

Application No: 17/00832/FULL Full Application

Site: Battamsley Farm, Shirley Holms Road, Boldre, Lymington, SO41 8NG

Proposal: Creation of access

Applicant: Mr T Powell

Case Officer: Carly Cochrane

Parish: BOLDRE

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
CP8 Local Distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Boldre Parish Design Statement

5. NATIONAL PLANNING POLICY FRAMEWORK

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

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Boldre Parish Council: Recommend Refusal. Boldre Parish Council has major concerns over the proximity to what is a difficult junction with the A337 (50mph) and in the other direction a blind bend.

8. CONSULTEES

8.1 Highway Authority (HCC): No objection subject to conditions

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 Conversion of barn to 1no. new dwelling and associated works (17/00784) refused on 17 November 2017

11. ASSESSMENT

11.1 The application site of Battramsley Farm is located to the southern side of Shirley Holms. Members will recall considering an application for a barn conversion under Paragraph 55 of the NPPF within the yard area to the rear of this site at committee in November 2017. The dwellinghouse at Battramsley Farm is located adjacent to the highway, and the existing vehicular access is via the farmyard, adjacent to Battramsley Farm House, which also serves the commercial units. From west to east, the site is enclosed by a length of hedgerow, a brick wall parallel to the dwellinghouse, and a timber high picket style fence with young coniferous trees and a pedestrian gate, which meets the boundary with the neighbouring property of Gardners Cottage.

11.2 This application seeks planning permission for the creation of a new access, to allow direct vehicular access from Shirley Holms into the site without having to drive through the farmyard. The proposed access would be located approximately 30 metres from the junction with Southampton Road, and adjacent to the eastern site boundary. The 5-bar gate would be set back 7 metres from the back edge of the highway. The surface of the driveway would be 50mm gravel, with a hardcore base.

11.3 The Parish Council have recommended refusal of the application based on highway concerns. The Parish Council first considered the application prior to the Highway Officer's comments; once these were received, the Parish Council considered the application for a second time, however their comments did not change.

11.4 The application has been submitted with a Transport Statement, and a speed survey has been undertaken. It concluded that the proposed access could be accommodated in accordance with the current criteria as recommended by the Manual for Streets (MfS). Hampshire Highways were consulted on the application, and raised no objection, subject to conditions. The Highway Officer considered that the set back of the gates by 7 metres would be acceptable in order to allow an accessing or egressing vehicle to remain clear of the highway whilst opening and closing the gate. The visibility splays were deemed sufficient, and in line with the submitted speed data, and for the intensity of the use of the access.

- 11.5 The property to the north of the site, Tudor Cottage, has its vehicular access located opposite to that proposed. It is notable that there is not sufficient set back between the gate and the back edge of the highway to allow a vehicle to remain clear of the highway when entering or leaving the site.
- 11.6 The new access and driveway would link with the existing hardstanding driveway area to the south and south east of the dwellinghouse. As such, it is not considered that the proposal would result in any significantly exacerbated impact upon neighbouring amenity with regard to noise from the coming and going of vehicles.
- 11.7 The proposal would serve to 'open up' a section of the boundary through the removal of some vegetation. The site is not located within a conservation area, and is not adjacent to a SSSI.
- 11.8 It is noted that a previous application (17/00784), which sought to create a new dwelling through the conversion of a barn and to sever the existing farmhouse from the agricultural holding, was refused. It is not considered that this application to create a new access and to remove the requirement for vehicles to pass through the farmyard, thereby separating the dwellinghouse from any reliance on the farmyard, would prejudice the outcome of any future application.
- 11.9 It is therefore recommended that permission is granted subject to conditions, as the proposal accords with Policies DP1 and CP8 of the Core Strategy.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

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

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

- 2 Development shall only be carried out in accordance with drawing nos: 4996/001 Rev B, Plan 1, Plan 2.

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 start on site until the access, including the footway and/or verge crossing, has been constructed and lines of sight 2.4 metres by 32.6 metres provided, in accordance with the approved plans. The lines of sight splays shown on the approved plans shall be kept from of any obstruction exceeding 0.6 metres in height above the adjacent carriageway and shall be subsequently maintained as such thereafter.

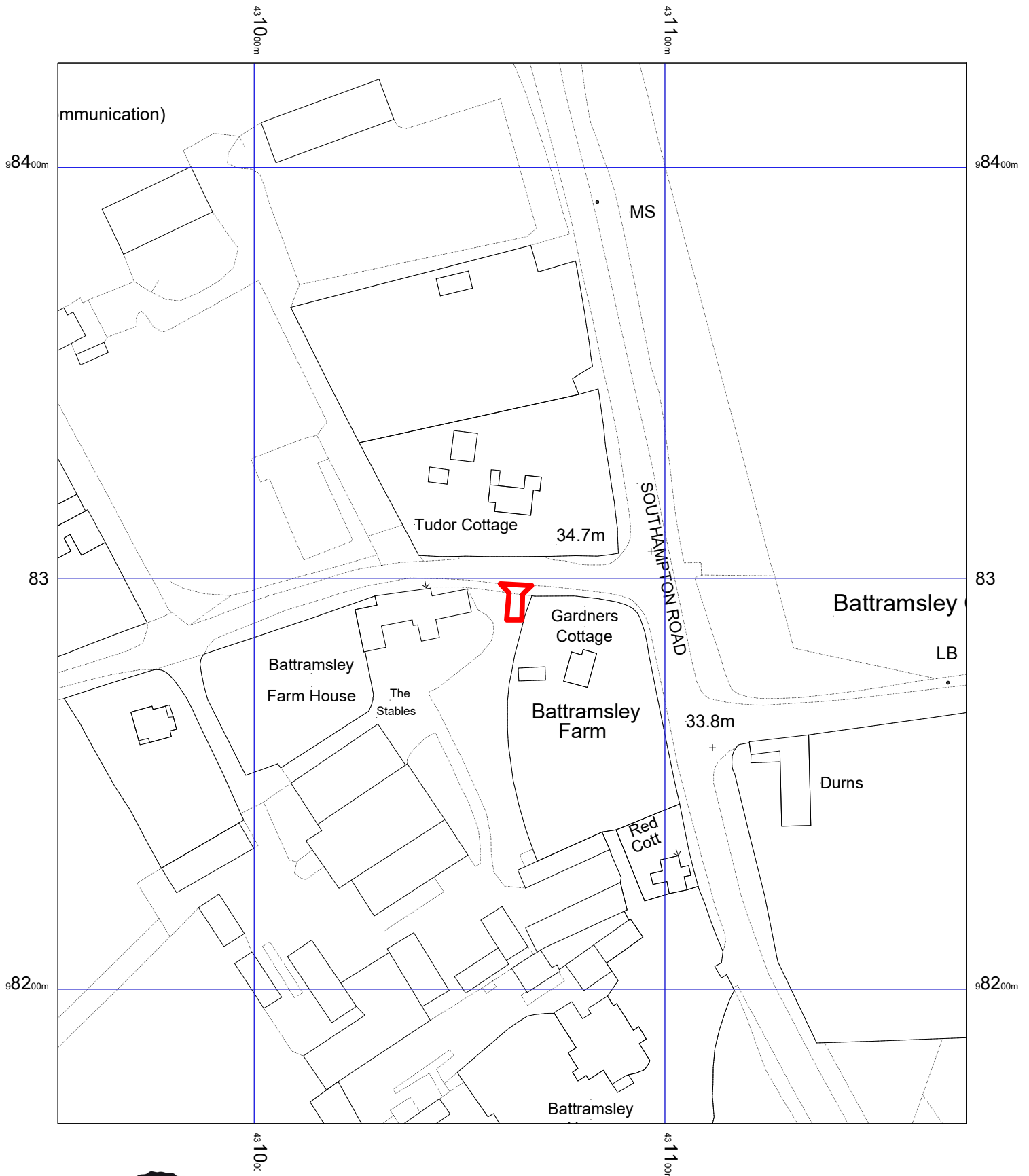
Reason: To provide satisfactory access and in the interests of highway safety

- 4 Any gates provided shall be set back a distance of 7.0 metres from the edge of the carriageway of the adjoining highway.

Reason: In the interests of highway safety

Informative(s):

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



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

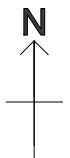
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Date: 30/01/2018

Ref: 17/00832/FULL

Scale: 1:1250

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Application No: 17/00847/FULL Full Application

Site: Jordans Cottage, Bull Hill, Pilley, Lymington, SO41 5RA

Proposal: Replacement dwelling; 3no. outbuildings; temporary siting of a mobile home; Demolition of existing dwelling and outbuildings

Applicant: Mr R Galton

Case Officer: Carly Cochrane

Parish: BOLDRE

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
 DP6 Design Principles
 CP8 Local Distinctiveness
 DP10 Replacement Dwellings
 DP11 Extensions to Dwellings

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

None received

7. PARISH COUNCIL COMMENTS

Boldre Parish Council: Recommend Refusal. This proposal is out of keeping with the other buildings in Bull Hill. Adjacent dwellings are single storey. Thatch is inappropriate with the height of the building - visually the

thatch needs to be brought lower down the walls to achieve balance.

Comments on Amended Plans: Recommend Refusal. Revised roof height results in an overbearing building which is not of a similar size and scale to the existing dwelling - Core Strategy DP10 - and is unsuitable as a replacement for the bungalow on this site. Concern that the amount of hard standing surrounding it and the proposed large outbuildings all contribute to a suburbanisation of this site.

8. CONSULTEEES

8.1 Building Design & Conservation Area Officer: No objection to the amended plans

8.2 Ecologist: No objection, subject to condition

9. REPRESENTATIONS

9.1 Six letters of objection to the proposal. The comments made are summarised as follows:

- Concern regarding size and impact of the new house and outbuildings upon the character and appearance of the area.
- Considered an overdevelopment of the site.
- Site is in a rural part of Pilley where dwellings are not visually apparent and there is no strong 'streetscene.'
- A two storey house would be much more prominent, contrary to the objectives of Policy DP10.
- The additional (30%) floorspace would be within the main bulk of building, rather than appearing as a subservient element.
- The garage building would have a footprint almost equal to that of the proposed replacement dwelling, and would not be of a rustic/agricultural form.
- No ecological report; concern with regard to impact on protected species.
- Existing building is low-level and unobtrusive, consistent with properties on Bull Hill and its immediate surroundings; starting point for a replacement dwelling should be single-storey, facing Bull Hill. Any deviation from this would need to demonstrate a clear benefit as it will result in a significant change to the existing character of the area.
- Increased floorspace into a two storey dwelling will give rise to a building of far greater perceived bulk and far more visual impact.
- Turning the property through 90 degrees will increase its impact on the open site and offer no environmental benefit.
- Concerns with regard to overlooking into neighbouring property.
- Replacement of a single storey dwelling with a two storey dwelling would set a precedent that could result in adverse changes to the character of the area planning policies set out

to prevent.

- Concern outbuildings would be used as additional accommodation/holiday let.
- Outbuildings will have a detrimental impact [upon neighbouring property] with regard to light and view.
- Concerns with regard to noise and smell from the possible water treatment plant/cesspit.
- Concern with regard to the siting of the mobile home on agricultural land, and change of use of the agricultural land to garden.
- All comments remain the same in light of the amended plans, however removal of thatch considered to be detrimental as it is an attractive feature.

9.2 One letter of support; considers that the replacement dwelling would complement others in the area. Also supports the amended plans.

9.3 A letter has been submitted by the planning agent in response to comments within a letter of objection.

10. RELEVANT HISTORY

10.1 Bungalow (NFR/XX/01704) approved on 7 March 1952

11. ASSESSMENT

11.1 The application site comprises a detached bungalow, located to the northern side of Bull Hill, and on a corner plot with Jordans Lane. The property comprises a number of outbuildings, and two paddocks to the west and north west of the residential curtilage. The vehicular access into the site is via Jordans Lane, and runs between the paddocks, and there is a pedestrian access via Bull Hill. The site lies within the Forest South East Conservation Area.

11.2 The current scheme has been subject to a number of amendments since its original submission, to address concerns of the Conservation Officer, Planning Officer and Parish Council. For information, these are summarised as follows:

- Omission of paddock to the west of the dwellinghouse from within the red line, and omission of the wording 'garden' from this area. This is because this area is considered agricultural land, and has the character and appearance as such, as opposed to being residential garden area. The land has been used on and off for pony grazing for at least 25 years.
- Amendments to the design of the dwellinghouse, including the change in materials and overall scale of the roof; alterations to the fenestration and alterations to the materials.
- Amendment to the scale of the outbuilding (garage) by virtue of the reduction of the roof profile.
- Inclusion of the mobile home within the application.

- 11.3 This application seeks planning permission for the replacement of the bungalow with a two storey dwellinghouse, and the replacement of the existing outbuildings. This application also seeks planning permission for the erection of a stable, with a feed store and tack room, within the agricultural land to the north of the dwellinghouse; and the temporary siting of a mobile home within what is considered to be agricultural land to the west of the dwellinghouse.
- 11.4 Policy DP10 of the Core Strategy states that the replacement of existing dwellings will be permitted except where:
- a) the existing dwelling 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 area (i.e. a listed building or a non-designated heritage asset)
- The existing dwelling on site was the subject of NFR/XX/01704, and is therefore a lawful dwellinghouse; and the site is not a listed building, nor has it been identified as being one of local historic importance. As such, the proposal to replace the dwelling would comply with this policy.
- 11.5 The existing dwelling is located outside of the four Defined New Forest Villages, and is not a small dwelling by virtue of extensions added prior to 1982. With regard to the floorspace of a replacement dwelling, Policy DP10 states that for all dwellings which are not small dwellings and located outside of the Defined Villages, the replacement should be of 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. The proposed replacement would have a total habitable floorspace of 111m², which would not exceed the 30% additional floorspace limitation. However, in order to ensure the dwellinghouse remains of a proportionate scale and contributes to the range and mix of housing stock available within the National Park in accordance with Policy DP11, it is considered reasonable and necessary to remove permitted development rights for any further extensions to the dwellinghouse.
- 11.6 Concern has been raised within the letters of representation in relation to overlooking into neighbouring properties, specifically that of Acorn Cottage (formerly Moulins) to the east due to the orientation and increased height of the proposed replacement dwelling. The existing dwelling is single storey, with its rear elevation facing north. The proposed replacement would be two storey, and has been turned 90 degrees so the rear elevation faces east, in the direction of Acorn Cottage. There would be a distance of approximately 22 metres between the rear elevation of

the replacement dwelling and the boundary with Acorn Cottage, which is a hedgerow. The dwellinghouse of Acorn Cottage is set rearward in its plot in comparison with the existing and proposed dwelling of Jordans Cottage. The existing dwellinghouse of Jordans Cottage measures approximately 5 metres in height to the ridge; the proposed replacement would measure approximately 7.5 metres in height to the ridge. Overall, by virtue of the distance between the rear elevation of the proposed replacement dwelling and the boundary, it is not considered that the proposal would result in any significantly harmful loss of privacy for the occupiers of Acorn Cottage.

- 11.7 This area of Pilley is comprised of a range of housing types, with variety in the ridgeline heights, materials, and layout of the respective plots; the property of Kalamunda, to the north, is a large two storey dwellinghouse, whilst Acorn Cottage is a chalet style bungalow. However, the application site is particularly visible by virtue of its corner plot location and the agricultural land surrounding it to the north and west; indeed, the existing single storey dwellinghouse is visible within the street scene, particularly when approaching from Jordans Lane to the north west. The change in orientation of the dwellinghouse will result in the front and widest elevation facing west, and therefore facing Jordans Lane; as such, and also by virtue of the increase in height, the replacement dwelling would be particularly visible within the street scene. Policy DP10 of the Core Strategy states that "a replacement dwelling may be sited other than in the same position as the dwelling to be replaced, providing there are clear environmental benefits". In this instance, the re-orientation of the dwellinghouse would allow better natural surveillance over the agricultural land to the west and north, and create a rear, rather than a side, garden, as exists currently. Whilst there is no overriding environmental benefit for the dwellinghouse to be oriented as such, it is also not considered that the proposed layout would be unduly harmful.
- 11.8 The Conservation Officer raised no objection to the principle of a replacement dwelling, however did have some concerns with some aspects of the design; these elements have been addressed through the amended plans. It is recognised that the plot as it exists is of some character, however the deteriorated state of both the main dwellinghouse and outbuildings is also acknowledged. The main dwellinghouse, by virtue of its construction, of a 'kit' design, is not capable of meeting modern building regulations standards. Whilst this in itself is not a reason for its demolition, the current dwelling on site no longer represents a sustainable dwellinghouse. It is therefore recognised that the proposed replacement dwelling, along with the outbuildings, would be more dominant within the street scene than the existing dwellinghouse, however the proposal would not introduce a significant increase in built development into the street scene. Overall, it is not considered that the proposal would result in any

significant adverse impact upon the character or appearance of the conservation area.

- 11.9 The proposed outbuildings would replace those existing, and there would be an overall reduction in the number of outbuildings at the site. The proposed garage to the north of the dwellinghouse would be set slightly rearward, and would be of a scale which would appear subservient to the main dwellinghouse. The garage/home office would be constructed of brick and be partially timber clad; the shed adjacent to the boundary with Acorn Cottage would be on the same footprint as that existing, and would also be timber clad, with a slate roof. The use of part of the outbuilding as a home office is considered incidental to the main dwellinghouse; the presence of a WC and sink is considered ancillary to the incidental use. It would be considered reasonable and necessary to condition the new outbuildings to restrict their use as incidental to the main dwellinghouse only, and not for use as habitable floor space. It is also considered reasonable and necessary to remove permitted development rights for any further new outbuildings, to protect against any proliferation of outbuildings which would be detrimental to the rural setting of the site.
- 11.10 A Phase 1 Ecological Survey has been submitted, which found a negligible-low potential for bat presence in the buildings to be demolished, however it is proposed that a compensatory bat box be provided which would accord with the NPPF and Policy CP2 of the Core Strategy; this measure can be conditioned.
- 11.11 The proposed stables would be located upon the agricultural land to the north of the dwellinghouse, adjacent to the boundary with the residential curtilage. Policy DP22 of the Core Strategy states that permission will be granted provided that the building is sensitively sited so as to be unobtrusive in the landscape; simple in appearance and modest in scale; constructed of appropriate materials; and located close to existing buildings. In this instance, it is proposed that the stable building would be of an appropriate scale considering the area of land available for grazing, and would be sited so as to have a backdrop of a hedgerow. The stable building would be timber clad with a corrugated sheet roof, and would be in close proximity to the main dwellinghouse and the domestic outbuildings. As such, it is considered that the proposed stable building would be in accordance with the criteria set out under Policy DP22.
- 11.12 The mobile home on site is sited within the agricultural land to the west of the dwellinghouse. Normally, mobile homes should be sited within the residential curtilage of a property. In this instance, as a result of the level of demolition to be undertaken and the need to store waste and materials within the residential curtilage, on the basis that the mobile home would only be in-situ for a temporary period, its siting is considered acceptable. A condition can be attached to ensure that the mobile home is removed from site upon first occupation of the dwellinghouse.

- 11.13 It is therefore recommended that permission is granted subject to conditions, as the proposal accords with Policies DP1, DP6, DP10, DP11, DP12, DP22, CP2 and CP8 of the Core Strategy.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

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

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

- 2 Development shall only be carried out in accordance with drawing nos: 409/1D, 409/2B, 409/3C, 409/5B, 409/8B, 409/11, 409/T1

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 No first floor windows other than those hereby approved shall be inserted into the building unless express planning permission has first been granted.

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 5 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 Phase One Ecological Survey Report prepared by New Forest Ecological Consultants, dated 24/01/18. 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).

- 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, C or D of Part 1 of Schedule 2 to the Order, garage or other outbuilding otherwise approved by Class E of Part 1 of Schedule 2 to the Order shall be erected or carried out without express planning permission first having been granted.

Reason: To ensure the dwelling remains of a size which is appropriate to its location within the countryside and to comply with Policies DP10 and DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 7 The outbuildings 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).

- 8 All materials, machinery and any resultant waste materials or spoil shall be stored within the red line application site unless otherwise agreed in writing by the local planning authority.

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

- 9 The roof space of the dwellinghouse shall not be converted to form habitable space and no windows or roof lights shall be inserted into the roof space (including the gable ends of the dwelling).

Reason: The creation of additional habitable accommodation / floor space would be contrary to Policies DP10 and DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 10 The hedgerow, which is shown to be retained on the approved plans 409/8B, shall be retained as such in perpetuity.

Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 11 The stable 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.

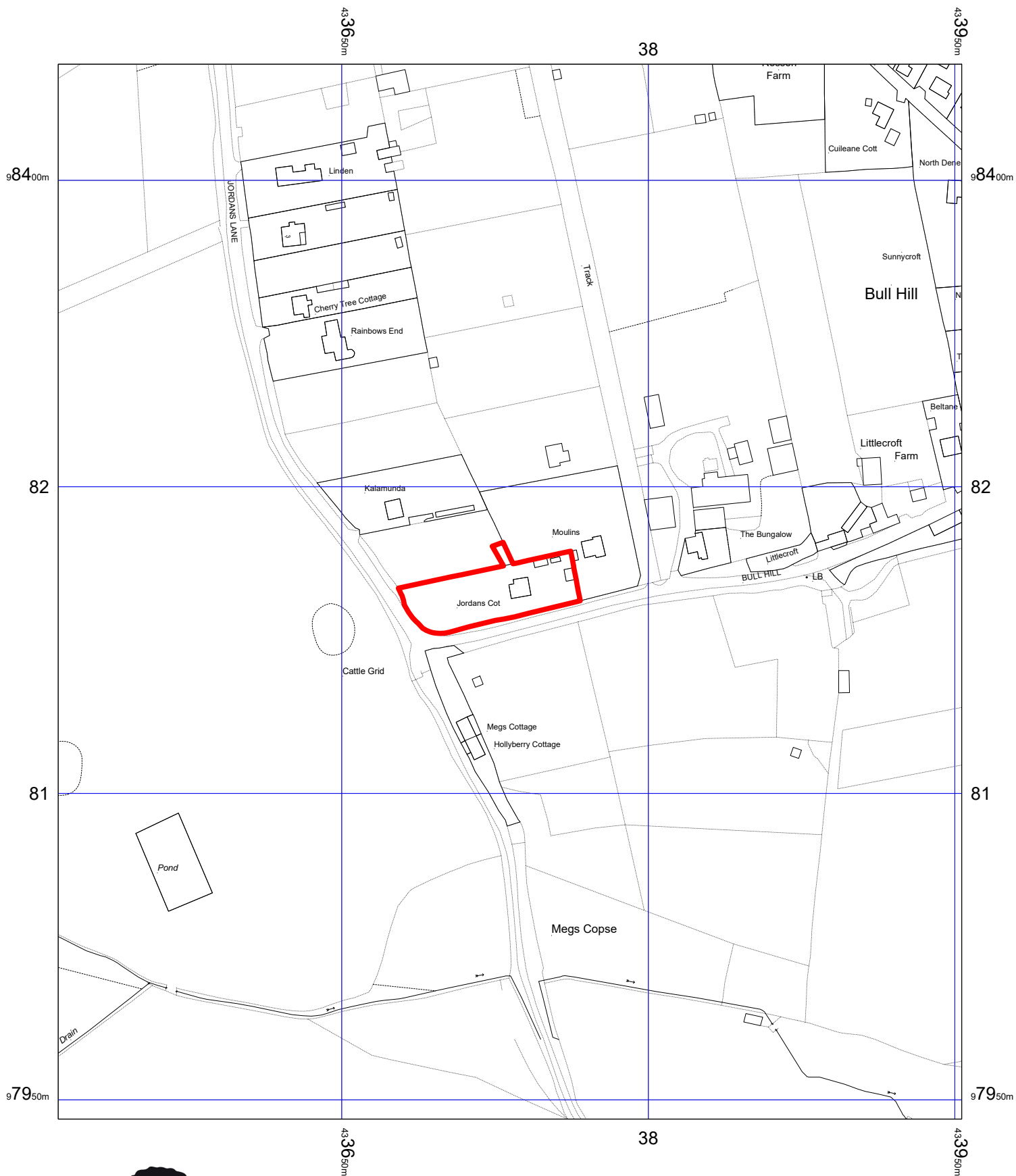
Reason: The introduction of a commercial equestrian use in this location would cause harm by reason of increased activity and pressure on the National Park and this would be contrary to Policy DP22 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 12 The mobile home subject of this application as per drawing number 409/T1 shall be removed from the site upon first occupancy of the dwellinghouse hereby permitted.

Reason: To protect against inappropriate development in the open countryside in accordance with Policies CP2 and CP12 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010)

Informative(s):

- 1 All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 41 of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given the relevant contact number for Natural England, which is 0300 060 3900.



NEW FOREST
NATIONAL PARK

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

Tel: 01590 646600 Fax: 01590 646666

Date: 30/01/2018

Ref: 17/00847/FULL

Scale: 1:2500



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Application No: 17/00989/FULL Full Application

Site: West Moors, Main Road, East Boldre, Brockenhurst, SO42 7WD

Proposal: Two-storey rear extension (demolition of single storey rear extension)

Applicant: Mrs A Rostand

Case Officer: Clare Ings

Parish: EAST BOLDRE

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

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

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide 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

East Boldre Parish Council: Recommend refusal:

- Discrepancy with percentage increase from original building;
- Size and scale of the proposal are inappropriate and would affect the amenities of adjoining property with loss of light; and
- Out of character with all the surrounding houses.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

- 9.1 Four letters of objection (from two separate addresses) on the following grounds:
- Block out light and outlook to the rear and side of property (Hatchet Gorse)
 - Overshadow property (Hatchet Gorse)
 - In contravention of DP11 as it would exceed 30%
 - Historic building that should be maintained sympathetically

10. RELEVANT HISTORY

- 10.1 Single storey rear extension (09/94434) approved on 2 November 2009

11. ASSESSMENT

- 11.1 This application was deferred from last month's Planning Committee to enable further consideration of information relating to the original floorspace.
- 11.2 West Moors is a prominent detached two storey dwelling constructed from white painted brick with slate roof tiles with a single storey extension to the rear (which replaced a previous conservatory). The property is one which is of recognised vernacular interest within the Forest South East Conservation Area and lies within a moderately sized plot amongst a small cluster of dwellings adjacent to the junction between Masseys Lane and East Boldre Road. The surroundings are essentially rural and open although West Moors is set down on a slightly lower level than the highway. It fronts directly onto open forest and has limited screening along its front boundary. Neighbouring dwellings are typically detached and modest in scale, comprising a mix of traditional forest cottages along with more recent developments.
- 11.3 The proposal is to replace the single storey extension with a two storey extension. Following the submission of amended plans, the two storey element would project into the rear garden by about 3m, whilst the single storey part would extend by about 4.6m. The two storey element would also be set in from the side elevation and would have a hipped roof to match the existing. There would also be a small increase in floorspace associated with the front porch. External facing materials would match the existing dwelling.

- 11.4 The key considerations are:
- The scale of the proposal and its compliance with Policy DP11;
 - The design of the extension;
 - The impact of the proposal on the conservation area; and
 - The impact on the proposal on adjoining properties.
- 11.5 The site lies outside the four Defined Villages and therefore would be subject to restrictions in the increase in habitable floorspace. Policy DP11 restricts this increase to no more than 30% of the original floorspace. The submission of this application has raised issues over what should be considered as the original (1 July 1982) floorspace.
- 11.6 As can be seen from Section 10 above, the planning history for the site is very limited, relating only to a single storey extension granted consent in 2009. The calculations carried out at the time indicated that the original floorspace of the dwelling totalled just over 99m², with the approved single storey extension equating to an increase of about 17%. The single storey extension replaced a conservatory, the floorspace of which was included as part of the original floorspace. No objections were received relating to this application (09/94434). Prior to the submission of the current application, advice was also sought from the Authority regarding the level of additional floorspace that could be added, and based on the information contained within the earlier file, the applicant was advised that there appeared to be some scope for further extension.
- 11.7 The current proposal, which has been amended, would add just under 30m² (approximately 30%), and therefore it would fall within the restrictions set out in Policy DP11, based on the original floorspace of just over 99m².
- 11.8 The occupiers of the adjacent property, Hatchet Gorse, have advised the Authority that the conservatory included as part of the original floorspace was only put up in 1991, and therefore should not have been included within the floorspace calculations for the original dwelling as it existed in 1982. If that is the case, the proposal would increase the habitable floorspace by some 40%, and therefore in contravention of Policy DP11 leading to a recommendation of refusal.
- 11.9 To support this claim, the occupiers of Hatchet Gorse have submitted a letter from the company who erected the conservatory as evidence. That letter, from Atlas Windows, states:
- "Mr Tubb of West Moors, Main Road, East Boldre, JOB No:2217 asked us to build a new conservatory for him, which was fitted about May 1991."*

However, that letter raises the suggestion that it could have

replaced an earlier structure of unknown dimensions. The adjoining occupier is prepared to sign an affidavit stating that there was no previous structure, and similarly the applicant's agent is also prepared to do the same stating that there was. Aerial photographs submitted (by the adjoining occupier) and dated 1984 are too small and blurred for any irrefutable conclusion to be drawn either way. That being the case, and as with all similar cases, where there is an element of doubt, information held on the planning files is taken as the correct record, and therefore the proposal is considered to accord with policy.

- 11.10 The design of the extension is considered to be acceptable; the proposed materials and the pitch of the roof would match the existing cottage. Although the eaves height of the two storey element would remain the same as the existing, the ridge height would be lower, then dropping down further thus ensuring that the extension would appear subservient to the existing dwelling. As such, the extension would have limited impact in the street scene particularly when viewed from the front of the dwelling. Although it would be more readily visible from Masseys Lane, its impact would not be significant, and overall it would not have an adverse impact on the character and appearance of the conservation area. The proposal would therefore accord with Policies DP6, CP7 and CP8.
- 11.11 The design of the proposal has been the subject of discussions during the process of the application not only to reduce its size to meet the restrictions of DP11, but also to reduce its impact on the amenities of the adjoining property. Whilst the two storey element would project along the shared boundary by 3m, it would be set away from this boundary by some 3m, although the single storey element would remain about 1.5m from the boundary. The extension would be seen from the neighbouring dwelling, Hatchet Gorse, but given the set back and orientation of the extension, together with the existing situation, it is not considered that there would be any significant additional impact on the neighbouring property, either through overshadowing or having an overbearing impact. No additional windows are proposed in the side elevation, thus there would not be any additional overlooking. The proposal would therefore accord with Policy DP1.
- 11.12 The proposal is therefore considered acceptable, and permission is 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

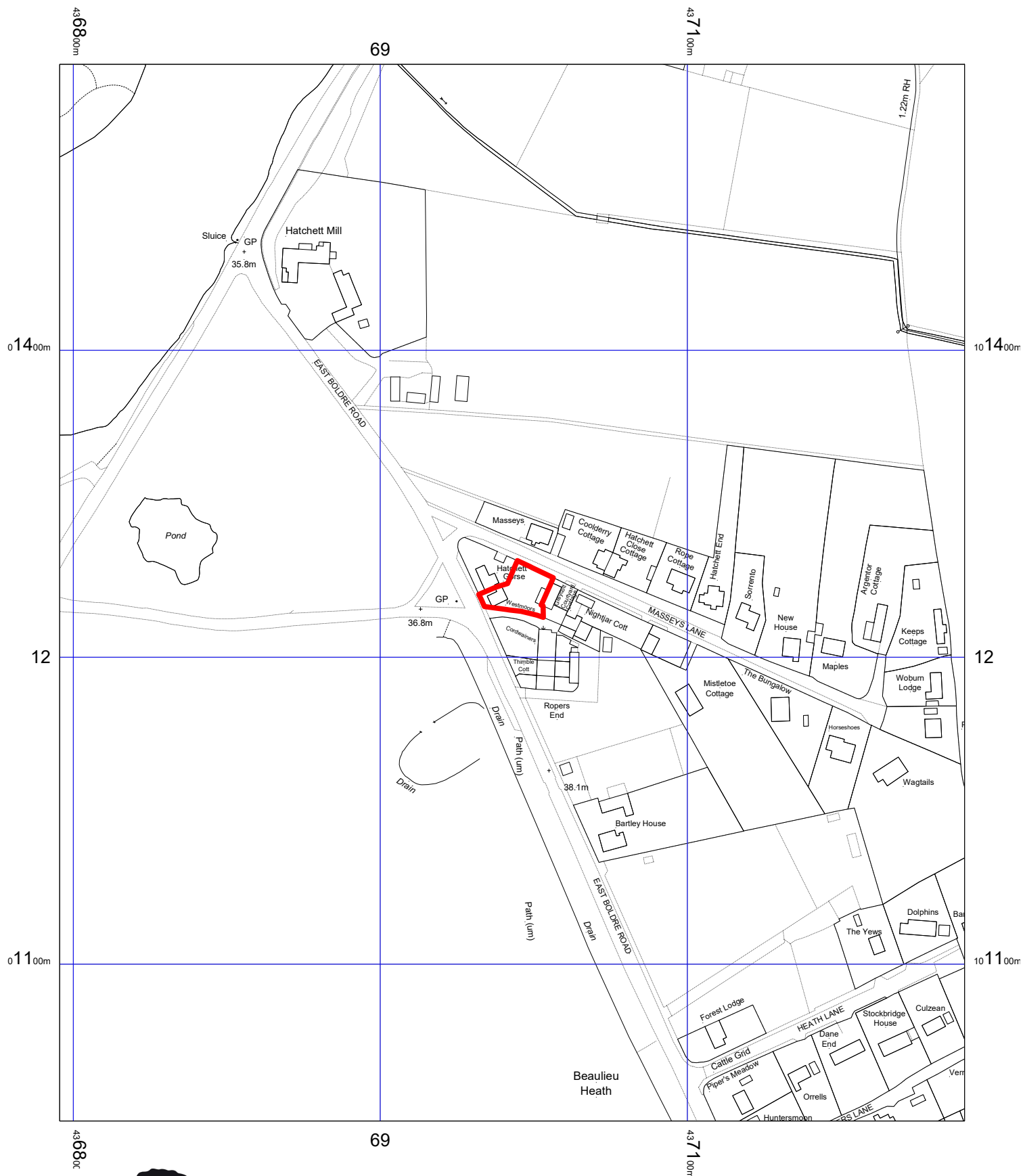
Drawing nos: Block Plan, 021A, 022A, 023A, 024A, 025A, 027A, 028A, 029A, 030A, 031A

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 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).



NEW FOREST
NATIONAL PARK

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

Tel: 01590 646600 Fax: 01590 646666

Date: 30/01/2018

Ref: 17/00989/FULL

Scale: 1:2500



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Application No: 17/01037/FULL Full Application

Site: Sway Road Garage, Sway Road, Brockenhurst, SO42 7SH

Proposal: Creation of car park; alterations to access; associated landscaping

Applicant: Mr P Sexton, Meadens SKODA

Case Officer: Carly Cochrane

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
 DP6 Design Principles
 CP8 Local Distinctiveness
 CP9 Defined Villages
 CP14 Business and Employment Development
 CP15 Existing Employment Sites
 DP17 Extensions to Non Residential Buildings and Uses

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 7 - Requiring good design
 Sec 11 - Conserving and enhancing the natural environment
 Sec 2 - Ensuring the vitality of town centres
 Sec 3 - Supporting a prosperous rural economy

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Brockenhurst Parish Council: Recommend refusal. The use of the site is to be intensified through an increase in the number of cars in stock, however, there is no provision for off loading vehicles from delivery lorries on site. With respect the landscaping, we note that Drawing 1539.109c suggests that the "raised highlight vehicle" has been removed but still makes reference to it. Whilst the front hedging line has been retracted from the highway, the planned use of non-native plants and galvanised fencing is inconsistent with its rural New Forest National Park village setting.

8. CONSULTEES

- 8.1 Landscape Officer: No objection following amendments
- 8.2 Environmental Protection (NFDC): No objection subject to conditions
- 8.3 Highway Authority (HCC): No objection subject to conditions

9. REPRESENTATIONS

- 9.1 Four letters of representation have been received in objection to the proposal. The issues raised are summarised as follows:
 - Proposal is detrimental and unsuitable for a village within the National Park.
 - Proposal gives a poor visual impression for that part of the village, particularly when approaching from the direction of Sway- better suited to a large town or trading estate.
 - Inappropriate and unsympathetic in terms of scale, appearance, siting and layout. At odds with policies DP1, DP6 and CP8.
 - Objection to the loss of the historic car showroom.
 - Concerns with regard to additional lighting and light pollution.
 - Proposed landscaping is too urban in both its design and materials; hedges should be used instead of fences.
 - Grassed area should be for grazing.
 - Metal fence to front should be timber.
 - Proposal would set an unacceptable precedent.
 - Concern with regard location of car valet area in relation to residential properties; concern with regard to noise disturbance.
 - Concerns with regard to disposal of grit and surface water.
 - Valet building will be overbearing and block views.
 - Land the subject of the application is already being used as an extension to the retail sales area of the company.
 - Significant increase in the amount of vehicle deliveries, resulting in road safety issues.
 - The current interim use of the area demonstrates that a continued use of the area as such would be detrimental to the

- character of the area.
- Inappropriate use of land.

A further letter was received in response to the amended plans, summarised as follows:

- Plant species proposed within the landscaping plan are not local to the New Forest.
- Use of hard surfaces is urbanising.
- No provision for the offloading of cars from transporters.

10. RELEVANT HISTORY

- 10.1 Installation of 1no. non-illuminated Skoda projecting flag sign mounted on a 3.7m high pole (17/01038) Granted 30 January 2018
- 10.2 Creation of car park; alterations to access; associated landscaping (17/00618) Withdrawn 21 September 2017
- 10.3 Installation of 1no. internally illuminated pylon sign (Application for Advertisement Consent) (17/00619) Withdrawn 21 September 2017
- 10.4 Demolition of garage/showroom (Application for Prior Notification under Part 11 (Class B) Town and Country Planning (GPDO 2016) Details not Required (Prior) 24 May 2017
- 10.5 1no. non-illuminated fascia sign; 1no. non-illuminated hoarding sign; 1no. non-illuminated hanging sign (Application for Advertisement Consent) Granted 15 September 2015
- 10.6 Alterations to showroom; demolition of existing extensions (15/00485) Granted 04 August 2015

11. ASSESSMENT

- 11.1 The application site is located to the eastern side of Sway Road, within the Defined New Forest Village of Brockenhurst. The site comprises the main garage/showroom building for Meadens Skoda, and until recently, the original car showroom/workshop buildings; these buildings have been demolished following an application for prior notification. The application site, which is to the south of the main building, is currently used in relation to the car sales and garage business. It is noted that the ground is uneven and rises towards the rear of the site.
- 11.2 This application seeks planning permission for the creation of a formalised car parking area, for the display of used vehicles, with associated landscaping. There would be alterations to the access in the form of the installation of a cattle grid, with the remainder of

the site enclosed so as to prevent forest stock from entering the site; and fully enclosed valeting areas, in the form of a triple garage, to the rear of the site. The site would provide formal parking spaces for 48 vehicles within the used car area; 10 new display cars; and 11 customer parking spaces, to include a disabled space (total of 69 vehicles). The valeting bay could hold 3 vehicles at one time.

- 11.3 It is considered pertinent at this stage to note that the proposal does not represent a change of use of the land. The current use of the land for the siting of sales vehicles and vehicles in association with the garage, was existing prior to the demolition of the original buildings; its removal has allowed space for this storage to expand; however it is essentially an extension to the showroom/garage. It is also considered pertinent to note that no further permission would be required should Meadens wish to continue to use the land in its current state, i.e. for the uncontrolled parking of vehicles. It is considered that this application represents an opportunity for the enhancement of the site.
- 11.4 The access into the site would remain in the same approximate location, however it would involve the installation of a cattle grid to formalise the entrance and to prevent forest stock from accessing the site and coming into conflict with vehicles and pedestrians moving around within the site. With regard to visibility splays, the Highway Officer has considered that the standard for a 30mph zone (2.4 metres x 43.0 metres) is attainable and acceptable given the open nature of the site.
- 11.5 Concern has been raised that the proposal would result in the urbanisation of the area, which would be inappropriate given the National Park location. The layout and landscaping of the site has been subject to analysis by the Landscape Officer, and has been the subject of discussions between the applicant, their landscape architects, and the planning agent, following the withdrawal of the previous application. It is proposed that an area measuring between approximately 2.8 metres and 8 metres, which is currently hardstanding and used for the display of vehicles, would be laid to grass and enclosed by a 1.2 metre high metal estate style fence. There would be semi-mature Whitebeam trees within this area to provide height and partially screen the area to the rear. There would be a hedgerow (hornbeam) and shrubs enclosing the rear of the grassed area. Within the used car parking area there would be hedges separating the rows of cars. There would be three raised planting beds to the ends of these rows, to delineate the used car parking area from the customer parking, containing trees and hedging.
- 11.6 The area to the front of the main showroom would be resurfaced, and would be used as the new car display area. There would be space for 10 vehicles, which is a slight reduction in comparison to

that existing as a result of the proposed cattle grid. The proposed landscaping would involve a large area of hard landscaping, with the proposed materials of permeable resin bound gravel paving, and two types of block paving. In comparison to the current expanse of tarmac and concrete, it is considered that the use of a resin bound gravel, broken up with block paving and the soft landscaping, would result in a less obtrusive appearance. Concern has been raised in representations that the species of vegetation are not suitable. This was discussed with the applicant's landscape architect; some native species were not considered suitable or appropriate given the use of the site and the propensity for causing damage to the used vehicles either through scratching (e.g. holly or hawthorn) or dropping sap. Overall, the hard and soft landscaping materials are considered acceptable, however it is considered reasonable to attach a condition requiring the submission of samples to ensure an appropriate appearance.

- 11.7 Concern has also been raised in relation to the additional lighting, in the form of low level louvre lights within the raised planters, and the potential light pollution created. The louvre lighting is considered acceptable, and it is considered reasonable and necessary to restrict the hours of these lights, as well as restrict any further additional lighting elsewhere at the site.
- 11.8 The valeting bays (1 dry and 2 wet) to the rear of the site would be within an enclosed, insulated brick built garage. The garage would measure approximately 2.5 metres in height, and have a flat roof. The garage would project above the boundary fence with The Birches and 17 Auckland Place by approximately 1 metre. By virtue of the orientation of the proposed building in relation to the main garden areas of these properties, it is not considered that there would be any significant adverse impact with regard to overshadowing to the occupiers of The Birches. It is considered reasonable to suggest that the proposal may result in a change in the levels of overshadowing experienced within the garden area to the west of the dwellinghouse of 17 Auckland Place, due to the location of the building to the south. It is proposed that a deciduous tree would be planted adjacent to the boundary to soften the impact of the building upon the occupiers of 17 Auckland Place. Overall, it is not considered that the building would result in any significant adverse overbearing or overshadowing impact upon neighbouring amenity.
- 11.9 Concern has been raised in relation to the surface water and noise generated as a result of the wet valeting bays. A Sound Impact Assessment has been submitted; concerns were raised with regard to these matters during the previously withdrawn application. Changes have been made to this element of the scheme in order to address the concerns. Elevations of the property of 'The Chalet' form the boundary of the site. This has been contested separately by the owner of this property, however

no evidence has been forthcoming to demonstrate that the proposal is not wholly upon land owned by the applicant. The elevations of The Chalet would be in close proximity to the valeting bays. The Environmental Health Officer considers that the Sound Impact Assessment is suitable to address the concerns raised by Environmental Health at the time of the previous application. However, it is acknowledged that the levels of noise generated as a result of the valeting bays is only a prediction, and the building is not in situ. Environmental Health have recommended suitable conditions in order to control noise. Importantly, it is recommended that the development should not emit more than +0dB above the background noise level of the nearest noise sensitive premises, being The Chalet. With regard to surface water, this is currently dealt with via the existing drainage system; it is proposed that the scheme would have sustainable drainage methods in addition, as shown on Drawing no. 5417 DR 01.

- 11.10 The outcomes of previous applications and appeals have been raised in a representation, specifically 94/54758 and 06/86921; 06/09920 is also noted, however, no details could be found using this reference. It is notable that the land the subject of the above applications is not that of the application site, but for a small parcel of land opposite, and part of the petrol station. It is understood that this land was conditioned for use as staff parking only, and was not, as is the case with this application, already being used for car sales. It is therefore not considered that these examples are material in the consideration of this application.
- 11.11 Overall, it is considered that the proposal would serve to enhance the site in a manner which is appropriate given the current and historic use of the site as car sales with an associated garage. Whilst it is acknowledged that this type and scale of development is not normally encouraged within the National Park it is considered that, in this particular instance, within a Defined Village location and also considering the fall-back position available to the applicant of simply 'doing nothing' and leaving the site in its current state, which is considered to be visually harmful, the proposal is acceptable.
- 11.11 It is therefore recommended that permission is granted subject to conditions, as the proposal accords with Policies DP1, DP6, DP17, CP8, CP9, CP14 and CP15 of the Core Strategy.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Development shall only be carried out in accordance with drawing nos: 1539.108A, 1539.109D, 1539.111, 1539.114A, 1539.115C, 1539.120, 5417 DR 01 Rev C, 2075/1G

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 louvre lighting hereby approved shall only be used between the hours of 08.00 and 18.00. No other external lighting, including security floodlighting, 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 No development shall take place until samples or exact details of all materials, including those used for the valeting building and hard landscaping, 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).
- 5 The valeting of vehicles shall only take place within the dedicated valeting bays hereby approved, and shall not be used outside of

the hours of 08:30-17:30, Monday-Friday. The doors to the valeting bays shall remain closed at all times when equipment associated with valeting is in use; this shall be ensured through the use of an interlock system as per the recommendations of the Clarke Saunders Sound Impact Assessment Report AS9982.170904.NIA

Reason: In order to adequately protect the amenity of local residents and control any potential nuisance that may be caused by the activities on site

- 6 Noise from the valeting bays hereby permitted shall achieve a rating level (either calculated or measured) of no more than +0dB above the background noise level at the nearest noise sensitive premises, as advised by the Clarke Saunders Sound Impact Assessment Report AS9982.170904.NIA. All measurements shall be in accordance with British Standard 4142.2014.

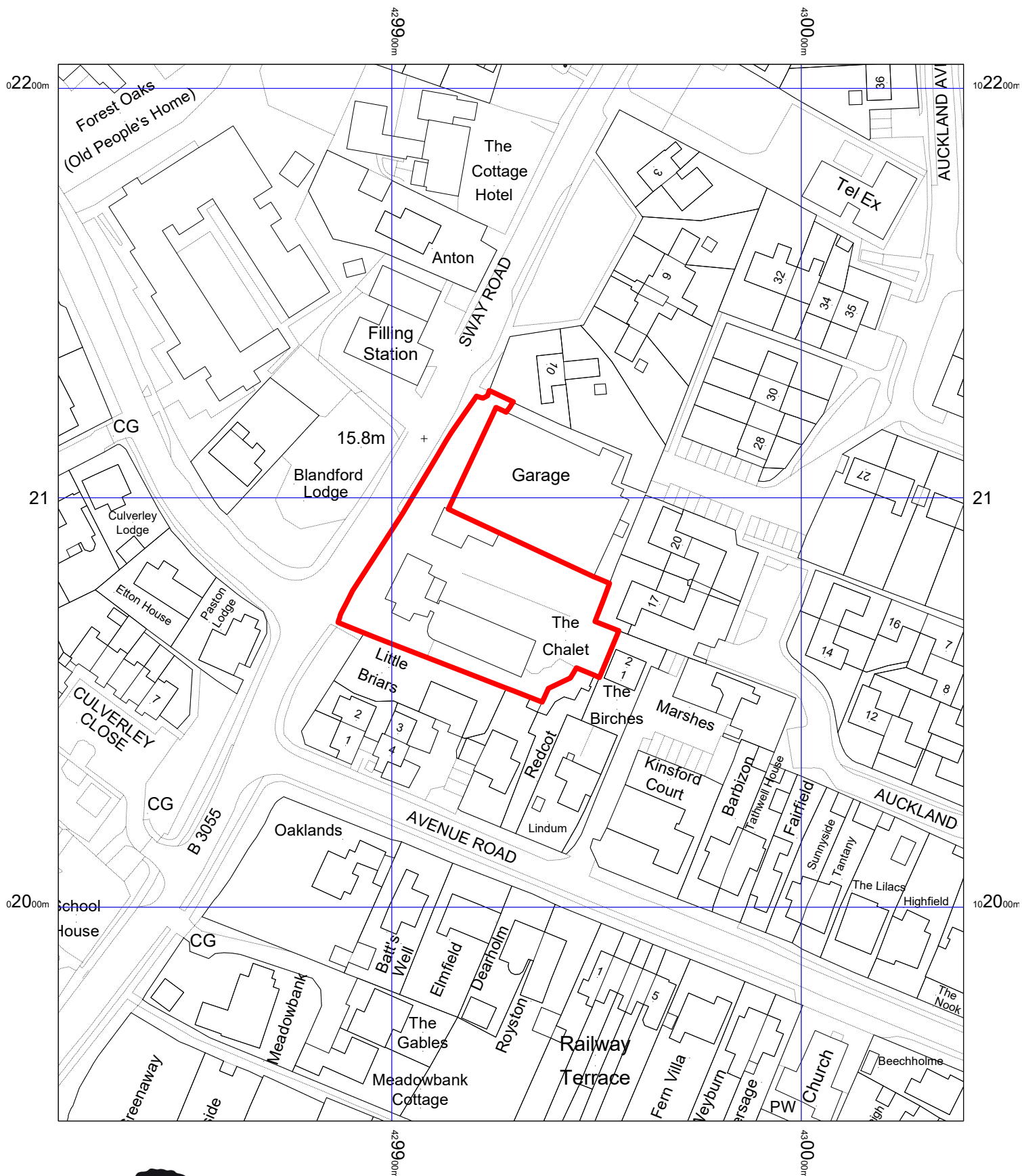
Reason: In order to adequately protect the amenity of local residents and control any potential nuisance that may be caused by the activities on site.

- 7 No development shall start on site until the access, including the footway and/or verge crossing shall be constructed and lines of sight 2.4 metres by 43.0 metres provided in accordance with the approved plans. The lines of sight splays shown on the approved plans shall be kept free of any obstruction exceeding 0.6 metres in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

Reason: To provide satisfactory access and in the interests of highway safety

- 8 Before use of the development is commenced the existing access(es) from the site to Sway Road shall be permanently stopped up and effectively closed with the footway provided or verge instated, in accordance with details which have been submitted to and approved by the New Forest National Park Authority.

Reason: In the interests of highway safety



NEW FOREST
NATIONAL PARK

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

Tel: 01590 646600 Fax: 01590 646666

Date: 30/01/2018

Ref: 17/01037/FULL

Scale: 1:1250



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Application No: 17/01040/FULL Full Application

Site: Blenmans House, Furzley Common Road, Bramshaw, Lyndhurst, SO43 7JH

Proposal: Replacement rooflight; alterations to gable window

Applicant: Mr & Mrs Crosthwaite-Eyre

Case Officer: Daniel Pape

Parish: BRAMSHAW

1. REASON FOR COMMITTEE CONSIDERATION

Application from Member.

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area
Listed Building

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP7 The Built Environment
CP8 Local Distinctiveness
DP1 General Development Principles
DP6 Design Principles
DP12 Outbuildings

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

Bramshaw Parish Council: Recommend permission for the reasons listed below, but would accept the decision reached by officers under delegated powers.

8. CONSULTEEES

- 8.1 Building Design & Conservation Area Officer: No objection

Proposals are for minor alterations to the former stable range at Blenman's Farm. The buildings are considered listed as they are within the curtilage of Blenman's House. The site is within the Forest Central North Conservation Area. The house is of 16th century origin and Grade II listed. The 19th century ancillary range contributes to the setting of the house and, although altered in the 1980s, retains the character of a traditional agricultural building.

Proposed works are largely confined to areas of later alteration or are reversible, and an enlarged window opening is proposed in the east gable. The alterations will not harm the special character of the former stable range, nor will they affect the setting of Blenman's House.

9. REPRESENTATIONS

- 9.1 None received.

10. RELEVANT HISTORY

- 10.1 Internal and external alterations to cottage annexe (NFDC/LBC/94/54911) Granted on 20 September 1994.
- 10.2 Addition of porch, breakfast room and utility room with bathroom and shower room on first floor. Change of use of outbuildings to form four garages (existing extension to be demolished) (NFDC/LBC/86/31047) Granted on 20 July 1986.
- 10.3 Addition of porch, breakfast room and utility room with bathroom and shower room on first floor. Change of use of outbuildings to form four garages (existing extension to be demolished) (NFDC/86/31047) Granted on 24 March 1986.

11. ASSESSMENT

- 11.1 Blenmans House is a 16th Century Grade II listed dwelling. Within its curtilage lies an ancillary outbuilding that was constructed in the 19th Century. The outbuilding is the only surviving building of a previous farmstead that was likely used as a series of stables and associated tack room, potentially with farm hand accommodation provision. Due to the historical relationship between the outbuilding and the main dwelling, it is considered for the purposes of this application that the outbuilding falls under curtilage listing status. The outbuilding is currently utilised for storage and ancillary accommodation to the main dwelling.

- 11.2 The outbuilding's form is of a traditional agricultural building with brick elevations and slate roof. The main axis runs east-west with a swimming pool and terrace to the south. The first floor provides space for a games room and accommodation with the ground floor providing for storage and further accommodation. Alterations have been made to the outbuilding over time with a range of modern openings, including four garage doors, circa 1986. It is noted that all windows and doors are of modern insertion circa 1986. The existing fenestration is either of stained or painted timber.
- 11.3 The applicant seeks permission for a number of alterations, namely: a partial sub-division to the large open games room at first floor; the insertion of two new internal doors, between the 'guest room' and 'store' and 'storage two' and 'utility'; the insulation of floor and walls within the central storage area; the enlargement of a first floor window within the eastern elevation; and the replacement of a fixed conservation rooflight.
- 11.4 The main issues to consider are:
- The impact on the curtilage listed building and Grade II listed farmhouse;
 - The impact of the proposals on neighbour amenity; and
 - The impact on the Forest Central North Conservation Area/character of the National Park.
- 11.5 The outbuilding was substantially renovated following permission NFDC/86/31047. On implementation of this permission, the entire range of external and internal fenestration was replaced with modern units and significant modernization, including modern flooring and plaster finishes, were incorporated during refurbishment.
- 11.6 The two external alterations proposed, the replacement of a conservation rooflight and the enlargement of a first floor window, are minor. Neither of these alterations would cause undue harm to the curtilage listed building's fabric or compromise the relationship with the existing farmhouse. An accompanying report for listed building consent 17/01041 expands upon the above points.
- 11.7 The enlargement of the clear glazed side window at first floor comprises the only works that require permission. The enlargement of the first floor window would not impact upon neighbours or result in overlooking. The conservation rooflight would ensure that the external appearance of the roof is retained. It is noted that the internal alterations and reconfiguration would also not impact any neighbours.
- 11.8 It is considered that the proposals would not have an impact upon neighbours in accordance with Policy DP1. The site is secluded with no direct neighbours, accessed by a lengthy private drive, and the use of the outbuilding is to remain as existing with no further movements or noise expected.

- 11.9 The use of the outbuilding as ancillary accommodation was granted through planning permission NFDC/86/31047. It is therefore reasonably considered that the proposals would not be in conflict with the remainder of Policy DP12 stipulations as the outbuilding is to remain within the residential curtilage. Further, it is noted that the internal alterations would not include an increase in habitable space, in accordance with Policy DP11.
- 11.10 The Authority's Building Design and Conservation Officer raises no objections to the proposals.
- 11.11 The Parish Council recommended permission for the application, but are happy to accept the Officer's decision, on the grounds that it is a modest proportionate and harmless proposal.
- 11.12 The proposals would not have any adverse impact upon the curtilage listed building and would retain the character of the Conservation Area, without impacting adversely upon neighbour amenity or the wider National Park. Permission is recommended to be granted subject to condition.

12. RECOMMENDATION

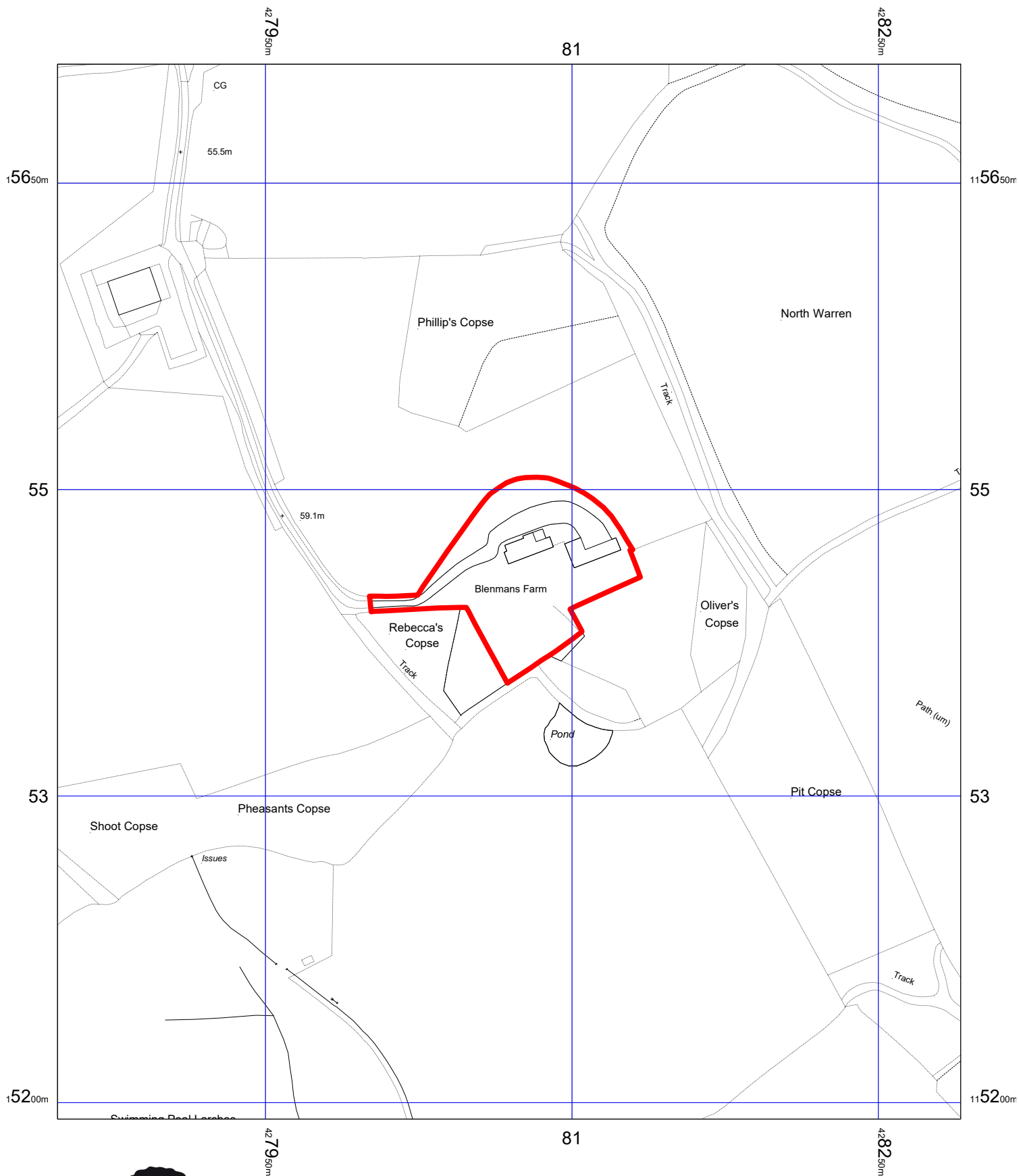
Grant Subject to Conditions

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 All new roof lights shall be of a 'Conservation' type and shall be fitted so that, when closed, their outer surfaces are flush with the plane of the surrounding roof covering.
- Reason: To protect the character and architectural interest of the building in accordance with Policies DP1, DP6 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 Development shall only be carried out in accordance with drawing nos: 176-PL-L01, 176-PL-L02 Rev A, 176-PL-01, 176-PL-02, 176-PL-03, 176-PL-04, 176-PL-05, 176-PL-06, 176-PL-07. 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

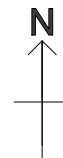
Tel: 01590 646600 Fax: 01590 646666

Date: 30/01/2018

Ref: 17/01040/FULL

Scale: 1:2500

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Application No: 17/01041/LBC Listed Building Consent

Site: Blenmans House, Furzley Common Road, Bramshaw, Lyndhurst, SO43 7JH

Proposal: Replacement rooflight; alterations to gable window; internal alterations (Application for Listed Building Consent)

Applicant: Mr & Mrs Crosthwaite-Eyre

Case Officer: Daniel Pape

Parish: BRAMSHAW

1. REASON FOR COMMITTEE CONSIDERATION

Application from Member.

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area
Listed Building

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP7 The Built Environment
DP6 Design Principles
DP12 Outbuildings

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

Bramshaw Parish Council: We recommend permission for the reasons listed below, but would accept the decision reached by the National Park Authority's Officers under their delegated powers.

8. CONSULTTEES

- 8.1 Building Design & Conservation Area Officer: No objection.

Proposals are for minor alterations to the former stable range at Blenman's Farm. The buildings are considered listed as they are within the curtilage of Blenman's House. The site is within the Forest Central North Conservation Area. The house is of 16th century origin and Grade II listed. The 19th century ancillary range contributes to the setting of the house and, although altered in the 1980s, retains the character of a traditional agricultural building.

Proposed works are largely confined to areas of later alteration or are reversible, and an enlarged window opening is proposed in the east gable. The alterations will not harm the special character of the former stable range, nor will they affect the setting of Blenman's House.

9. REPRESENTATIONS

- 9.1 None received.

10. RELEVANT HISTORY

- 10.1 Internal and external alterations to cottage annexe (NFDC/LBC/94/54911) Granted on 20 September 1994.
- 10.2 Addition of porch, breakfast room and utility room with bathroom and shower room on first floor. Change of use of outbuildings to form four garages (existing extension to be demolished) (NFDC/LBC/86/31047) Granted on 20 July 1986.
- 10.3 Addition of porch, breakfast room and utility room with bathroom and shower room on first floor. Change of use of outbuildings to form four garages (existing extension to be demolished) (NFDC/86/31047) Granted on 24 March 1986.

11. ASSESSMENT

- 11.1 Blenmans House is a 16th Century Grade II listed dwelling. Within its curtilage lies an ancillary outbuilding that was constructed in the 19th Century. The outbuilding is the only surviving building of a previous farmstead that was likely used as a series of stables and associated tack room, potentially with farm hand accommodation provision. Due to the historical relationship between the outbuilding and the main dwelling, it is considered for the purposes of this application that the outbuilding falls under curtilage listing status. The outbuilding is currently utilised for storage and ancillary accommodation to the main dwelling.

- 11.2 The outbuilding's form is of a traditional agricultural building with brick elevations and slate roof. The main axis runs east-west with a swimming pool and terrace to the south. The first floor provides space for a games room and accommodation with the ground floor providing for storage and further accommodation. Alterations have been made to the outbuilding over time with a range of modern openings, including four garage doors, circa 1986. It is noted that all windows and doors are of modern insertion circa 1986. The existing fenestration is either of stained or painted timber.
- 11.3 The applicant seeks listed building consent for a number of alterations, namely: a partial sub-division to the large open games room at first floor; the insertion of two new internal doors, between the 'guest room' and 'store' and 'storage two' and 'utility'; the insulation of floor and walls within the central storage area; the enlargement of a first floor window within the eastern elevation; and the replacement of a fixed conservation rooflight.
- 11.4 The main issue to consider is the impact of the proposal upon the curtilage listed building and the Grade II Listed farm house.
- 11.5 The outbuilding was substantially renovated following permission NFDC/86/31047. On implementation of this permission, the entire range of external and internal fenestration was replaced with modern units and significant modernization, including modern flooring and plaster finishes, were incorporated during refurbishment.
- 11.6 The two external alterations proposed, the replacement of a conservation rooflight and the enlargement of a first floor window, are minor. The enlargement of the clear glazed side window at first floor would result in a minor removal of brick. This would not cause undue harm to the outbuilding. The outbuilding itself has evolved over time with a number of varied brick styles. The conservation rooflight would ensure that the external appearance of the roof is retained and the listed fabric would be unaffected.
- 11.7 The internal alterations proposed are considered acceptable. As aforementioned, the internal space has been substantially renovated with modern finishes. The proposed internal alterations would not have an adverse effect upon the curtilage listed building's fabric.
- 11.8 Due to the minor nature of the changes, there would be no concern that the proposals would harm the setting of the listed farmhouse and the relationship between the two buildings would remain unaffected.
- 11.9 The New Forest National Park Authority's Building Design and Conservation Officer raised no objections to the proposals.

- 11.10 The Parish Council recommended permission for the application, but are happy to accept the Officer's decision, on the grounds that it is a modest proportionate and harmless proposal.
- 11.11 The proposals would not have an adverse impact upon the curtilage listed building or Grade II listed farmhouse. Listed building consent is recommended to be approved subject to condition.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

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

To comply with Section 18 of the Town & Country Planning (Listed Buildings & Conservation Areas 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.

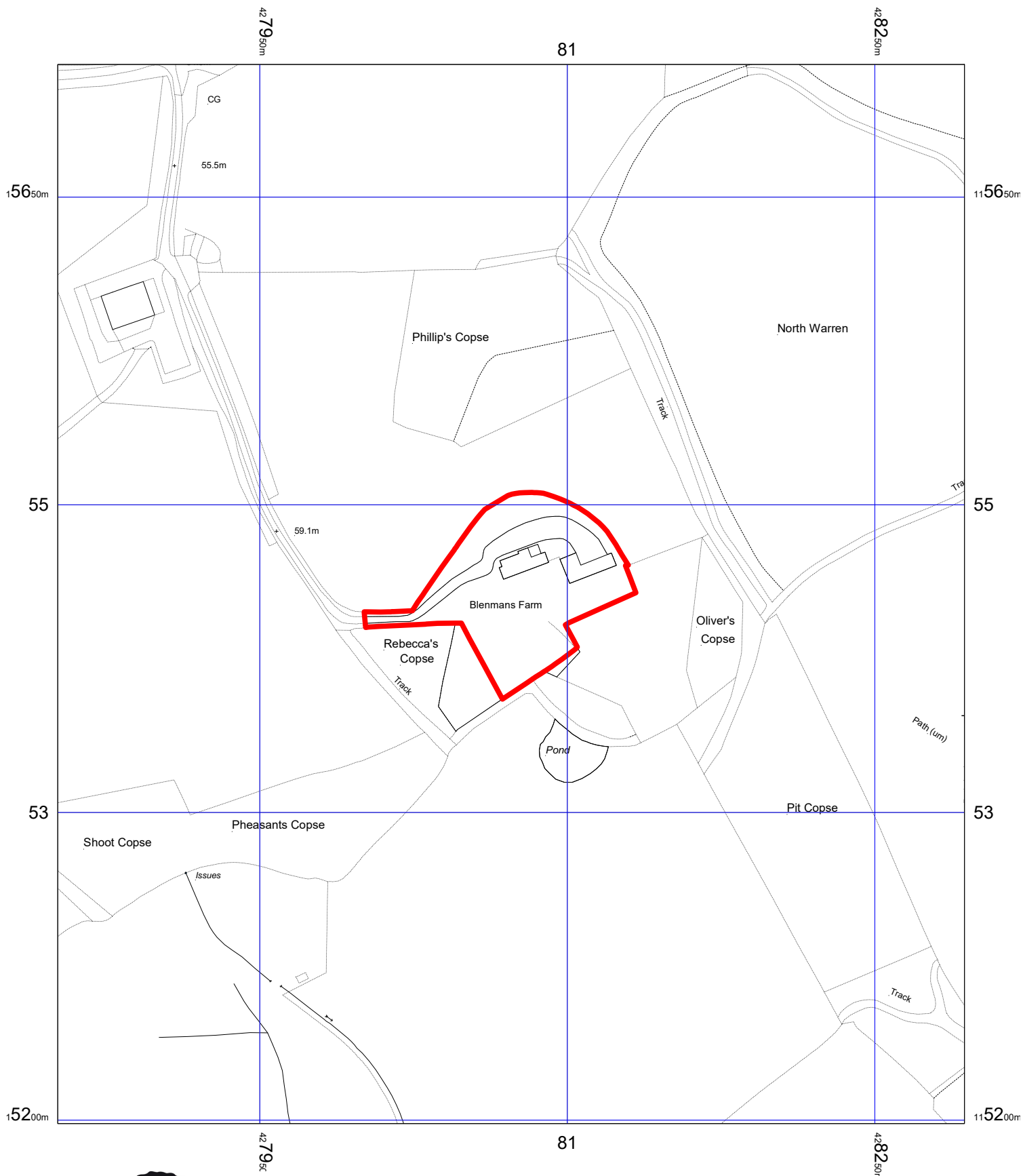
Reason: To ensure an acceptable appearance of the building in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 3 All new roof lights shall be of a 'Conservation' type and shall be fitted so that, when closed, their outer surfaces are flush with the plane of the surrounding roof covering.

Reason: To protect the character and architectural interest of the building in accordance with Policies DP1, DP6 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 Development shall only be carried out in accordance with drawing nos: 176-PL-L01, 176-PL-L02 Rev A, 176-PL-01, 176-PL-02, 176-PL-03, 176-PL-04, 176-PL-05, 176-PL-06, 176-PL-07. 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: 30/01/2018

Ref: 17/01041/LBC

Scale: 1:2500

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Application No: 17/01053/FULL Full Application

Site: Monksmead, Main Road, East Boldre, Brockenhurst, SO42 7WT

Proposal: Single storey extension

Applicant: Mr & Mrs Holder

Case Officer: Clare Ings

Parish: EAST BOLDRE

1. REASON FOR COMMITTEE CONSIDERATION

Application from Officer's family.

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

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

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide 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

East Boldre Parish Council: No comments received.

8. CONSULTEEES

- 8.1 Tree Officer: No objection, subject to conditions.

9. REPRESENTATIONS

- 9.1 No comments received.

10. RELEVANT HISTORY

- 10.1 Ground and first floor additions and roof alterations (00/67168) was granted permission on 1 March 2000

11. ASSESSMENT

- 11.1 Monksmead is a detached two storey dwelling built of cream painted brickwork under a slate roof. It lies gable-end on to the adjoining road. A single storey lean-to type extension lies off the eastern elevation, whilst a small porch lies at the western end. A large gravelled parking area lies to the north (rear of the dwelling) which contains a couple of outbuildings. Boundary treatment along the road frontage comprises a 2m high close-boarded fence to the rear of a lower post and wire fence. A mature Oak tree lies just outside the south-west corner of the site. Other dwellings in the area display a mix of design and appearance. The site lies within the Forest South East Conservation Area.
- 11.2 The proposal is to replace the small porch on the western elevation with a single storey extension. This extension would extend for the full width of the dwelling, but would have a depth of 2m. External facing materials would match those of the existing dwelling.
- 11.3 The key considerations are:
- The scale of the proposal and its compliance with Policy DP11;
 - The design of the extension;
 - The impact of the proposal on the conservation area; and
 - The impact on the proposal on adjoining properties.
- 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. Policy DP11 restricts this increase to no more than 30% of the original floorspace. The original floorspace has been calculated as just over 127m², and this proposal, together with the previous extension, would add approximately 38m², which equates to 30% and therefore it would fall within the restrictions set out in policy DP11.
- 11.5 The design and modest scale of the extension are considered to be appropriate to the existing dwelling and its curtilage, and the

use of matching materials would also ensure that it would appear an acceptable proposal. Although it would be located on the gable elevation closest to the road, the existing boundary treatment would ensure that it would have little visual impact outside the site within the street scene, and any impact on the conservation area at this point would be neutral, thus preserving its character and appearance.

- 11.6 Given the location of the dwelling in relation to near neighbours, together with the fact that the proposal is for a single storey extension, it is not considered that there would be any significant impact on private amenities through overlooking or overshadowing.
- 11.7 An Oak tree which is protected by virtue of being within a conservation area lies just outside the site. It is regarded a good specimen, but would not be directly affected by the proposed extension. Pruning works are proposed which are acceptable, and an Arboricultural Statement has been submitted indicating protection during works. This would be considered appropriate, and a condition is recommended to ensure that this protection is adhered to.
- 11.8 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: 5751 P 01, 5751 P 02, 5751 P 05, 5751 P 06, 5751 P 08.

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 match those used on the existing building, unless otherwise agreed in writing by the New Forest National Park Authority.

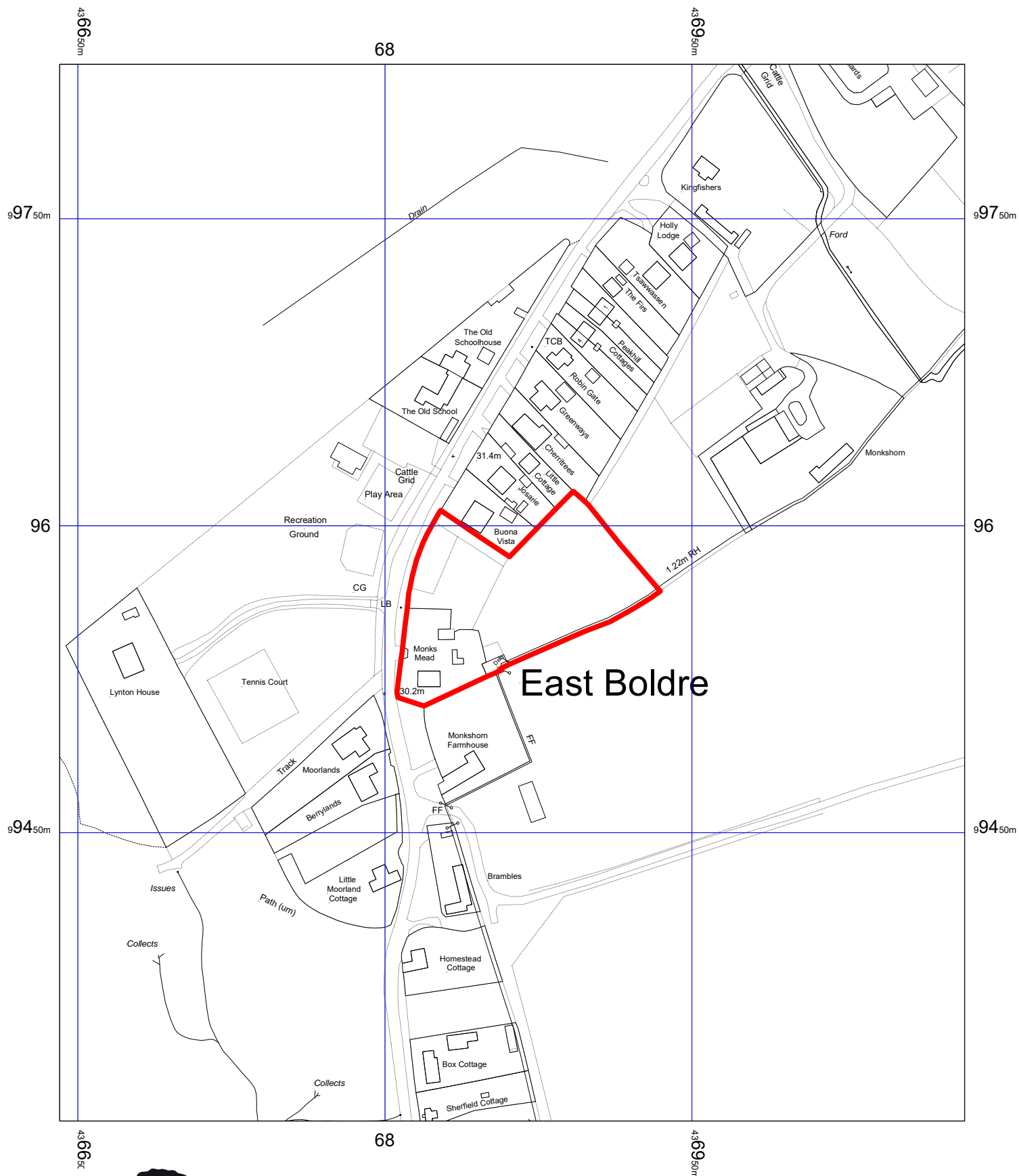
Reason: To ensure an acceptable appearance of the building in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 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: To ensure the dwelling remains of a size which is appropriate to its location within the countryside and to comply with Policies DP10 and DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 5 The Oak tree on the site which is 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 Method Statement and Tree Protection Plan (ref: Q13165/AMS/V1 and MM/TPP/V1_2017 dated 22/11/17).

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).



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Date: 30/01/2018

Ref: 17/01053/FULL

Scale: 1:2500

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Application No: 17/01097/FULL Full Application

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

Proposal: Porch; greenhouse

Applicant: Mr & Mrs Rickcord

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

CP8 Local Distinctiveness
DP1 General Development Principles
DP6 Design Principles
DP12 Outbuildings

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. The proposals are modest in design and would have no adverse effect on the character of the existing property or the street scene.

8. CONSULTEEES

- 8.1 Building Design & Conservation Area Officer: Objection: the proposed porch is not appropriate for this dwelling.

9. REPRESENTATIONS

- 9.1 None received

10. RELEVANT HISTORY

- 10.1 Additions and conversion to dwelling (62500) granted on 2 February 1998
- 10.2 Retention and completion of alterations to fenestration (16/00186) granted on 9 May 2016

11. ASSESSMENT

- 11.1 Coachmans Cottage is located within the Lyndhurst Conservation Area. The cottage was converted from an eighteenth-century saddlery and grooms cottage into a dwelling in 1997. It is a red brick building with a slate roof and has an L shaped form; the wing where the porch is proposed is single storey and the wing at right angles to this is two storey with dormer windows in the roof and bay windows at ground floor level.
- 11.2 Consent is sought to provide a porch around the main front door on the single storey wing. The porch would have a ridge height of 3.65 metres and would protrude 2.06m from the dwelling (including an open overhang of 0.75 metres). The porch would cover 5m² of floor area. Consent is also sought for a greenhouse of 2.6 metres by 2.0 metres, with a ridge of 2.7m to be located in the rear garden, close to the boundary with Bromley Cottage.
- 11.3 The issues to be assessed are whether the proposed porch would be appropriate and sympathetic to the character of the existing dwelling and the wider conservation area. There are no particular issues with the proposed green house which is relatively small and proposed to be sited in the corner of the garden.
- 11.4 Coachmans Cottage has been highlighted in the Lyndhurst Conservation Area Appraisal as being of local historic, architectural or vernacular interest. The frontage of the property is not currently visible from the highway as there is mature vegetation along the access which is shared with Beechwood Cottage and Hazelwood to the west.
- 11.5 The proposed porch is considered unacceptable. It would appear too large and bulky for the scale of the building. The existing door is wide with a square fanlight, which adds to the traditional

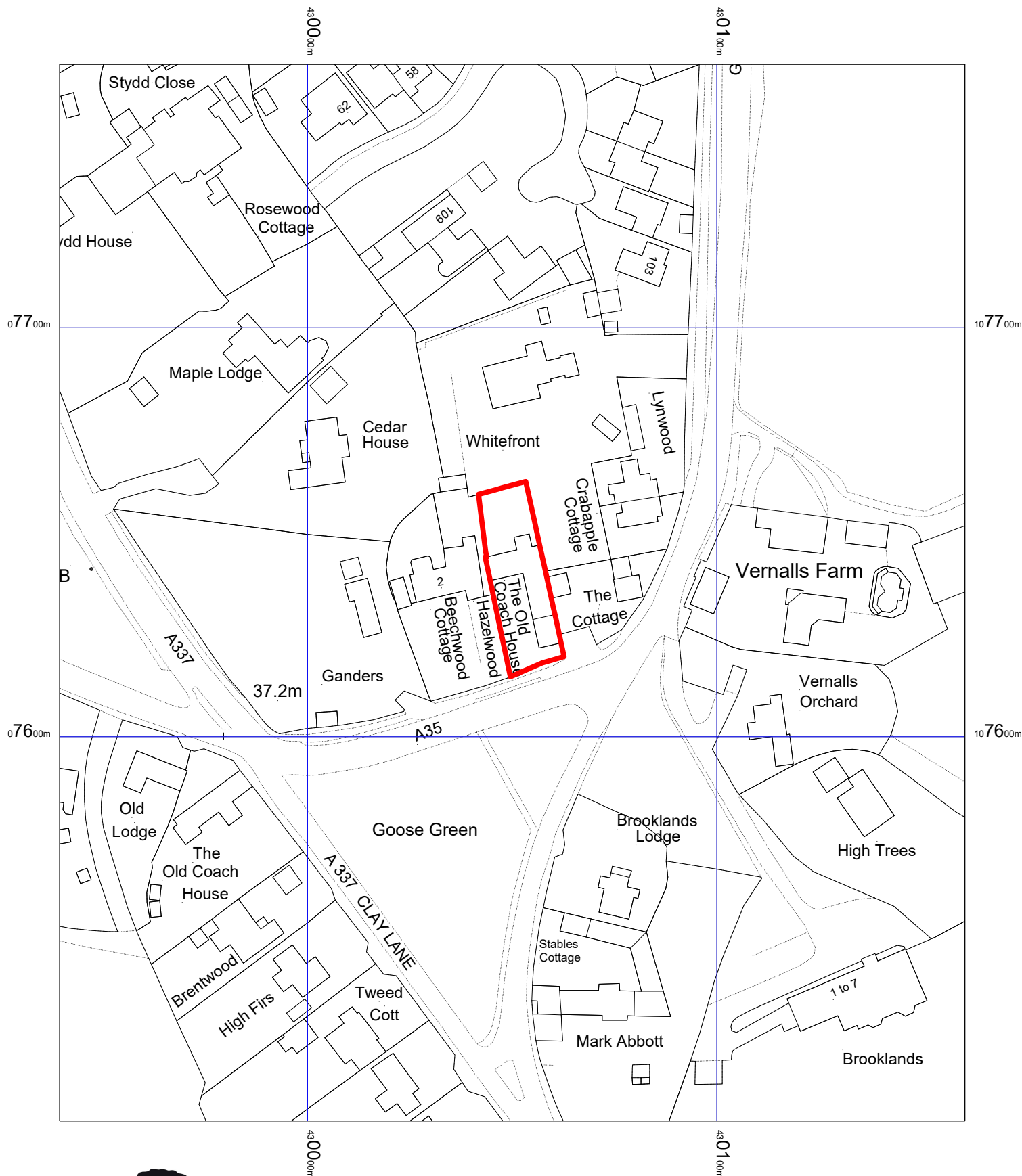
appearance of this part of the building and alludes to its former use. Map analysis indicates that the single storey range is the oldest part of the building. The addition of a gable would clutter the facade and detract from the historic interest of the building by eroding its low extended form. It would mask any reference to the building's original use and consequently erode its significance. This property and its neighbours remain traditional in appearance and the historic interest of this group of buildings, which are located in the conservation area, should be maintained and enhanced.

12. RECOMMENDATION

Refuse

Reason(s)

- 1 The proposed porch, by reason of its size and scale would add to the massing of the existing property, and would not preserve the character and appearance of the building, which is locally recognised as being of historic interest. The development would be detrimental to the modest appearance of the dwelling, and the local character of this part of Lyndhurst Conservation Area. This would be contrary to Policies CP7, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010), and the adopted Design Guide SPD which seek to ensure that all development would be sympathetic to the local character of the Conservation Area and the National Park.



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