

Application No: 16/00700/FULL Full Application

Site: Creek Cottage, Lower Woodside, Lymington, SO41 8AJ

Proposal: Garage; greenhouse; office; shed

Applicant: Mr Stevenson

Case Officer: Clare Ings

Parish: LYMINGTON AND PENNINGTON

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP2 The Natural Environment
CP7 The Built Environment
CP8 Local Distinctiveness
DP1 General Development Principles
DP12 Outbuildings

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 11 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Lymington & Pennington Town Council: Recommend refusal of original plans (specifically to garage). No comments received on amended plans.

8. CONSULTÉES

- 8.1 Building Design & Conservation Area Officer: Object to original plans relating to the garage. No comments received on amended plans.

9. REPRESENTATIONS

- 9.1 One letter of objection received on the following grounds:
- addition of large imposing structure adjoining ancient footpath will change the nature of this environment
 - already changes being made to the cottage and landscape
 - there are already existing Salt Barns which could provide necessary accommodation
 - concern over future use of Salt Barns

10. RELEVANT HISTORY

- 10.1 Rear extensions (Demolition of existing); Oriel windows; external alterations (16/00282) approved on 9 June 2016
- 10.2 Re-alignment of footpath/track; access alterations; installation of estate fencing; re-reinforcement to bank (15/00632) approved on 17 November 2015
- 10.3 Footpath diversion order (No 75 (part) and No 77 (part)) - currently out for consultation

11. ASSESSMENT

- 11.1 Creek Cottage is a fairly isolated two storey linear dwelling of some character which lies at the head of Moses Creek and close to two Grade II listed salt barns (dating from the 18th century) which lie to the south of the dwelling. The cottage is not listed, but is considered to be of local historic and architectural interest due to its date (it appears on historic 19th century OS maps in its current form) and the manner of construction which includes traditional materials such as clay roof tiles, red bricks and sash windows. Public footpath (No 75) runs to the front of the cottage between it and the head of the creek, joining Lower Woodside. A separate (private) access to the dwelling lies immediately north of the footpath which recently has undergone some significant clearance, opening up views of the cottage. A native hedgerow lies along the southern side of the footpath. Creek Cottage has no near neighbours, and overlooks the salt marshes which extend to the Solent. The landscape is open at this point, which is a key aspect of the character of the creek. The site lies within Flood Zones 2 and 3.
- 11.2 The proposal is for four outbuildings within the residential curtilage of the cottage. Two of the outbuildings - glasshouse and garden

shed - would make use of an existing garden wall as their north elevation with part of the roofs protruding above it. The shed would be constructed of brick as would the plinth of the glasshouse, and both would appear as traditional structures and would have footprints of 21.5m² and 27m² respectively. The office building (with a footprint of 25m²), would have a mono-pitch roof, and would be timber clad, and would appear contemporary in appearance. The garage, which has also been the subject of amended plans, would lie adjacent to the footpath. It would be constructed of brick with a clay tile roof and would have a footprint of 65m². The garage would have a height to ridge of 5.4m (marginally reduced) and to eaves of 2.8m, and would incorporate an archway through to an area of hardstanding.

- 11.3 The key issues are whether the outbuildings would be appropriate in design, scale and use to the dwelling and its curtilage and would comply with policy, and also whether they would adversely harm the visual appearance of the landscape in which they lie.
- 11.4 The shed, glasshouse and office are all proposed to be modest structures in both scale and height - none would exceed 4m. Their functions would be entirely appropriate to the dwelling and would comply with policy DP12 in that they would all be within the curtilage of the dwelling, be for purposes incidental to the dwelling and not contain any habitable accommodation. Although they would represent three separate buildings, and therefore could be seen to create a proliferation of new built structures, the curtilage of Creek Cottage is of a size which is capable of absorbing the buildings without having a detrimental impact on the modest proportions of the dwelling and each of the buildings would appear subservient to the host property. Due to their modest scale, they would have very little impact outside the site and are therefore considered to be acceptable.
- 11.5 The garage building, however, would have a greater visual impact given that it would be located adjacent to the public footpath to the south of the site. However, it too would comply with policy DP12 in that it would be located within the curtilage of the dwelling, be for purposes incidental to the dwelling and would not contain any habitable accommodation. Its scale has been reduced following pre-application discussions (to remove the office element which has now been relocated as a separate building), and has been marginally further reduced in height with the introduction of a sprocket roof (which would match that of Creek Cottage). It would have height of 5.4m to ridge, but 2.8m to eaves where it abuts the public footpath for a length of approximately 6m. The garage would be set back from the footpath marginally, but at a sufficient distance for a hedgerow to be planted which, for users of the footpath would help screen the garage and soften the southern boundary. Whilst the garage would represent another outbuilding within the site, again it is considered that the wider site

would be able to absorb this development without it appearing over-developed, there is sufficient other vegetation, trees and open space to maintain a fairly rural feel to the area. The use of brick and plain clay tile would also be appropriate to the cottage and wider area.

11.6 Concern has been raised that no use for the existing listed Salt Barns has been proposed. This has been raised with the applicant, but it should be noted that they do not fall within the curtilage of the dwelling, and therefore any domestic use could be considered to fall outside policy. In addition, they do not fall within the current application which has to be determined on its own merits.

11.7 It is therefore recommended that the four outbuildings be permitted, subject to conditions relating to use (preventing any habitable accommodation) and that a robust planting scheme is also submitted and approved.

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 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).

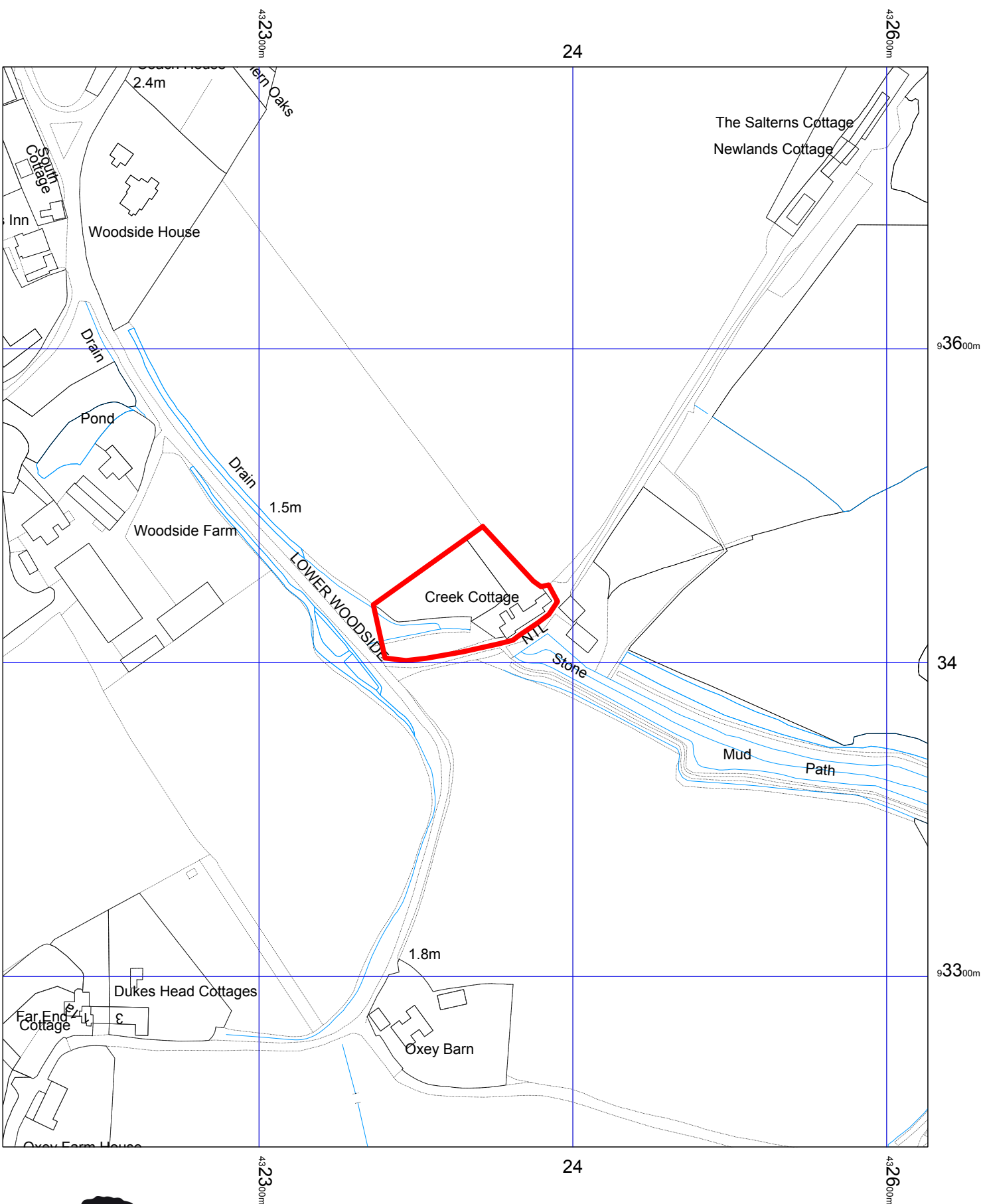
- 4 Development shall only be carried out in accordance with Drwg Nos 1108-P001 (V2), 1108-P002, 1108-P003, 1108-P004 and 1108-P005. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

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.

- 5 Prior to the commencement of development full details of the treatment of the southern boundary of the site shall be submitted to and approved in writing by the National Park Authority.

No development shall take place unless these details have been approved and then only in accordance with those details.

Reason: To ensure that the development takes place in an appropriate way in accordance with Policies CP8 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



NEW FOREST
NATIONAL PARK

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