

**Application No: 16/00686/FULL Full Application**

**Site:** "Little Timbers" Land Off New Lane, Bashley, New Milton, BH25 5TE

**Proposal:** Use of building for residential purposes

**Applicant:** Mr J Watt

**Case Officer:** Clare Ings

**Parish:** NEW MILTON

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**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

No specific designation

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

CP7 The Built Environment  
CP12 New Residential Development  
DP1 General Development Principles  
DP13 Agricultural, Forestry & Other Occupational Dwellings

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Not applicable

**5. NATIONAL PLANNING POLICY FRAMEWORK**

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

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

New Milton Town Council: Support. There is clear photographic and on-site structural evidence of a previous residential dwelling on the site that was destroyed by fire. The application is therefore compliant with policy DP10

for replacement dwellings and hence CP12. Restoring residential use to the building will allow the currently derelict site to be restored to a working small-holding.

## **8. CONSULTEES**

8.1 Highway Authority (HCC): No objection.

## **9. REPRESENTATIONS**

9.1 New Forest Association objects on the following grounds:

- straightforward breach of policy and no exceptional circumstances have been presented

## **10. RELEVANT HISTORY**

10.1 Change of use of existing timber building for residential purposes (15/00708) - refused on 1 December 2015

10.2 Application for a Certificate of Lawful Development for existing use of the land and associated timber building for leisure and recreational purposes (14/00784) - Certificate issued on 17 December 2014

10.3 Dwelling; outbuilding (10/94968) - refused on 19 April 2010; subsequent appeal dismissed on 9 February 2011.

10.4 Outline application for an agricultural dwelling (layout, scale and access to be considered) (08/92770) - refused on 21 May 2008

10.5 House (outline application with details only of siting and means of access) (05/86594) - refused on 24 January 2006; subsequent appeal dismissed on 22 August 2006

## **11. ASSESSMENT**

11.1 The application site, which is known as Little Timbers, is located along New Road, and comprises a parcel of land with a timber building within it. It is screened from New Road behind a 2m high close-boarded fence with double gates. The plot of land is separated from the adjoining fields with post and wire fencing, but along the rear boundary is a row of Leylandii/Eucalyptus trees. Within the site, along the New Road boundary is a collection of timber sheds in a poor state of repair. Adjoining the site is Warren Edge a detached dwelling and its curtilage in separate ownership. Both this site and the application site are surrounded by agricultural land which is in the ownership of the applicant. The building contains a kitchen, bathroom and living room area, and other rooms used for storage. A Certificate of Lawfulness was issued in December 2014 which accepted the use of the timber building for leisure and recreation, akin to a beach hut.

11.2 The proposal is to use the building for residential purposes, i.e. it would become a permanent dwelling. The supporting statement refers to this residential use supporting a smallholding activity, which would also permit the other existing timber sheds on the site to be put into beneficial use.

11.3 The history of the site indicates that the erection of a dwelling has been sought on this site for a number of years because, until 1990, there had been a dwelling on the site which was destroyed by fire. However, in dismissing the more recent of the various appeals (APP/B9506/A/10/2138756 in February 2011) which have sought to regain a residential use that Inspector stated: *"There appears to be no physical remains to indicate that a dwelling has been on this site. With the exception of the wooden storage building (the building the subject of this current proposal) this generally level appeal site is covered by established vegetation. The very limited area of hardstanding shown to me does not fully accord with plans showing where the building apparently stood. Last human habitation here was over 20 years ago. There has been no sustained indication of intention to rebuild a long removed dwelling; attempts at seeking consent for a dwelling here have been intermittent in 1991, 2005 and 2008. The latter was specifically for an agricultural dwelling. In my opinion the former dwelling has been abandoned."*

This gave a very clear view of the status of the land at the time; that there is no permanent residential use and, notwithstanding the limited leisure activity that now takes place (demonstrated through the Certificate of Lawfulness), the situation at the site has not changed.

11.4 The site lies well outside the defined villages and so any new residential development in locations such as this is restricted to agricultural or forestry workers, or affordable housing for local needs.

11.5 The most recent application, which was also refused, was in 2015 and was also to establish a residential use. The difference with this current application is that reference has been made to re-introducing a smallholding on the wider site which the use of the building for residential purposes would support. However, very little information as to the precise nature of the smallholding or how it would be sufficiently viable or necessary (functionally) to support a residential use has been submitted, other than commentary in the supporting statement that the residential use would provide the incentive to *"put the farm buildings on the holding back into good and substantial use, to re-stock the holding and to once again exercise good husbandry in relation to the holding"*. There is also the suggestion that the site could be used by a commoner, but again there is a lack of detail on how this

would be undertaken.

11.6 The use of the building for residential purposes would therefore result in the creation of a new dwelling outside the defined villages of the New Forest. It is not considered that sufficient evidence (either functional or financial) has been submitted to justify the residential use even as an agricultural worker's dwelling, and without that, the application would be contrary to policy CP12. The addition of a new dwelling would increase the pressure of activity on the New Forest National Park and, without any clear demonstration of need, could set a precedent for other unnecessary residential development.

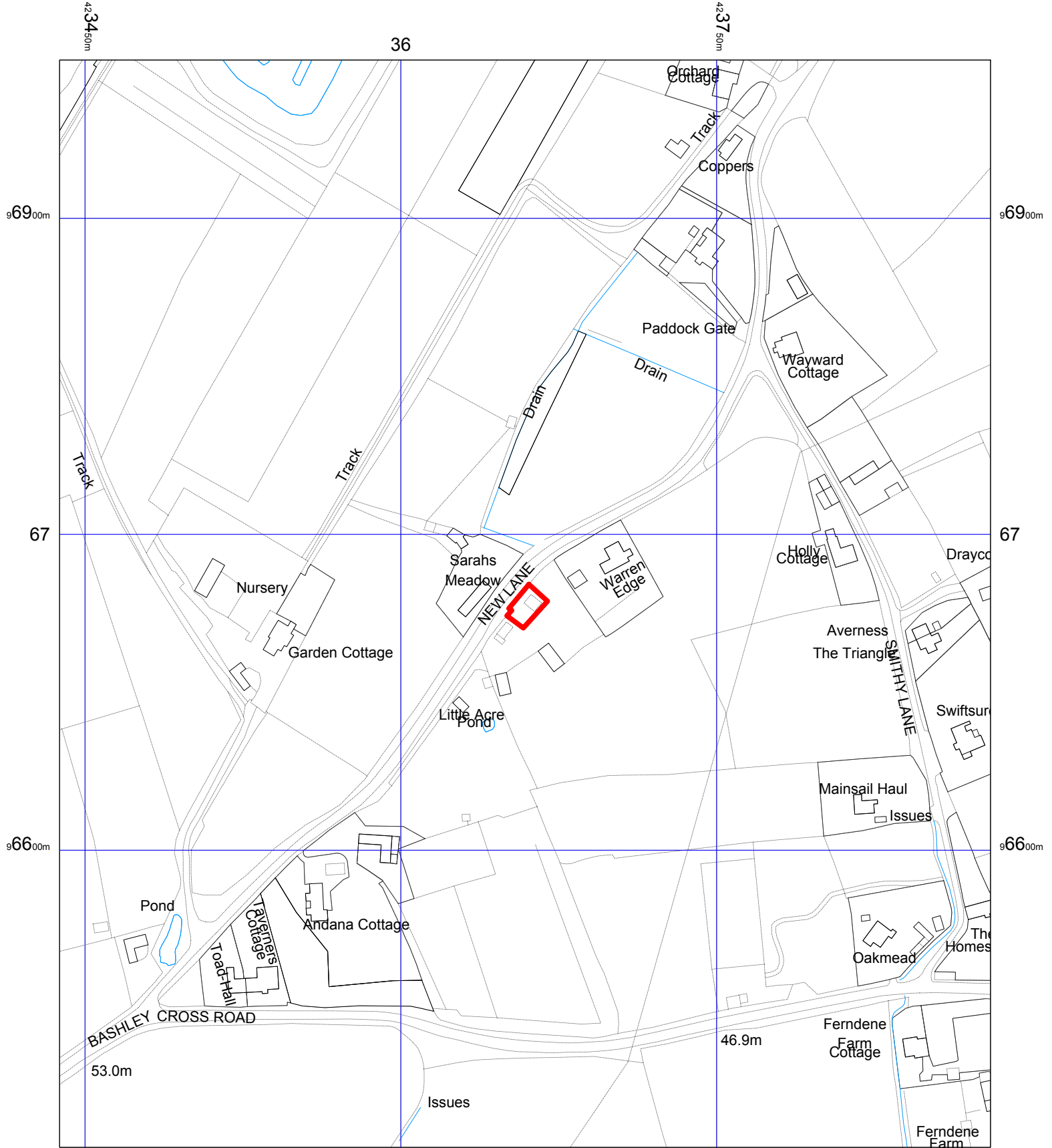
11.7 It is therefore recommended that the application be refused.

## **12. RECOMMENDATION**

Refuse

### **Reason(s)**

1 The re-use of the existing structure for permanent residential purposes would introduce a new residential unit into an area of countryside, outside the defined villages, which would cause visual harm the rural character of the area and would be contrary to policies D1, CP7 and CP12 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010). No evidence to justify an agricultural need or any other exceptional circumstances has been submitted to demonstrate a need for the building in accordance with other policies of the Core Strategy, including policy DP13.



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