

Application No: 16/00662/FULL Full Application

Site: Skymers, Stoney Cross Plain Road, Newtown, Minstead, Lyndhurst, SO43 7GF

Proposal: Single storey side, front and rear extension; two storey side extension; outbuilding; porch; entrance gates

Applicant: Mr Dorman & Mrs Bruce

Case Officer: Emma MacWilliam

Parish: MINSTEAD

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
DP6 Design Principles
DP11 Extensions to Dwellings
DP12 Outbuildings
CP6 Pollution
CP7 The Built Environment
CP8 Local Distinctiveness

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
Sec 12 - Conserving and enhancing the historic environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Minstead Parish Council: Recommend refusal due to excessive height of garage with potential for conversion to accommodation and the neighbour's concern about proximity of the structure to the boundary is noted.

8. CONSULTEES

8.1 Ecologist: No objection subject to conditions

9. REPRESENTATIONS

9.1 Two letters of representation from neighbouring property 'Skymers Minor' objecting to the proposals and raising concerns regarding; anomalies and discrepancies in the plans; how the adjoining garage is to be protected once the demolition has taken place; impacts upon designated habitats from vehicles accessing proposed outbuilding; proposed size and scale of the proposed garage and associated accommodation and resultant overshadowing, noise and disturbance and loss of privacy in addition to the ease of the conversion to secondary accommodation; proposed red facing brickwork and lack of landscape proposals; potential impacts upon nesting birds and/or roosting bats as a result of the demolition of the outbuildings.

10. RELEVANT HISTORY

10.1 None

11. ASSESSMENT

11.1 Skymers is a locally listed house sited within the Forest Central (South) Conservation Area and surrounded by open forest. The property is accessed via a gravel track which serves residential properties. There are several large outbuildings in the north western corner of the site with hedge plating along the boundaries offering some screening to these. The property lies immediately adjacent to SSSI, SAC, SPA and Ramsar habitats.

11.2 The application proposes a two storey side extension, single storey front, side and rear extensions, porch and entrance gates. The existing outbuildings are proposed to be demolished and replaced and the replacement building is proposed to contain a garage, garden store, workshop and tack room. As requested by the Case Officer the applicant has omitted the stable drawing shown on the proposed site plans originally submitted as this is not included in the description of development.

11.3 The main issues for consideration are;

- Whether the extensions are appropriate to the main house and

- site and whether they will preserve and enhance the character and setting of the locally listed building and Conservation Area;
 - Whether the outbuilding is appropriate in size, scale, siting and design to the main house, site, rural context and whether it will preserve and enhance the character and setting of the locally listed building and Conservation Area;
 - Impact upon neighbouring amenity;
 - Impact upon protected species and habitats.
- 11.4 The applicant sought preapplication advice and this has been taken into account.
- 11.5 It appears that the existing property has not been extended since 1982 and therefore, as it is not a small dwelling and is sited outside the Defined Villages, in principle the property could be extended by up to 30% under Policy DP11. The proposed extensions represent a 30% increase on the existing floorspace.
- 11.6 The proposed extensions are considered to be acceptable by way of siting, scale and design and will integrate with the existing building, preserving its existing character and appearance. The extensions will mean that the building will appear more prominent from the open forest, however this will not give rise to any adverse impact upon the character and setting of the site, Conservation Area the wider open forest landscape.
- 11.7 With regard to the concerns raised by the neighbour of the proposed materials the applicant has advised that the proposal is to repaint the existing elements of the house in a natural colour to suit the forest and for the new additions to be finished in red facing brickwork. The applicant advises that the reason for this is that the change in material finishes will give clean lines between new and old, but by matching the window proportions and design and matching roof finishes the new elements will tie in to the existing property. Details of finishes and materials proposed can be secured by condition for agreement.
- 11.8 Whilst the proposed outbuilding would be visible from the track it would not appear unduly prominent or overbearing to the main house the building to the detriment of its character or setting. The design and materials proposed would ensure the proposed building would have a rural character. It is proposed the new outbuilding is finished in unfinished timber feather edge boarding above a low red brick plinth.
- 11.9 The existing outbuildings have a cumulative footprint of around 80 sqm with a height of 2.6m. The proposed outbuilding would have a height at its highest point of 4.8m, with a footprint of 102 sqm. Whilst of a larger scale than the existing, the proposed outbuilding would be replacing several existing outbuildings already on the

site which currently have various uses. The proposed building is considered to be appropriate and incidental to the dwelling and the domestic curtilage. The character and setting of the building, Conservation Area and wider open forest would be preserved. Whilst the concerns of the parish Council the use of the building as incidental to the main dwelling can be secured by condition.

- 11.10 The site is large enough to accommodate an outbuilding of the proposed scale, however it is accepted that cumulatively a proliferation of outbuildings can begin to have a negative or harmful impact upon the character and setting of a building and its site. It is considered that any further outbuildings on this site could begin to erode its character and setting and that of the open forest and Conservation Area. As such the removal of Permitted Development rights for further outbuildings at this site is considered both necessary and reasonable.
- 11.11 The proposed extensions would not directly impact upon neighbouring amenity due to the siting of the two adjacent properties away from the boundaries with the application property. It is noted that the proposed outbuilding would be larger in scale and height than the existing and would therefore be more prominent when viewed from the neighbouring property to the north, however it is not considered that this would give rise to materially harmful levels of overlooking or loss of light, outlook or privacy which would warrant the refusal of the application due to the separation between Skymers Minor and the proposed outbuilding.
- 11.12 With regard to the issue of the garages to be demolished being attached to that of the neighbouring property, the applicant has advised that the neighbouring garage will be left watertight and finished in cladding to match the other three elevations and that the works will be covered by the appropriate Party Wall Agreement.
- 11.13 The property is sited adjacent to the New Forest SPA, SAC, SSSI and Ramsar sites. As such a condition for the storage of machinery and materials within the site is necessary. In relation to the concerns raised by the neighbour regarding access to the proposed outbuilding across the designated habitats, the applicant has advised that the access gates shown on the plans are to make use of the existing vehicular access to the property via the existing garages that are proposed to be demolished, which open on to the forest. Although the access is currently overgrown there are existing access rights with no new access proposed.
- 11.14 With regard to ecology the NPA Ecologist has advised that the existing garages themselves may offer little potential for significant bat roost activity as they appear to lack stable thermal

qualities and may be quite light inside if the doors are not well fitting. The statement from the neighbour that bats are roosting in nearby properties indicates they are present in the area and there could therefore be an increased likelihood of presence in the structures affected. A pre-commencement condition for a bat mitigation and enhancement plan would be expedient in this instance.

- 11.15 The application is in accordance with the requirements of Policies DP1, DP6, DP11, DP12, CP1, CP2, CP7 and CP8 of the adopted New Forest National Park Core Strategy and is therefore recommended for approval.

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 until samples or exact details of the facing and roofing materials have been submitted to and approved in writing by the New Forest National Park Authority.

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

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

- 3 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, 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 and amount of built form on the site remains of a size which is appropriate to its location within the

countryside and to comply with Policies DP1, DP10 and DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

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

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

- 5 No external lighting shall be installed on the site unless.

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).

- 6 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 New Forest Site of Special Scientific Interest in accordance with Policy CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

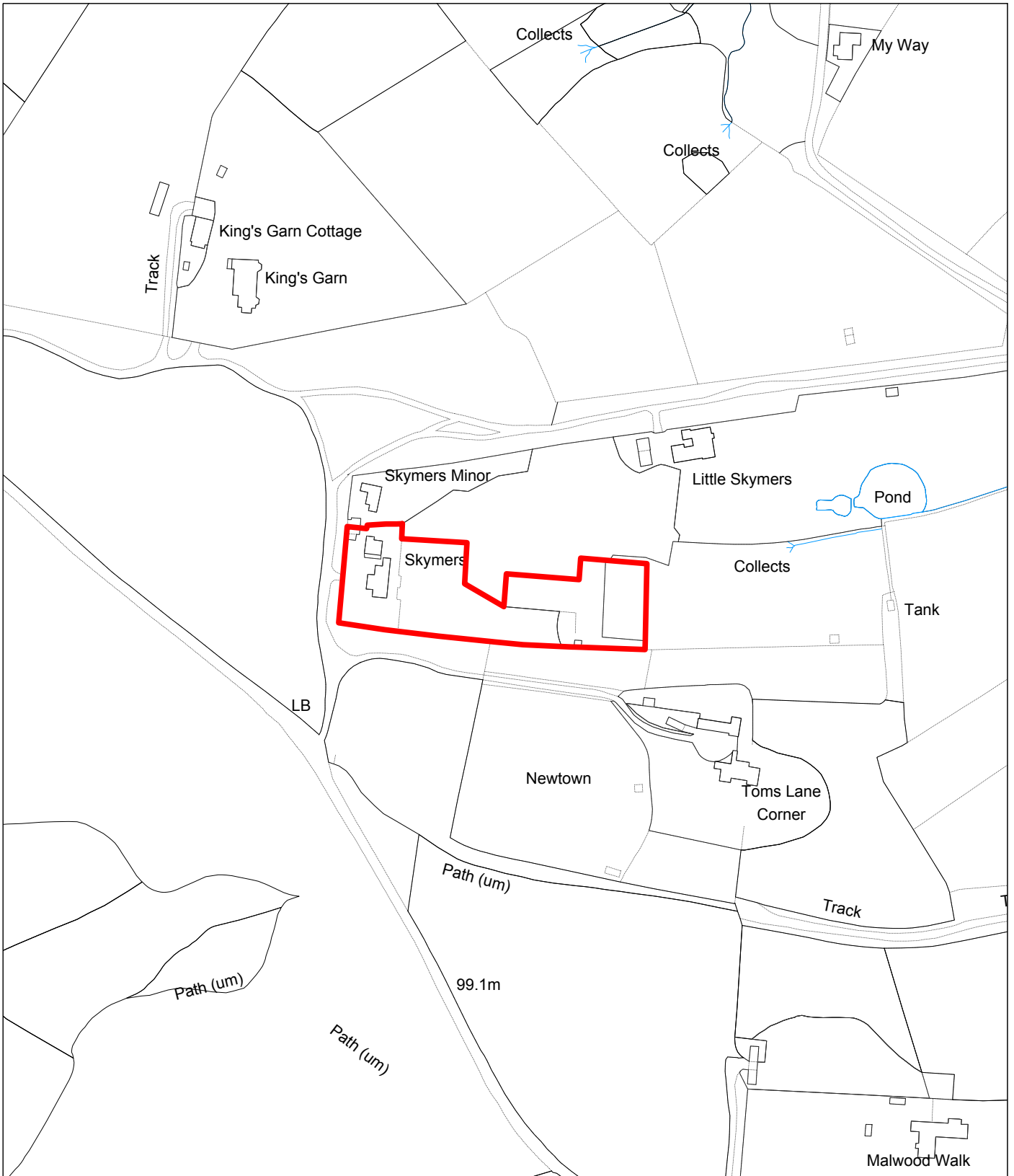
- 7 Prior to the commencement of development (including site and scrub clearance), measures for ecological mitigation and enhancement (including timescales for implementing these measures) in the form of a bat mitigation and enhancement method statement shall be submitted to and approved in writing by the National Park Authority. The measures thereby approved 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 Development shall only be carried out in accordance with Drawings 4/LDCB/15/A, 2/LDCB/15/B, 1/LDCB/15/C and 3/LDCB/15/D. 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 Authority
 Lymington Town Hall, Avenue Road,
 Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666

Date: 07/10/2016

Ref: 16/00662/FULL

Scale: 1:2500

© Crown copyright and database rights 2016 Ordnance Survey 1000114703

