent footway shall be provided before the commencement of the development, and these splays shall be kept free from any obstruction over 600mm in height at all times.

Reason: In the interest of highway safety and to comply with Policy CP19 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010) and Section 4 of the National Planning Policy Framework.

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any re-enactment of that Order) no extension (or alterations) otherwise approved by Classes A, B or C of Part 1 of Schedule 2 to the Order shall be erected or carried out without express planning permission first having been granted.

Reason: In view of the physical characteristics of the plot, the New Forest National Park Authority would wish to ensure that any future development proposals do not adversely affect the visual amenities of the area and the amenities of neighbouring properties, contrary to Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

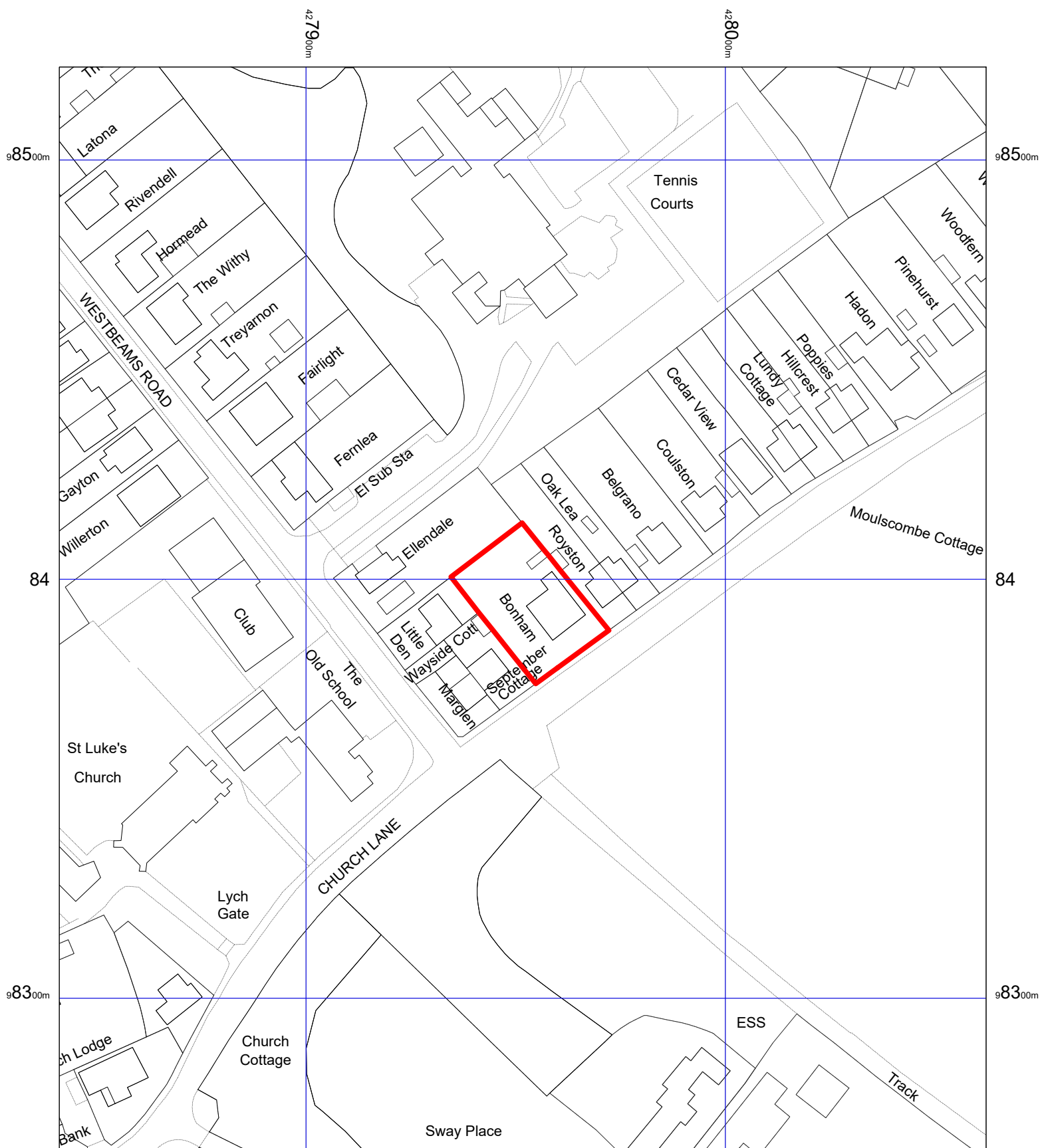
- 7 Unless otherwise agreed in writing by the National Park Authority, development shall only take place in accordance with the recommendations for ecological mitigation and enhancement which are set out in the ecological report hereby approved. The specified measures shall be implemented and retained at the site in perpetuity.

Reason: To safeguard protected species in accordance with Policies DP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 8 Prior to the commencement of development ecological mitigation for the Solent Special Protection Areas shall be submitted to and approved in writing by the New Forest National Park Authority.

The ecological mitigation may take the form of a planning obligation which secures financial contributions in accordance with the Authority's adopted Development Standards (SPD) and the Solent (SRMP) Explanatory Note.

Reason: To safeguard sites of international ecological importance in accordance with Policies CP1 and CP2 of the adopted New Forest National Park Core Strategy and Development Management Policies DPD, Development Standards SPD and the SRMP.



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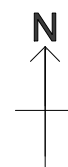
Tel: 01590 646600 Fax: 01590 646666

Date: 29/06/2017

Ref: 17/00384/FULL

Scale: 1:1250

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Application No: 17/00385/FULL Full Application

Site: Bay Tree Cottage, Lyndhurst Road, Minstead, Lyndhurst, SO43 7FX

Proposal: Stable block; driveway; gate; vehicular access

Applicant: Mr & Mrs Johncey

Case Officer: Liz Young

Parish: MINSTEAD

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area
Listed Building

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
DP22 Field Shelters and Stables
CP2 The Natural Environment
CP8 Local Distinctiveness
CP7 The Built Environment

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
Guidelines for Horse Related Development SPD

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

Minstead Parish Council: Recommend refusal:

- Inappropriate over-development of the site and nuisance to neighbours

in contravention of NPA's Recreational Horse-keeping Strategy;

- Close proximity to Grade II listed building.
- Suggest erecting a temporary structure on adjacent land.

8. CONSULTEEES

- 8.1 Environmental Protection (NFDC): No objections subject to conditions.
- 8.2 Building Design & Conservation Area Officer: No objection raised.
- 8.3 Highway Authority (HCC): No objections subject to the stable being used by the applicant's own horses.
- 8.4 Tree Officer: No objection subject to tree protection.

9. REPRESENTATIONS

- 9.1 One letter of objection received from a neighbouring residential property:
- Proposal would change the character of the site from a small garden to a stable yard.
 - Proposal would be 12 metres from the boundary.
 - Potential nuisance to neighbours (noise and odour).
 - The site lies within a nitrate vulnerable zone.
 - Vehicle access would be across land which falls outside the applicant's ownership.
 - Run-off from muck heap would be detrimental to the local area.

10. RELEVANT HISTORY

- 10.1 Alterations to porch roof (52848) approved on 13 October 1993
- 10.2 Addition of ground floor bedroom and bathroom (34778) approved on 10 August 1987
- 10.3 Erection of garage (existing garage to be demolished) (86/32935) approved on 25 November 1986

11. ASSESSMENT

- 11.1 This application relates to Grade II Listed Cottage which originates from the late 18th century. The building comprises painted brick with slate-hanging to front, a thatched roof and eyebrow dormers. Whilst some fairly unsympathetic additions were carried out on the property during the 1980s the building retains its historic frontage and setting and is a prominent feature in the Conservation Area and street scene along Lyndhurst Road.

The front boundary is enclosed by low picket fence with trellis along with an established hedgerow. A single garage lies in the south east corner of the site and fronts directly onto the highway.

- 11.2 Consent is sought to construct a two bay stable with hay store within the curtilage and adjacent to the southern boundary of the site. A new driveway would run from the front of the stable to the highway boundary and a new vehicular access is proposed directly adjacent to the existing garage. The new access would be enclosed by a timber gate of 1.8 metres in height. The stable itself would have an external footprint of just under 30 square metres and a ridge height of 2.5 metres. External facing materials would comprise timber cladding with felt shingles over the roof. The driveway would comprise grass mesh.
- 11.3 The main issues under consideration would be:
- The impact the proposed stable building, driveway and new access would have upon the setting of the listed building and the wider Conservation Area.
 - Potential loss of amenity to neighbouring residents.
 - The impact the proposed access would have upon highway safety and visibility standards.
 - Impacts upon boundary trees.
- 11.4 In terms of satisfying the requirements of Policy DP22 the proposed stable would be modest in size and unobtrusively sited. The structure would not be visible from the highway, would relate closely to established boundary screening and would not encroach onto open fields. The simple form and traditional materials of the stable would ensure it would not be harmful to the setting of the listed building, particularly as it would not impact upon the building's frontage. The use of grass mesh on the proposed driveway would ensure the rural, informal character of the site would be retained and the partially open gate design would (along with the proposal to retain the remaining hedgerow) be appropriate in the context of existing boundary treatments. No objections have been raised by the Building Design and Conservation Officer and the proposals would therefore preserve the setting of the listed building and the character and appearance of the Conservation Area in accordance with Policies CP8 and CP7 of the New Forest National Park Core Strategy.
- 11.5 Whilst it is noted that the Parish Council suggest the applicant could erect a field shelter on adjacent grazing land it is considered that this would lead to a greater potential landscape impact as a result of the encroachment and proliferation of structures across the open countryside. Stables and field shelters sited away from existing development and boundary screening lead to more obvious landscape impacts and this would be contrary to the supporting text of Policy DP22 and the Supplementary Planning Document, Horse Related Development which seeks to avoid the

proliferation of buildings in the New Forest. Importantly the policy itself seeks to ensure stables would be located close to existing buildings. This proposal would relate closely to the main house and, more specifically the part of the house which has already been significantly altered (rather than its main frontage) and would also be closely associated with established boundary screening. The proposal is therefore considered to be fully compliant with Policy DP22 of the New Forest National Park Core Strategy.

- 11.6 Whilst concerns have been raised in respect of loss of amenity to neighbouring residents, there would be a distance of just over 11 metres between the end of the stable and the boundary with the closest neighbouring property, Hurdles (which is set back another 15 metres from this boundary). The shared boundary is well screened by established vegetation. The Environmental Protection Officer considers that any potential nuisance (including odour) arising from the stable could be successfully mitigated and it is therefore considered that the proposal would not give rise to a harmful loss of amenity towards immediate neighbours. In any event it is considered that located the stable block within the curtilage would be a more acceptable solution in terms of avoiding adverse visual impact and avoiding a proliferation of buildings across open fields (particularly within the context of the Conservation Area). It has been noted that the development lies within a Nitrate Vulnerable Zone. However much of the legislation surrounding manure and nitrate vulnerable zones falls outside the remit of the planning process. The matter has been brought to the applicant's attention, however (including DEFRA guidelines) and the applicant has been informed that it is the statutory duty of anyone with agricultural land (including an equestrian use) in an NVZ to follow rules on manure heaps.
- 11.7 With regards to the proposed access alterations the proposed new vehicular gated access would be directly associated with the existing access from the garage. Visibility standards along this stretch of the highway are generally good and the overall use of the access is not likely to intensify. No objections have been raised by the Highways Authority and the proposals are therefore not considered to bring about any increased potential for conflict with users of the main highway. The access is set back from the road enabling vehicles and carriages to pull off the highway before entering the site. Whilst concerns raised by the neighbouring property in relation to land ownership are noted, it is currently the case that the site is accessed over verge which falls outside the applicant's ownership. All the proposed development would fall wholly within the applicant's ownership and on this basis the proposals are considered to be acceptable.
- 11.8 As noted by the Tree Officer there are several trees growing on the adjacent property which are far enough from this proposal not to be adversely affected. The installation of the access to the stables will result in the loss of a small willow tree which is

managed as pollard, this tree does not significantly contribute to the amenity of the conservation area and is not a constraint to development. The proposed development would therefore be in accordance with the requirements of Policy CP2 of the New Forest National Park 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 No development shall take place above slab level until samples or exact details of the facing and roofing materials for the proposed stable along with the type and finish of timber proposed for the access gate 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 development shall take place until a scheme for the management of waste for the development (including the manure heap or effluent tank) and all other waste has been submitted and approved in writing by the New Forest National Park Authority. Waste materials shall be dealt with in accordance with the approved scheme.

Reason: To preserve the amenities of neighbouring residents in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).

- 4 No development shall take place until details of a compound to be provided for the storage of materials, machinery, waste materials and spoil have been submitted to and approved in writing by the National Park Authority. All materials, machinery, waste materials and spoil shall be stored within the approved compound.

Reason: In the interests of protecting the New Forest Site of Special Scientific Interest in accordance with Policy CP2 the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 5 The trees on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the submitted arboricultural statement

Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 6 The building the subject of this permission shall only be used for the stabling of horses belonging to the owner of the site (or their successors in title) and shall not be used for any commercial riding, breeding, training or livery purposes.

Reason: The introduction of a commercial equestrian use in this location would cause harm by reason of increased activity and pressure on the National Park and this would be contrary to Policy DP22 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

Informative(s):

- 1 Please be advised that much of Minstead, including Bay Tree Cottage, has been designated as a Nitrate Vulnerable Zone (NVZ).

Whilst much of the legislation surrounding manure and nitrate vulnerable zones lies outside the remit of the planning process it is the statutory duty of anyone with agricultural land (including an equestrian use) in an NVZ to follow rules on manure heaps.

Julie Melin-Stubbs (Wildlife and Conservation Manager) can provide further advice if necessary and can be contacted on 01590 64 6696. Alternatively, Tracé Williams (Land Advice Service Advisor) might be good person for you to contact with regards to specific advice on equestrian uses and if your client would like a site visit (as she often goes out to meet equine owners to give advice). Her email address is trace.williams@nflandadvice.org.uk.

In addition to this further advice can be obtained from the following link:

<https://www.gov.uk/government/publications/nitrate-vulnerable-zones-in-england-guidance-on-complying-with-the-rules-for-2013-to-2016>



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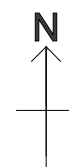
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Date: 06/07/2017

Ref: 17/00385/FULL

Scale: 1:2500

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Application No: 17/00407/FULL Full Application

Site: Bromley Cottage, Goose Green, Lyndhurst, SO43 7DH

Proposal: Construction of porch, erection of garage and erection of an outbuilding.

Applicant: Mr Price

Case Officer: Ann Braid

Parish: LYNDHURST

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Defined New Forest Village
Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

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

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

Lyndhurst Parish Council: Recommend that permission be granted provided the new building is used as ancillary accommodation and not as a separate dwelling.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

- 9.1 One letter expressing concerns relating to the size and proximity of the building, and loss of light to the neighbouring garden.

10. RELEVANT HISTORY

- 10.1 Retention of single storey extension; replacement dormer window; roof lights; juliet balcony; re-roofing; cladding; alterations to fenestration; altered access and amended ground surfacing (16/00342) granted on 16 June 2016

11. ASSESSMENT

- 11.1 Bromley Cottage is a two storey dwelling located on a level plot set back from Gosport Lane in Lyndhurst. It is situated within the Lyndhurst Conservation Area. The house has recently undergone extensive refurbishment, and the garden has been cleared and is now mainly laid to lawns and patios. The site is accessed via a driveway from Gosport Lane, which runs between the neighbouring properties, Lynwood and 103 The Meadows.
- 11.2 Consent is sought for a porch to be added to the east elevation of the house which faces the access drive. It is also proposed to construct an outbuilding in the north east corner of the site, consisting of a double garage with an additional room served by french doors. In addition to this building, it is proposed to build a larger outbuilding to the east of the house, alongside the boundary with the garden of Lynwood, which is shown to comprise a gym, shower and a large room referred to as a summer lounge.
- 11.3 The porch would be glazed and enclosed, adding 2.8 m² of habitable floorspace to the overall floor area. Both outbuildings would have crowned roofs, and the garage would measure 8.2m by 6.6m by 3.7m to the crown. The larger outbuilding would measure 13.5m by 8.7m by 3.8m to the crown.
- 11.4 The issues to be assessed in this case are whether the porch and proposed outbuildings would be appropriate to the dwelling, its site and the surrounding area and whether there would be any adverse impact on neighbouring amenity.
- 11.5 With regard to the porch, at 3.6m² ground area it would be too large to be permitted development, and would constitute an extension to the dwelling. As the dwelling is situated within the defined village boundary of Lyndhurst, the floor area of the resulting dwelling does not need to be considered in this instance.

The existing east elevation is the side wall of the former garage, which has been extended and converted to habitable accommodation. The porch would be around a new door which would serve the kitchen. The proposed design of the porch would not be out of keeping with the existing house and would add interest to this elevation of the property. It is considered to be acceptable in accordance with Policies DP11 and DP1 which seek to ensure that extensions to dwellings are appropriate and sympathetic to the existing dwelling as well as Policies CP7 and CP8 which seek to ensure that the character of the Conservation Area is preserved or enhanced, and the existing character of the wider National Park is not eroded.

- 11.6 Policy DP12 relates to outbuildings and requires all outbuildings to comply with three criteria;

1. to be located within the domestic curtilage
2. to be required for purposes incidental to the use of the main dwelling, and
3. not to provide additional habitable accommodation.

The proposed double garage would be sited within the domestic curtilage of Bromley Cottage and the uses within the building would be incidental to the main house, and would therefore meet the requirements of Policy DP12. The garage would not appear out of scale with the existing dwelling, and would not appear unduly obtrusive in its setting. It would be sited in a corner of the plot, close to the outbuilding at 103 The Meadows and to the side of 105 The Meadows. In terms of its roof height it would not be excessive, although the crowned roof form would not appear traditional or echo the more rural form of outbuildings characteristic of the Park. The adopted Design Guide recommends that outbuildings should harmonise with the style, profile and materials of the main building, which in this instance is a traditional style of building, in a mix of timber, brick, slate and tiles. The suburban style of the proposed garage would be contrary to Policy DP6 which seeks to enhance the built heritage of the National Park through good design, and to the advice in the adopted Design Guide SPD.

- 11.7 With regard to the larger of the two outbuildings, it would also be sited within the domestic curtilage but it must be clearly incidental to the dwelling in order to comply with Policy DP12. In considering whether the proposals would be acceptable, it is necessary to consider whether the scale and nature of the uses are such that they would be incidental to the use of the dwelling. Factors to consider are:

- The size of building, especially in comparison with the size of the host dwelling.
- The proposed uses to which the building would be put.

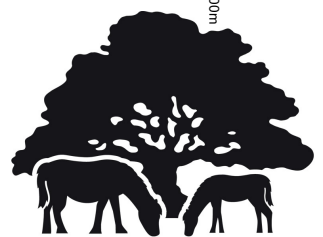
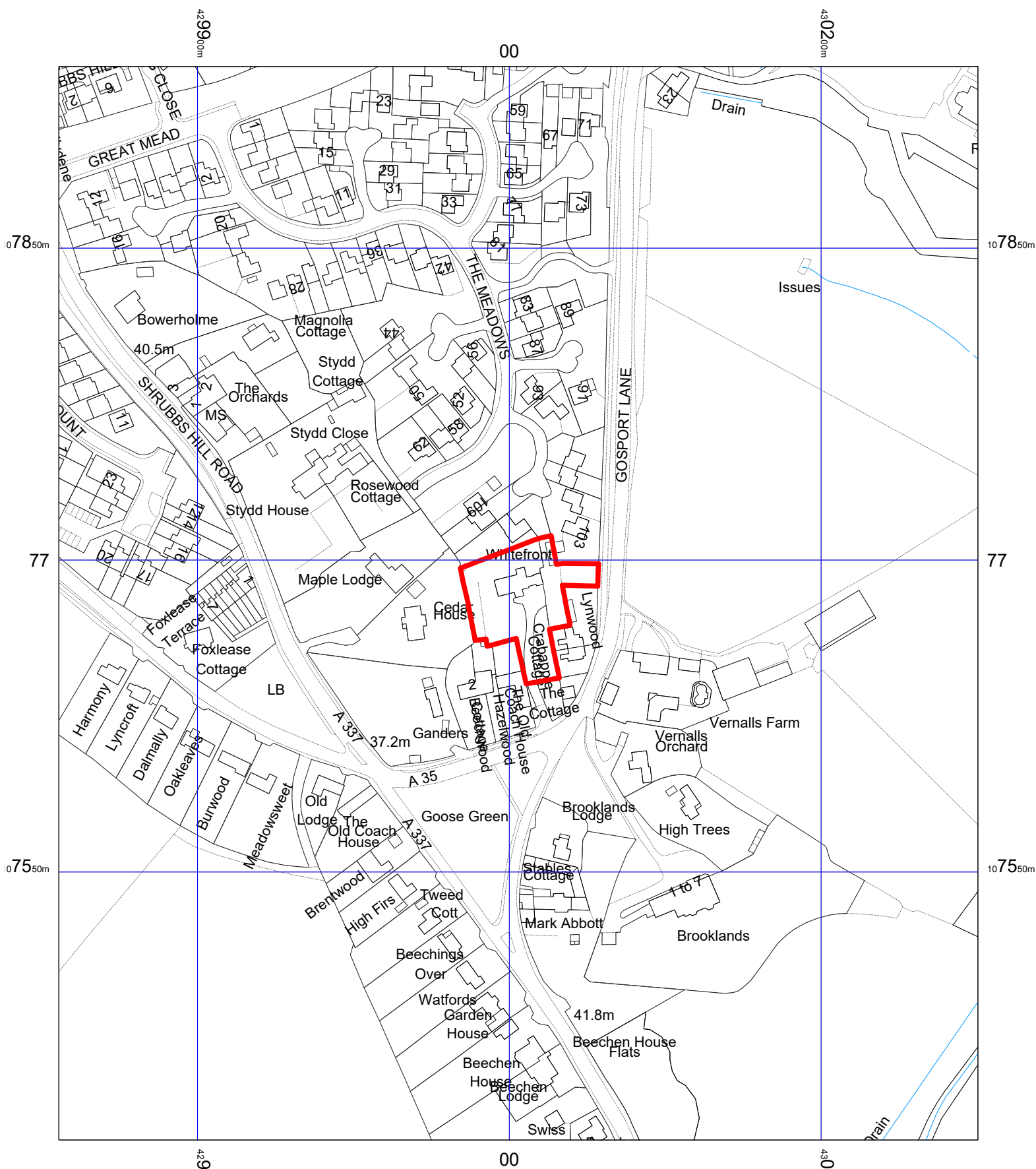
- 11.8 In the case of this outbuilding it is considered that the floor area of the building itself at 103 m² would be excessive. Together with the proposed garage, the total floor area of outbuildings on the site would be 148m², approximately 61% of the floor area of the main house. The uses within the larger building include a gym and shower facilities. A bathroom would usually be seen as primary living accommodation, but appeal decisions have indicated that it is reasonable to allow shower facilities in an incidental outbuilding to support a use such as a gym. However, the plans also show a "summer lounge" which would be a room measuring 64m². This clearly goes beyond what would usually be considered a normal size for an incidental summer house, or garden room. Although it may not be the intention of the current applicant, it is clear that the building would be more than an incidental outbuilding, and there is a realistic prospect that it would be put to use as ancillary or habitable accommodation in future. It is therefore concluded that the proposed building is larger than is reasonably required as an incidental outbuilding, and it would therefore be contrary to Policy DP12. As with the proposed garage, this building, by reason of its scale as well as its style, profile and materials, would also fail to meet the requirements of Policy DP6 and the advice of the adopted Design Guide SPD.
- 11.9 Furthermore it is considered that the extent and spread of proposed buildings across the site would be excessive and out of character. The form of the buildings and the intensity of development would contribute to the urbanization of this part of the village, which forms part of the Lyndhurst Conservation Area. The site would appear congested with buildings and there would be little space to soften its appearance with planting or provide an appropriate setting for either the house or the outbuildings. Overall, the development would fail to protect, maintain or enhance the Conservation Area, as required by Policy CP7 and would also be contrary to Policy CP8 which seeks to prevent the erosion of the character of the Park.
- 11.10 With regard to the impact of the proposal on neighbours, the garage would be close to the side wall of the neighbour to the north, but would not have an undue adverse impact in terms of visual intrusion or shading. Therefore, the garage outbuilding and the proposed porch would comply with Policy DP1 in terms of their impact on neighbouring amenity. The larger outbuilding would be sited to the north of the neighbour Lynwood, and there are ground and first floor windows in this dwelling that would look onto the building. The 8 metre extent of wall and 3.8 metre high roof that would be sited alongside the wall of the neighbouring property would appear overbearing and intrusive, and would have an adverse impact on neighbouring amenity that would be contrary to Policy DP1.

12. RECOMMENDATION

Refuse

Reason(s)

- 1 The two proposed outbuildings, by virtue of their siting, size and suburban design would not be appropriate to the existing dwelling, and would consolidate the impact of built development within the site, resulting in a more suburban character, to the detriment of the character of the Conservation Area. As such the proposal would be contrary to Policies DP1, CP7, CP8 and DP6 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010), and the advice contained in the adopted Design Guide SPD.
- 2 The larger of the two proposed outbuildings, by reason of its size and the nature of the accommodation to be provided could be readily altered to facilitate the provision of additional habitable accommodation, contrary to Policy DP12 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).
- 3 The larger of the proposed outbuildings, by reason of its size, scale and proximity to the boundary with the neighbour to the south, would have an overbearing impact on the amenities of neighbouring occupiers by reason of visual intrusion, contrary to Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



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Ref: 17/00407/FULL

Scale: 1:2500

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