

Application No: 15/00735/FULL Full Application

Site: Timbertop, Forest Park Road, Brockenhurst, SO42 7SW

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

Applicant: Bryant and Trowbridge Ltd

Case Officer: Deborah Slade

Parish: BROCKENHURST

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Defined New Forest Village
Conservation Area: Brockenhurst (Waters Green)

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
CP12 New Residential Development
CP7 The Built Environment
CP8 Local Distinctiveness
DP6 Design Principles
CP1 Nature Conservation Sites of International Importance
CP2 The Natural Environment

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
Development Standards SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 11 - Conserving and enhancing the natural environment
Sec 12 - Conserving and enhancing the historic environment
Sec 7 - Requiring good design
Sec 6 - Delivering a wide choice of high quality homes

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Brockenhurst Parish Council: Comments on amended plans: Objection. The two houses are acceptable, but the garages are too high and poorly sited within the plot. All vegetation to the northern boundary should be retained to screen the neighbouring property. If approved, the green boundary should be protected by means of conditions and the datum points must be accurately recorded. Any requirement for developer contributions must be incorporated.

Parish Council comments on original plans: Support, but would accept the officer's decision.

8. CONSULTEES

- 8.1 Tree Officer: No objection subject to condition.
- 8.2 Building Design & Conservation Area Officer: No objections to amended plans subject to conditions.
- 8.3 Ecologist: No objection subject to securing mitigation towards New Forest SPA and mitigation and enhancement measures for protected species.
- 8.4 Landscape Officer: No objection subject to clarification about boundary treatment and planting details.
- 8.5 Land Drainage (NFDC): No objection subject to condition on surface water drainage.

9. REPRESENTATIONS

- 9.1 Objection received from 15 local properties:
 - The proposal would not preserve or enhance the Conservation Area. Does not "protect, maintain or enhance" as required by policy CP7. Erosion of verdant and rural character of the area. Urbanisation of streetscene.
 - Houses and garages are too large in terms of mass, bulk, height and siting. Contrary to Policy DP10. Not in-keeping with the character of the area. The garages are too close to the boundary. The proposal would be visually dominant
 - Doesn't "enhance" built heritage of New Forest as required by Policy DP6. Lack of architectural merit of Plot 2.
 - Impact on trees. Attrition of vegetation
 - No additional accesses should be permitted
 - Impact on local road and amenities
 - Roofspaces would be converted to form 3-storey houses
 - Density too great, contrary to DP9.
 - The appeal decision for land at Tanglewood is relevant
 - Affect on surface water drainage and local flooding
 - The proposal would set a precedent for further development

- Impact on outlook and privacy of Stable Courtyard
 - Contrary to first purpose of National Park
 - Plans have been incorrect
 - Contrary to the Conservation Areas Management Plan
- 9.2 Objection received from the New Forest Association:
- The proposal would impact upon the SPA
- 9.3 Objection received from the Friends of Brockenhurst:
- The proposal would not preserve or enhance the Conservation Area
 - Provision should be made for affordable housing
 - The height and location of the proposed garages is unacceptable
 - The proposed houses are too high, too large and too suburban
 - The proposal would erode tree cover
 - Boundary treatment is crucial
 - The proposal would set a precedent.

10. RELEVANT HISTORY

- 10.1 3 no. dwellings with garages; additional accesses; demolition of existing dwelling (15/00529) withdrawn on 24 August 2015
- 10.2 3 no. dwellings with garages; additional accesses; demolition of existing dwelling (15/00420) withdrawn on 24 August 2015

11. ASSESSMENT

- 11.1 The site comprises a detached dwellinghouse, 'Timbertop', and its curtilage extending to 0.37 hectares. The site lies within the Defined Village of Brockenhurst and is also within the Conservation Area. The existing dwelling is modern and of no specific architectural merit. The site is surrounded by large detached dwellinghouses, mostly in spacious plots, as well as the grounds of the Forest Park Hotel.
- 11.2 Permission is sought to replace the existing dwelling with 2 detached dwellinghouses, each within a spacious garden, with associated garage buildings. The dwellings would share the existing access point. In principle the development would comply with Core Strategy policies CP12 and DP9, and full contributions towards affordable housing, open space, transport and ecology have been offered on the additional dwelling, in accordance with Core Strategy policies CP1, DP3 and CP15. These would be secured by a legal agreement prior to any consent being issued.
- 11.3 The dwellings would be large in size, having 5 bedrooms and a floorspace of 280/ 300 square metres of floorspace respectively. The ridge heights would be 8.4/ 9 metres respectively, which is

fairly typical of the type of house proposed. The dwellings would each have their own design identity, loosely Arts and Crafts in style, with high quality traditional materials and timber windows.

- 11.4 The garage buildings would be sited at the front/ side of each plot, where they would not obscure the frontage of the houses. The garages would be 2-bay and 5.7m in height. The houses and garages would be set back over 20m from the frontage of the site, to allow the established tree and vegetation screen to remain intact. Only post and rail fencing is proposed, which would maintain the rurality of the area, and a new planting proposal shows hedges to divide the plot and replacement planting to the northern boundary. At the northern end of the site, one notable Norway Maple would be removed, but this has structural defects and is diseased so there are no objections to this from the Tree Officer. Replacement tree planting is proposed.
- 11.5 Overall the proposal is considered to fit in well with the spacious setting of the area, with a resultant low residential density of 9 dwellings per hectare. The design, landscaping and boundary treatment which has been proposed is all considered to be suitable, and would be secured by planning condition.
- 11.6 In the main there would be sufficient spaciousness between dwellings to maintain neighbouring amenity. The closest dwellings would be the new houses built recently within the grounds of the Forest Park Hotel, which are located at the north of the site. The new Plot 1 would be re-orientated from the old Timbertop and in the main would be further into the site than the existing house. There would be one first floor side window on the northern elevation, serving an en-suite. It could therefore be conditioned that this window should be obscurely glazed and fixed shut to ensure no overlooking. There would be a distance of around 35m between the back of Stable Cottage and the side of the new house at Plot 1. Other dwellings are of greater distance from the proposal, and it is concluded that amenity would consequently be upheld.
- 11.7 Objectors refer to an appeal decision for a site opposite, Tanglewood, where a house was proposed and dismissed at appeal in 2005. In that case, the Inspector cited the uncharacteristically small plot, the limited set-back from the road and the proposal being very close to its side boundary as attributes which rendered the development unacceptable; none of which apply here. Whilst the streetscene would be altered to show glimpses of two houses rather than one (as well as their associated outbuildings) through the trees, it is not considered that this would be to the detriment of the established loose-knit, spacious residential character of the area.
- 11.8 The application is accompanied by a protected species survey which concludes that there is some potential for reptiles and

nesting birds, but that protected species populations would be upheld provided that the suggested mitigation and enhancement measures are carried out; this can be secured by condition.

- 11.9 Overall it is considered that the proposal would provide 2 additional dwellings within the Defined Village without compromising the character of the Conservation Area. The verdant frontage of the site would remain and detailed design of the buildings and layout would be acceptable. Permission is therefore recommended, subject to securing full contributions for 1 additional dwelling prior to consent being issued.

12. RECOMMENDATION

Subject to the prior completion of a section 106 agreement to secure developer contributions towards affordable housing, open space, SPA mitigation and transport, the Executive Director of Strategy & Planning be authorised to grant planning permission subject to the following conditions:

- 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 No development shall take place until the following details have been submitted to, and approved in writing by the New Forest National Park Authority:

Typical joinery details including windows, doors, eaves, verge, bargeboards.

Development shall only take place in accordance with those details which have been approved.

Reason: To protect the character and architectural interest of the buildings in accordance with Policies DP1, DP6 and CP7 of the

New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 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).

- 5 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, or means of enclosure otherwise approved by Class A of Part 2 of Schedule 2 to the Order shall be erected or carried out without express planning permission first having been granted.

Reason: In view of the physical characteristics of the plot, the New Forest National Park Authority would wish to ensure that any future development proposals do not adversely affect the visual amenities of the area and the amenities of neighbouring properties, contrary to Policies DP1, DP6, CP7 and CP8 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 6 The first floor window on the north elevation of Plot 1 shall at all times be obscurely glazed and fixed shut

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).

- 7 No development shall take place until the proposed slab levels in relationship to the existing ground levels set to an agreed datum shall be submitted to and approved in writing by the New Forest National Park Authority.

Development shall only take place in accordance with those details which have been approved.

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

- 8 No development shall take place until details of the means of disposal of surface water from the site have been submitted to and approved in writing by the New Forest National Park Authority.

Development shall only take place in accordance with the approved details.

Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 9 No external lighting 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).

- 10 Prior to the commencement of development (including site and scrub clearance), measures for ecological mitigation and enhancement (including timescales for implementing these measures) 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. The measures shall be based on the recommendations set out in the ecological report approved as part of this planning application.

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).

- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any order revoking or re-enacting that order, no access, vehicular or pedestrian, other than that shown on the approved plan shall be formed to the site. No cattle grids shall be constructed at the site unless express permission has been granted. No additional hardstanding shall be laid at the site other than as shown on the approved plans.

Reason: In the interests of the character of the area and to ensure no harm to protected trees in accordance with Policies CP2, CP8 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 12 The trees/ hedges on the site which are shown to be retained on

the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the submitted arboricultural statement (by Barrell Tree Consultancy, 14434).

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).

- 13 No development shall take place until a scheme of landscaping of the site shall be submitted to and approved in writing by the New Forest National Park Authority. This scheme shall include :

- (a) the existing trees and shrubs which have been agreed to be retained;
- (b) a specification for new planting (species, size, spacing and location);
- (c) areas for hard surfacing and the materials to be used;
- (d) other means of enclosure;
- (e) a method and programme for its implementation and the means to provide for its future maintenance.

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

- 14 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner.

Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the National Park Authority gives written consent to any variation.

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).

- 15 The development hereby permitted shall not be occupied until the arrangements for parking and turning within its curtilage have been implemented.

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

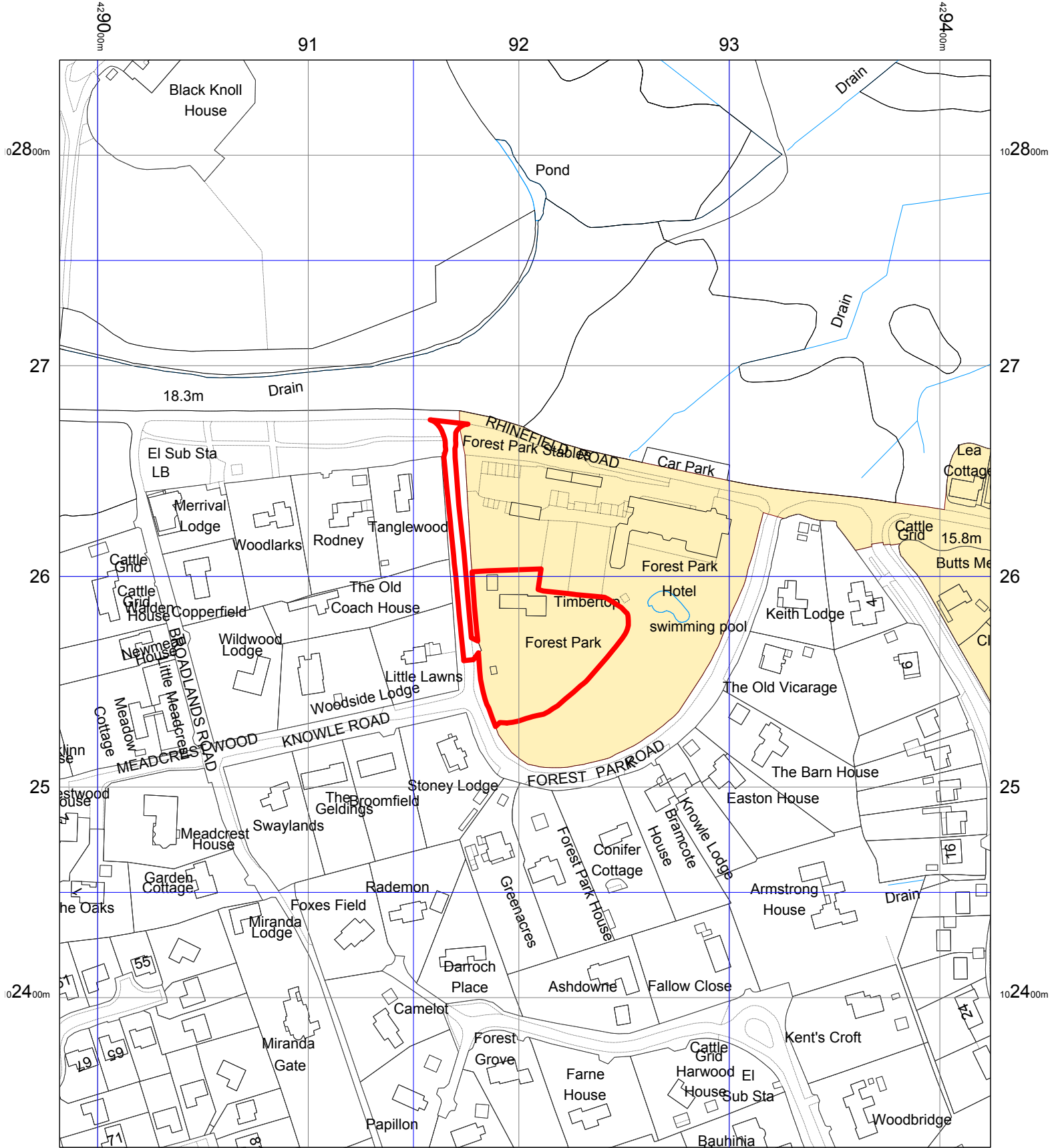
Reason: To ensure adequate parking provision is made in the interest of highway safety and to comply with Policies DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010) and Section 4 of the National Planning Policy Framework.

16 Development shall only be carried in accordance with drawings:

14434-BT3, 01, 01 Rev E, 05 Rev E, 06 Rev D, 07 Rev D, 103 Rev D, 105 REV D, 106 Rev C, 2003/1C.

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,
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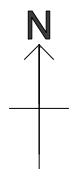
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Application No: 15/00752/FULL Full Application

Site: Woodgreen Methodist Church, High Street, Woodgreen,
Fordingbridge, SP6 2AU

Proposal: Change of use to unit of holiday accommodation; replace existing
single-storey additions; new sewage treatment plant.

Applicant: Mrs J Hart

Case Officer: Ann Braid

Parish: WOODGREEN

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
CP16 Tourism Development
DP19 Re-use of Buildings outside the Defined Villages
CP12 New Residential Development
CP10 Local Community Facilities
CP8 Local Distinctiveness
CP7 The Built Environment

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 3 - Supporting a prosperous rural economy
Sec 11 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Woodgreen Parish Council: Support the application. The Parish Council is

aware that this decision is contrary to Policy DP19 but, in this instance, considers that the application should be supported for the long term maintenance of the building

8. CONSULTTEES

- 8.1 Ecologist: Any consent should be subject to conditions to ensure that measures are taken to mitigate against impacts on protected species and habitats. As the proposal involves a residential use within 400m of the New Forest Special Protection Area, a legal agreement to secure habitat mitigation would be required. Permitted development rights, and the provision of external lighting should be controlled by condition.
- 8.2 Building Design & Conservation Area Officer: Although the use would secure the future of the building, other uses could be equally sympathetic, as a residential use would be likely to require internal and external alterations. As it stands the proposal would preserve the character and appearance of the Conservation Area due to the limited external alterations that are being proposed. There is therefore no objection subject to a condition relating to the use of appropriate timber joinery.
- 8.3 Highway Authority (HCC): No objection subject to condition relating to parking and turning of vehicles
- 8.4 Natural England: No objection subject to payment in mitigation of impacts on the New Forest Special Protection Area

9. REPRESENTATIONS

- 9.1 16 letters of support have been received relating to the following;
- The maintenance of the building in good repair.
 - Local businesses would benefit from the use by holiday makers.
 - The allocation of parking would be an improvement over the existing situation.
 - There is little requirement for another building in community use.
 - The use should be restricted to holiday use only.
- 9.2 One letter has been received setting out the ideal level of provision for access for the disabled.

10. RELEVANT HISTORY

- 10.1 None

11. ASSESSMENT

- 11.1 This application relates to a small, but prominently sited church building which lies on the east side of the High Street in Woodgreen. The building faces onto the street and lies within the Western Escarpment Conservation Area. The church has almost no curtilage. The land slopes up to the rear. The open forest and the designated Site of Special Scientific Interest (SSSI), Ramsar Site, Special Protection Area (SPA) and Special Area of Conservation (SAC) lie less than 200 metres to the east.
- 11.2 Consent is sought to change the use of the church into a self-contained unit of accommodation (Use Class C3) to be let for holidays. The applicant also owns the property directly to the east, "Dongoa" and some of the land of that property would be incorporated into the application site, to provide an area of domestic curtilage and parking. The existing vehicular access to Dongoa would be shared, and a parking and turning area created for the chapel. In term of alterations to the building itself, an existing rear extension would be re-built and a side extension would be converted. Facing materials would remain unchanged and all window and door joinery would be timber.
- 11.3 The main issues under consideration would be:
- Whether the proposed change of use would be supported by the relevant policies of the New Forest National Park Core Strategy (in terms of the introduction of a new residential or tourist related use).
 - The impact the development would have upon the character and appearance of the Conservation Area.
 - Whether the proposal would be acceptable in terms of its impact upon the ecology of the New Forest.
 - Potential loss of amenity to neighbouring residents.
- 11.4 There is no difference in planning terms between the use of a building for holiday letting and residential use, as they both fall within Class C3. The applicant's statement indicates that it has been the practise of the National Park Authority to allow holiday letting subject to restrictive conditions. However Policy DP19, which relates to the re-use of buildings outside defined village boundaries, states that the conversion of a building to residential use would not be acceptable. This restrictive approach has been supported in recent Appeal decisions for similar developments to the one now under consideration at South Sway Farm (reference APP/B9506/W/15/3006490) and Fishpond Piece (reference APP/B9506/W/15/3005862).
- 11.5 The Authority has granted some holiday accommodation as part of a farm diversification scheme at some large farm holdings, in order to help support the land-based economy, in accordance with Policy CP17; however that policy is not applicable here as this

application does not relate to farm diversification or to a land-based enterprise.

- 11.6 Furthermore, policy CP10 states that the proposed change of use should not result in the loss of a community facility. The applicant's case is that Woodgreen is already well served by community facilities, and it is doubtful that another community use could be sustained. The applicant also asserts that lack of space for basic facilities makes the permitted use as a church and/or other uses that could be carried out without planning permission impractical.
- 11.7 It is worth noting that Officers responded to a number of calls in the run up to the sale of the property and consistently advised that a residential use would be contrary to Policy DP19. The church has not been used for some time, but no evidence has been presented as to any attempt to market the building for a use that would comply with Policy DP19 or Policy CP10. To quote the supporting statement, "the applicant's purchase has the singular advantage of enabling the enlargement of the plot to enable the provision of parking and turning space and also the provision of a domestic foul drainage system". Whilst additional external space would undoubtedly be an advantage when marketing of the building, no evidence has been submitted to show that the building would not function in other uses without an allocation of the applicant's land.
- 11.8 In addition to Policy DP19, Policy CP16 seeks to ensure new tourism development would provide opportunities for the understanding and enjoyment of the New Forest, would be part of a farm diversification scheme and would relieve visitor pressures on internationally or nationally designated sites. There is no information accompanying the application which would demonstrate that the proposal would provide and opportunities for the understanding and enjoyment of the New Forest. In addition, the proposal would not bring about any benefits to the New Forest National Park. In fact the proposal would appear to contribute towards (rather than relieve pressure upon) the nationally designated sites of conservation interest due to the proximity of the building to the open forest. It is also important to have regard to the fact that Policy CP12 seeks to ensure any new residential development (holiday lets are also classed as a C3 dwelling use) would be restricted to the four defined villages (Sway, Ashurst, Brockenhurst and Lyndhurst). The proposal would therefore be contrary to the requirements of Policies DP16 and CP12 of the adopted New Forest National Park Core Strategy.
- 11.9 As noted above, previous officer advice confirmed that an application for the residential use of the building would be contrary to policy. Most discussions took place by telephone, but one written enquiry related to the prospective use of the building as a commercial photography studio, and it was concluded that an

application for this business use would be likely to be supported. In all cases it was advised that in order for a residential use to be supported it should be clearly shown that the building would not be suitable for other uses that would comply with Policy. It was advised that it would be necessary to substantiate the case with details of how the existing building had been marketed for use for alternative community purposes or business purposes, and whether such uses are likely required or any offers were forthcoming. The applicant's statement considers other uses, but in relation to each option, argues that the same issues arise; the building would be too small, there would be no associated space for parking or drainage.

- 11.10 The existing use of the building falls within Use Class D1 which includes clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law courts, as well as non-residential education and training centres. The use of the building may change to any of these without planning permission. It has not been conclusively shown that these alternative uses would be unsuccessful in the building.
- 11.11 Policy CP1 of the Core Strategy seeks to ensure proposals for new housing within 400 metres of the Special Protection Area (SPA) demonstrate that adequate measures will be put in place to avoid or mitigate against potential harmful impacts upon the ecological integrity of the SPA. The applicant does not acknowledge the proximity of the site to the SPA and therefore does not propose any specific measures for mitigation. Natural England also raise this concern and without such supporting information it has not been demonstrated that any additional impact associated with increased pressures arising from new residential development would be mitigated against. The proposed development would therefore be contrary to the requirements of Policy CP1 of the adopted New Forest National Park Core Strategy.
- 11.12 The proposed physical alterations to the building would be relatively unobtrusive and would (subject to further information relating to window opening and joinery details) be appropriate to the building. There is therefore no objection to the use from the Conservation perspective.
- 11.13 The Parish Council supports the application as a means of preserving a valued historic building in good repair. There have also been many letters of support, mainly referring to the local desire to retain the building in good repair. Neighbours also believe holidaymakers would support local businesses, and the allocation of parking for the site would be an improvement over the existing situation. With regard to neighbouring amenity, it is considered that this would be largely unaffected by the proposed use.

- 11.14 There is undoubtedly strong local support for the proposal and it is accepted that a viable use for the building needs to be found to secure its long term future as a valued local historic building. Nonetheless, before any holiday use can be considered, the applicant needs to demonstrate much more clearly that there are no other viable re-uses of the building available that would comply with policies CP10 and DP19.

12. RECOMMENDATION

Refuse

Reason(s)

- 1 Insufficient information has been submitted with the application to adequately demonstrate that the building is incapable of another beneficial community or business use. The proposed use of the building as a holiday let would therefore result in the introduction of a new residential use for which no satisfactory justification has been provided. The development would be located outside any of the defined New Forest villages in New Forest National Park, adjacent to the open forest. Due to the restricted size of the application site, it is further considered that the level of activity generated by the development would have an unacceptable impact upon the character of the countryside to the detriment of its special qualities and local distinctiveness. The proposal would therefore be contrary to policies DP1, CP10, CP12, CP16 and DP19 of the New Forest National Park Authority Core Strategy and Development Management Policies (DPD) (December 2010) and the National Planning Policy Framework.
- 2 The proposal would lie within 400 metres of a Special Protection Area (SPA) and no information has been submitted to demonstrate that adequate measures would be put in place to avoid or mitigate any potential adverse impacts on the ecological integrity of the SPA. Therefore there would be insufficient information to assess the potential impact upon the SPA and the proposal would therefore be contrary to the requirements of Policy CP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010), the Development Standards SPD and the National Planning Policy Framework.

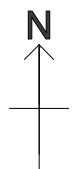


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Application No: 15/00819/FULL Full Application

Site: White Lodge, Sway Road, Brockenhurst, SO42 7SG

Proposal: Replacement dwelling and garage

Applicant: Mr & Mrs Bruton

Case Officer: Katie McIntyre

Parish: BROCKENHURST

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
DP6 Design Principles
DP10 Replacement Dwellings
DP11 Extensions to Dwellings
CP8 Local Distinctiveness
CP2 The Natural Environment

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

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

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Brockenhurst Parish Council: Support

8. CONSULTEES

- 8.1 Ecologist: No comments received
- 8.2 Tree Officer: Raises an objection
- 8.3 Land Drainage (NFDC): No objection subject to conditions

9. REPRESENTATIONS

- 9.1 None received

10. RELEVANT HISTORY

- 10.1 None relevant

11. ASSESSMENT

11.1 The application site is a detached bungalow with a room within the roof space. The property is located outside of the defined village and occupies a corner plot on the entrance way to Brockenhurst Manor Golf Club. The entrance way to the golf club also forms part of a public right of way. The site is screened from Sway Road by a group of mature trees but is open along the frontage which abuts the public right allowing clear views of the site to be achieved. This application seeks consent for a replacement dwelling and garage; no alterations are proposed to the existing access.

11.2 There is not an in-principle design/ conservation objection to the demolition of the existing bungalow as it is not considered to be of historic or architectural importance. The relevant issues that therefore need to be considered are:

- The impact upon the character and appearance of the area;
- The amenities of the adjacent properties;
- Impact upon trees; and
- Ecology

Impact upon the character and appearance of the area:

11.3 The proposed replacement dwelling would be of a similar footprint to the existing bungalow on the site as well as a similar scale although the roof form of the property would be changed from hipped to gabled. The development would be partially screened by the trees along the eastern boundary to Sway Road however it would be very prominent from the entrance and the public right of way to the golf course. The proposal does propose an increase in floorspace above that *in situ* however this would not exceed the 30% restriction as set out in policy DP11. The basement has not been included within this calculation as per the supporting text of policy DP11. The Parish Council have supported the proposal.

- 11.4 The guidance contained within the National Planning Policy Framework states that development shall contribute positively to making places better (para. 56) and that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area (para. 64). Moreover, policies DP1, DP6 and CP8 require new development to demonstrate high quality design which enhances local character and distinctiveness ensuring that development is appropriate and sympathetic in terms of scale, appearance, form and siting.
- 11.5 There are no objections to the gable form proposed or the overall scale of the dwelling proposed however there are concerns in relation to its design and appearance. It is considered that the proposed replacement dwelling would be of a poor design having an overtly suburban appearance which would fail to contribute positively to the rural character of its surroundings. For example, the eaves height of the building is considered to be excessive and appears disproportionate in relation to the property exacerbating the size of the building. The excessive height of the eaves has tried to be disguised by adding horizontal cladding above the windows and under the eaves, however rather than disguising the gap, this has resulted in an awkward appearance which exacerbates its poor design. The fenestration and joinery details are also considered to be very weak and do not respond to the rural context of the site.
- 11.6 There are similar concerns in relation to the design and appearance of the proposed garage which would also have on overtly suburban character which would fail to respond to the rural context of the site and its prominent position adjacent to a public right of way.
- 11.7 Officers have been involved in a number of pre-application discussions with the applicant prior to the submission of the application whereby concerns in relation to the design and proportions were raised. A number of suggestions were made in relation to improving the overall appearance of the property such as; lowering the eaves height, introducing a brick plinth, utilising traditional roof pitches, stronger fenestration details, timber cladding to the gables, and conservation style rooflights. A sketch was also issued illustrating how these suggestions could be incorporated within the design. Although some of these suggestions have been taken up by the applicant, the fundamental concerns Officers had in relation to the proportions of the dwelling and its suburban appearance have not been addressed.
- Neighbour amenity:
- 11.8 With regards to neighbour amenity, it is considered that the property which could be potentially affected the most is the dwelling sited opposite 'Keeper's Cottage'. This dwelling is sited a reasonable distance away (around 35 metres) so as to not be

affected by loss of light, although there would be first floor rooflights facing the property. The boundary to Keeper's Cottage is very open and therefore views would be able to be obtained from the proposed first floor windows, however, as this would be limited to the front of the property only, which already as limited privacy from the public footpath; this relationship is thought to be acceptable.

Trees:

- 11.9 Situated in the site's rear garden area is an area of woodland comprised of native, broadleaf species and a large mature Beech tree which are clearly visible from Sway Road. The trees provide a good level of public amenity and are important to the character of the area and are protected by virtue of a tree preservation order. The proposed garage would be within the crown spread and root protection area of the mature Beech tree and a group of Ash trees. Given the level changes in this part of the site it is likely that existing ground levels would need to be lowered to accommodate the installation of the proposed garage. In these circumstances a foundation type, such as pile and beam, which could normally be utilised in order to accommodate the trees' rooting system, would not be enough to ensure that adjacent trees can be safely retained. The Authority's Tree Officer has therefore raised an objection to the application as the proposed siting of the garage would threaten the retention of important mature trees protected by tree preservation order and as such would therefore be contrary to policies DP1 and CP2 of the Core Strategy.

Ecology:

- 11.10 The bungalow *in situ* to be demolished has been identified within the submitted ecology report as being used as a day roost by a group of common pipistrelle bats. The proposal would result in the loss of this roost and a replacement roost would be incorporated within the roof space of the proposed garage. Local authorities should consider the three tests of a European Protected Species (EPS) Licence prior to granting planning permission. Failing to do so would be in breach of Regulation 9(5) of the Conservation of Habitats and Species Regulations (2010) which requires all public bodies to have regard to the requirements of the Habitats Directive in the exercise of their functions.
- 11.11 The first of the three tests is whether there are imperative reasons of overriding public interest. Natural England guidance states that if a proposed development is in line with the development plan, it may meet this test. As has been set out above, this proposal is not considered to otherwise meet with the policies of the development plan, and there is not considered to be any overriding public interest in this proposal otherwise; therefore the first test is concluded not to be met as things stand.

- 11.12 The second test is that there must be no satisfactory alternative, including the option of not undertaking the development. No structural survey has been submitted along with the application to demonstrate that the bungalow has to be demolished. Information has not been submitted with regards to any structural problems nor a proper justification for non-viability of retention / refurbishment / extension has been made. Therefore it has not been demonstrated that the existing dwelling has to be demolished.
- 11.13 The third and final test is that the maintenance and favourable conservation status of the species should be ensured. The ecological consultant considers that this would be the case, provided that the mitigation as outlined was implemented. The application has addressed the issue of bat presence and the consultant's report is from a respected source and has identified presence of bats, including a day roost. The consultant proposes mitigation/compensation which would be suitable for maintaining the favourable conservation status of the local population; however the issue of mitigation should only be addressed once the Authority is content that the tests of the Habitats & Species Regulations have been satisfied.
- 11.14 As two of the three tests have not been met, the likelihood of a EPS Licence being granted for these works is low. Whilst mitigation/compensation can address loss of potential of roosts in principle, there is little actual evidence that bats utilise the replacement habitats. With little monitoring or scientific information there remain risks that disturbance and loss of roosts can be affecting species populations. Therefore a precautionary approach is advisable and if the loss/disturbance is preventable alternatives should be sought where possible, in accordance with the Habitats Regulations and policy CP2.
- 11.15 To conclude, for the reasons outlined above it is considered the proposal would fail to comply with local and national planning policy and as such it is recommended permission is refused.

12. RECOMMENDATION

Refuse

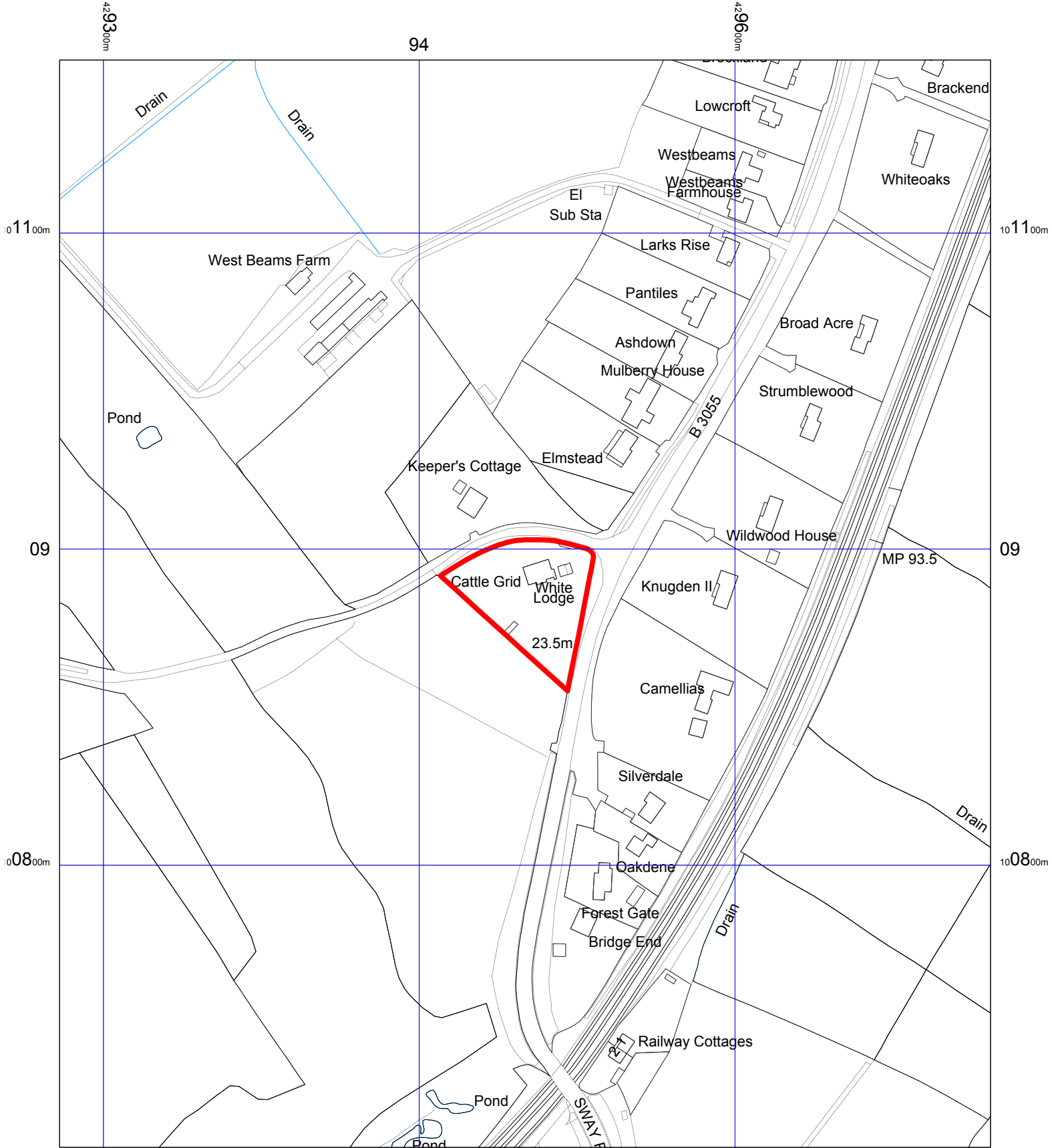
Reason(s)

- 1 The proposed development, by reason of its poor design and overtly suburban appearance, would fail to contribute positively to the rural character of its surroundings or enhance local character resulting in an adverse impact on the visual amenities of the area and the special qualities of the National Park. The proposal is therefore contrary to policies DP1, DP6, DP10 and CP8 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010), Design Guide

Supplementary Planning Document and the National Planning Policy Framework.

- 2 The application fails to demonstrate that the proposed garage can be carried out without involving the loss of trees on the site. In particular, given the close relationship of the proposed garage to a mature Beech tree and a group of Ash trees on the frontage with Sway Road, the development is likely to result in a significant threat to the root system of these trees potentially leading to their loss. For this reason, the proposed development could result in the ultimate loss of trees that make a positive and important contribution to the visual amenities of the area to the detriment of the character and appearance of the countryside, contrary to policies DP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).

- 3 The development would impact upon a common pipistrelle day roost and insufficient detail has been provided to demonstrate that the destruction of this roost is necessary and within the public interest which is contrary to policy CP2 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010), the National Planning Policy Framework and Regulation 9(5) of the Conservation of Habitats and Species Regulations 2010.



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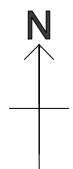
Tel: 01590 646600 Fax: 01590 646666

Date: 30/12/2015

Ref: 15/00819/FULL

Scale: 1:2500

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Application No: 15/00833/FULL Full Application

Site: Croadene, Southampton Road, Godshill, Fordingbridge, SP6 2LE

Proposal: Single storey extension; demolition of conservatory

Applicant: Mrs K Buchan

Case Officer: Katie McIntyre

Parish: GODSHILL

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
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

Godshill Parish Council: Support - it is appropriate to the existing dwelling and its curtilage and would have no greater impact on the amenity of the neighbouring properties.

8. CONSULTTEES

8.1 Land Drainage (NFDC): No comment

9. REPRESENTATIONS

- 9.1 One representation of support:
- The proposal is a modest and proportionate addition to the existing property. Its appearance is appropriate and complimentary to the form of the existing building.

10. RELEVANT HISTORY

- 10.1 15/00710 - Single-storey extension and porch - withdrawn 20 October 2015
- 10.2 08/93486 - Outbuilding - granted 28 November 2008
- 10.3 04/82858 - Double garage; demolish existing car port and single garage - granted 24 November 2004
- 10.4 95/57460 - Conservatory - allowed at appeal 25 July 1996
- 10.3 90/46303 - Additions to first floor - granted 05 December 1990

11. ASSESSMENT

- 11.1 The application site is a detached dwelling that is sited outside of the defined New Forest Villages within the Western Escarpment Conservation Area. This application seeks consent for a single-storey extension; the existing conservatory would be demolished.
- 11.2 The relevant issue to consider is whether the proposal is appropriate to the existing dwelling and its curtilage. Due to the relationships with the neighbouring dwellings it is not considered the proposal would have a greater impact upon these properties amenities.
- 11.3 It is proposed that the conservatory *in situ* would be demolished and this would be replaced with a larger single-storey addition which would serve a dining room. The proposal would fail to comply with policy DP11 which seeks to limit the size of additions to properties in order to safeguard the locally distinctive character of the New Forest and to ensure there is the ability to maintain a balance in housing stock.
- 11.4 In accordance with the wording of policy DP11 the base point for calculating the floorspace of the property is at it stood on the 1st July 1982. The Authority's records indicate that the property had a floorspace of approximately 124 square metres as at this date.

The property has already been extended in 1990 to accommodate rooms within the roof space and the conservatory it is proposed to replace was added in 1995. These additions to the property have already resulted in a 54% increase in floorspace which significantly exceeds the 30% maximum floorspace increase which DP11 permits. The proposed replacement extension would be approximately 5.6m² larger than the conservatory it is to replace further enlarging the property and resulting in a cumulative increase in floorspace of 58%. No information has been submitted with the application in relation to exceptional circumstances. The proposal would therefore result in a building which is unacceptably large in relation to the original dwelling and would undesirably add to pressures for change which are damaging to the future of the countryside contrary to policies CP8 and DP11.

- 11.5 It is appreciated that the proposal in itself is not particularly large, however it is important to consider the cumulative impact of extensions in order to avoid the long-term erosion of the character of the locality in accordance with policy CP8 and DP11. If this addition beyond the 30% allowance were to be allowed a similar argument could be used in the future to promote other small scale proposals. That could then lead to further extensions to this dwelling and elsewhere within the National Park which cumulatively would have a serious impact on the character of the National Park. This approach has been supported by the Planning Inspectorate. In July of this year the Inspectorate found that a further 2% increase in floorspace above the 30% allowance conflicted with policy DP11:

"This policy seeks to avoid a long-term and cumulative erosion of the character of the National Park by successive extensions to the dwellings within it. In my view, to be effective in this objective and to provide a reasonable degree of clarity and certainty, the policy must be applied both rigidly and consistently even in circumstances where, as in this case, the mathematical increase in floor area is relatively modest. To do otherwise would open the door for successive extensions to dwellings that would then cumulatively erode the landscape and scenic beauty of the National Park" (APP/B9506/D/15/3004446).

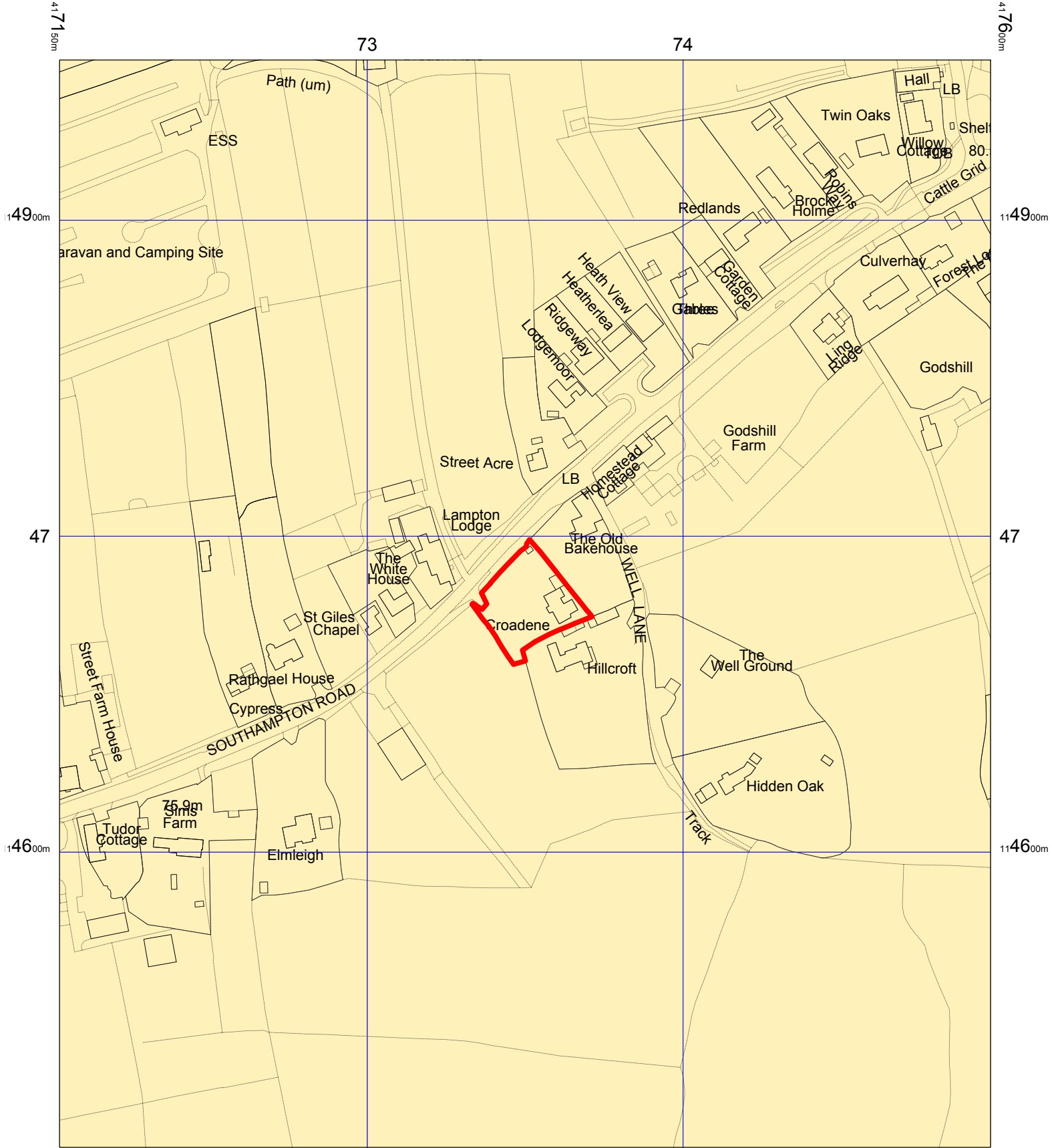
- 11.6 The applicant has been made aware of the concerns in relation to the proposal and has been informed that the Authority would not object to an extension of the design proposed if it were to have the same floorspace as the conservatory *in situ* as this would not then result in any further increase in floorspace above that already in place.
- 11.7 The proposal would fail to comply with local and national planning policy, particularly the Authority's policy on domestic extensions DP11, and consequently it is recommended that planning permission is refused.

12. RECOMMENDATION

Refuse

Reason(s)

- 1 In order to help safeguard the long term future of the countryside, the Local Planning Authority considers it important to resist the cumulative effect of significant enlargements being made to rural dwellings. Consequently Policy DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010) seeks to limit the proportional increase in the size of such dwellings in the New Forest National Park recognising the benefits this would have in minimising the impact of buildings and activity generally in the countryside and the ability to maintain a balance in the housing stock. This proposal, taking into account previous enlargements, would result in a building which is unacceptably large in relation to the original dwelling and would undesirably add to pressures for change which are damaging to the future of the countryside.



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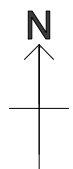
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Scale: 1:2500

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Application No: 15/00838/FULL Full Application

Site: Sandpipers, Normandy Lane, Lymington, SO41 8AE

Proposal: Addition of dormer windows to garage

Applicant: Mr Boyd

Case Officer: Liz Young

Parish: LYMINGTON AND PENNINGTON

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Flood Zone

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
DP12 Outbuildings
CP8 Local Distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 7 - Requiring good design

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Lymington & Pennington Town Council: Recommend approval; External impact of the building would be enhanced.

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

9.1 None received.

10. RELEVANT HISTORY

- 10.1 Application for a Certificate of Lawful Development for a proposed rear extension and extension to existing basement (15/00324) raise no objection on 10 June 2015
- 10.2 Addition of dormer windows to garage (15/00122) refused on 1 April 2015
- 10.3 Addition of dormer windows to garage (14/00761) approved on 27 November 2014
- 10.4 Insertion of dormer at first floor; ground floor extension; enlargement of existing dormer at first floor (14/00573) approved on 21 August 2014
- 10.5 Erect detached double garage with workshop / study over (93/52080) approved on 7 June 1993

11. ASSESSMENT

- 11.1 The application site lies in a fairly remote location overlooking the salt marshes on the edge of Lymington. It comprises a split level dwelling constructed on a brick plinth with white render above and a plain clay tile roof and a detached outbuilding built of similar materials. The site is not directly adjoined by any residential properties.
- 11.2 The outbuilding was originally approved in 1993 as a workshop with study over (consent 52080) and Condition 2 of this consent seeks to ensure the building would be used only for purposes incidental to the main house. More recently consent (reference 14/00761) was granted to add dormer windows to the north-east (rear) elevation of the garage. This application was approved on the basis that amended plans were submitted whilst the scheme was under consideration. These amendments followed negotiations securing the deletion of dormers proposed on the south west (road facing) elevation. Following this approval consent (reference 15/00122) was then sought for a double dormer to the rear (north east) elevation and these plans also re-introduced the dormers originally proposed to the front (south west) elevation which were negotiated out at the time of the earlier application. The proposal was effectively identical to the scheme originally submitted under reference 15/00122 and was therefore turned down due to the cumulative impact of adding further to the number of dormer windows and the scale and domestic character of the resultant outbuilding.

- 11.3 This application again proposes the double dormer to the rear (north east) elevation which formed part of the plans approved under planning consent 14/00761. However two dormers are again proposed to the front. The size of the dormers has been slightly reduced from the dimensions of the more recently refused scheme (15/00122). The height of each dormer has been reduced from 2.1 metres down to 1.7 metres and width has been reduced from 1.5 metres down to 1.3 metres. The central rooflight which also formed part of the previously refused scene has been deleted.
- 11.4 Planning policy remains unchanged since the previous application. The basis upon which the recent consent was granted was that the proposed alterations would not impact significantly upon the road-facing elevation of the building and because the overall scale of the resulting building was considered appropriate when viewed alongside the main house. The main issue under consideration would therefore be whether the current proposals would conflict with these earlier objectives along with the extent to which any amendments to the design would address the concerns which led to the recent refusal.
- 11.5 It remains the case that no additional information has been provided to justify the scheme or explain why the design conflicts with previous case officer negotiations. As noted previously it is considered that the approved plans satisfactorily accommodate the use of the building as study and games room and the proposal to re-introduce the dormer windows would (notwithstanding a very modest reduction in size) add significantly to the overall volume and domestic character of the building to the extent that it would compete with the main frontage of the house and impact upon views from the highway.
- 11.6 Although the central rooflight is no longer proposed this element of the proposals did not cause concern at the time of the previous application (the dormers being the most prominent and obtrusive aspect of the proposal). The proposals would therefore fail to be appropriate or incidental to the main house and would be in conflict with the requirements of Policies DP1 and DP6 of the New Forest National Park Core Strategy.
- 11.7 Pages 35 and 36 of the Design Guide recognise outbuildings as an essential part of rural character and that two storey outbuildings can impact badly upon the appearance of sites at their boundaries. This document states that outbuildings should be incidental to the main house in scale and appearance and that smaller dwellings usually require modest outbuildings which should ideally diminish in scale to minimise bulk. The proposals would be at odds with this guidance through adding significantly to the overall perceived bulk and domestic appearance of the building. It is also important to note that Policy CP8 specifically

recognises the cumulative and longer term implications of individual small scale developments in terms of eroding the rural qualities of the New Forest National Park and the development is therefore contrary to the requirements of Policy CP8 and also the Design Guide Supplementary Planning Document of the New Forest National Park Core Strategy.

11.8 The introduction of dormer windows to outbuildings is an issue which frequently causes concern, particularly in relation to their domestic appearance and the large number of unlawful conversions to self-contained units across the New Forest National Park. An appeal decision (reference APP/B9506/D/10/2128556) which highlights the harmful impact that dormer windows can have relates to an outbuilding proposal within the National Park near Ringwood. Whilst noting that the proposal would not impact upon public views, the Inspector resolved to dismiss the appeal for an outbuilding with three dormer windows on the basis that the dormers would change the character from a simple garage structure to something more imposing, thereby having an urbanising impact upon the character of the area. This current proposal relates to a significantly more modest plot and house with an additional impact upon public views, thereby demonstrating the harmful visual impact of the development.

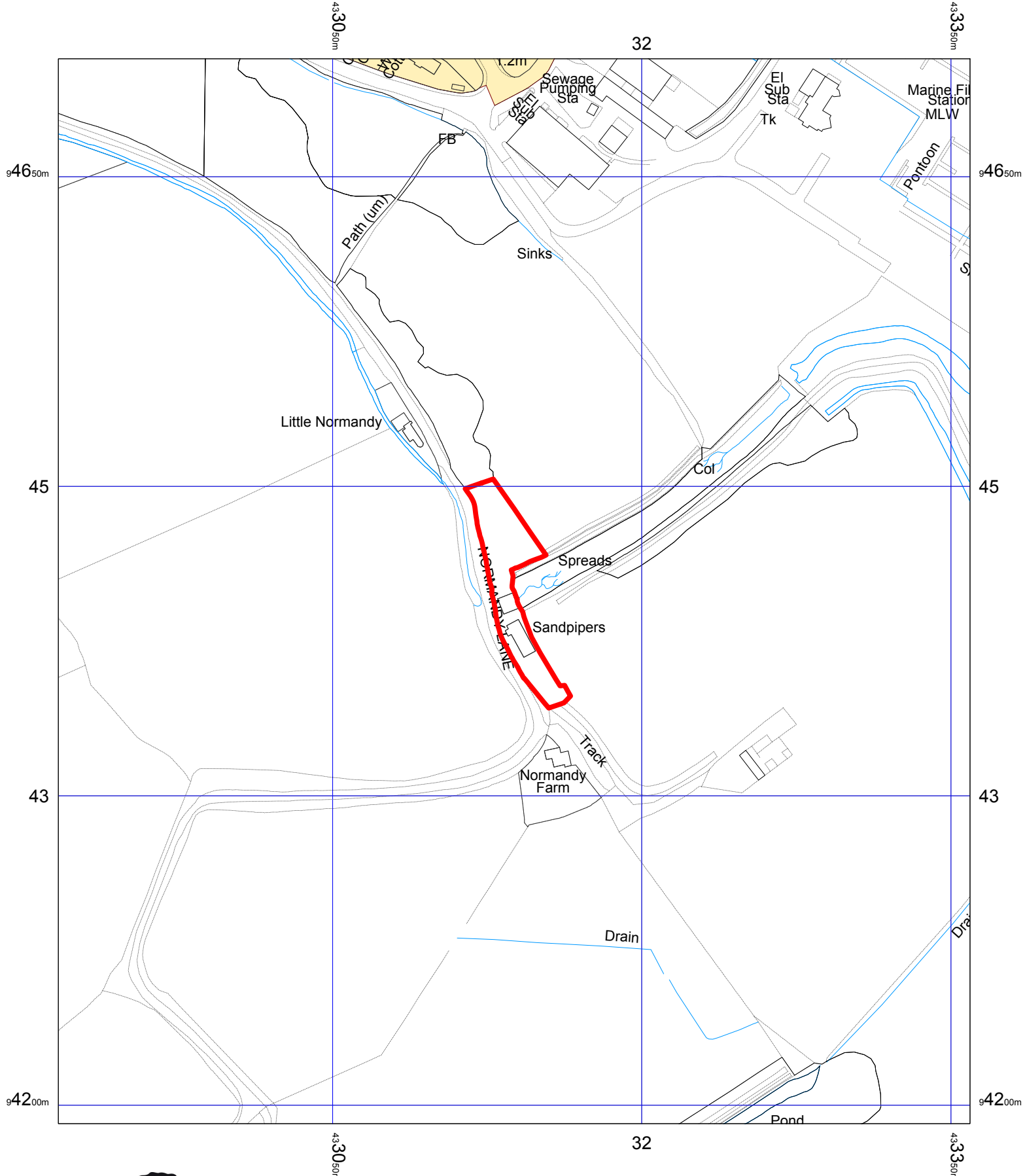
11.9 In conclusion, the slightly more modest dormers now proposed would fail overcome the recent refusal and also would not satisfy the objectives clearly set out at the time the previous scheme. This earlier scheme was approved on the basis that, from the public highway, the appearance of the outbuilding would remain almost identical to existing, and thus there would be no adverse impact on the character of the immediate surroundings. This latest proposal would have a significant and direct impact upon its surroundings and it is therefore recommended that the application should be refused.

12. RECOMMENDATION

Refuse

Reason(s)

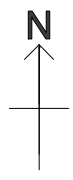
1 The proposed roof alterations would, in terms of their cumulative impact, result in a building which by virtue of its scale and domestic character would fail to be appropriate or incidental to the main house. The proposal would result in a harmful and urbanising visual impact upon the character of the area and would therefore be contrary to Policies DP1, DP6 and CP8 of the New Forest National Park Core Strategy and Pages 35 to 36 of the Design Guide Supplementary Planning Document.



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 Tel: 01590 646600 Fax: 01590 646666
 Date: 30/12/2015

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Application No: 15/00842/FULL Full Application

Site: Greenacre, Woodenhouse Lane, Pilley, Lymington, SO41 5QU

Proposal: Single storey rear extension; replacement front porch; replacement garage; raise chimneys; render.

Applicant: Mr & Mrs Sutcliffe

Case Officer: Emma MacWilliam

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
DP12 Outbuildings
CP7 The Built Environment
CP8 Local Distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
Boldre Parish Design Statement

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

Boldre Parish Council: Recommend refusal, feel this extension to be inappropriate in that the size and extent of the windows are not in keeping

with the present house, and a pitched roof (as shown in the submitted example) would be vastly preferable. Also, horizontal boarding is more in keeping and less "modern urban". The roofing material is described as zinc which is inappropriate in this conservation area, and was refused in a previous local application.

8. CONSULTees

8.1 Building Design & Conservation Area Officer: No objection subject to conditions

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 Oak framed workshop (01/72339) refused 22/08/2001

11. ASSESSMENT

11.1 Greenacre is a detached traditional cob and thatch forest style dwelling in Pilley. The building lies within the Forest South East Conservation Area and the building is Locally Listed. The area is rural in character with scattered residential development of varying sizes, ages and architectural designs. The property benefits from a paddock area to the rear, with several outbuildings, comprising garages, storage and stables.

11.2 The house was partially rebuilt in the 1950s with some sections of the walls re-built in brick and the ceiling heights and roof raised. A two storey rear extension was also constructed in the 1950s.

11.3 The application proposes a replacement front porch; construction of a single storey rear extension to provide a kitchen and family room with a utility and shower room; increasing the height of the chimneys and the demolition of two ground floor walls of a 1950's extension. The property is also proposed to be rendered following repairs to the cob and brick work. A replacement garage is also proposed in the rear paddock area.

11.4 The proposed rear single storey will extend across the rear elevation and will be tucked underneath the eaves of the thatch roof. The extension will encompass the existing rear two storey extension at ground floor level by wrapping itself around the main building. The existing thatched porch dates from the 1950s. It is proposed to replace the existing porch with an oak framed porch with a tiled canopy and glass infill panels. The proposed garage would replace an existing building which has reached the end of its life.

- 11.5 The relevant issues to consider are:
- The impact upon the character, setting and appearance of the Locally Listed building, streetscene and Conservation Area;
 - Whether the extensions and outbuilding are appropriate to the existing dwelling and its curtilage;
 - Whether the outbuilding would be used incidental to the main dwelling;
 - The impact upon the amenities of the neighbouring properties,
 - Impact upon trees.
- 11.6 In relation to Policy DP11 the property also needs to be assessed to ensure it complies with the 30% floorspace limit restriction. There is no recent planning history to the property and it was last extended in 1952. The current floorspace is therefore taken to be as the property stood in July 1982. The existing floorspace is 116 square metres and the proposed is 148 square metres, which would be a 27.6% increase. The proposals comply with Policy DP11 in this respect.
- 11.7 The extensions and alterations to the house would be appropriate in siting, scale and character, being subservient to the main house and built in appropriate materials. The rear extension and porch would not appear overly dominant or overbearing. The development would be in accordance with policies DP1 and DP11 as well as the advice set out in the Design Guide Supplementary Planning Document. The exact materials and external finishes can be agreed by condition.
- 11.8 The roof design for the proposed rear extension has caused concern with the Parish Council. The pitch of the roof is shallow, however this is necessary to ensure that the extension does not encroach into the thatched roof. The Parish Council have also raised concerns over the amount and size of windows on the rear extension. Whilst there is a large amount of glazing to the rear elevation it is not considered that this will appear visually dominant on the building and would face onto the rear garden. The form of the rear extension would reflect that of a vernacular New Forest outshut. The design of the extension is considered to be appropriate to the existing building and would not have an adverse impact upon the character and setting of the Locally Listed Building, the Conservation Area or the wider open forest.
- 11.9 The Building Design & Conservation Area Officer has raised no objections, subject to conditions, and has advised that the rear extension strikes a good balance between being simple and contemporary in form and fenestration details but also utilises rural traditional materials for example, the vertical Douglas fir boarding and a metal standing seam roof material. The extension it only likely to be glimpsed from views from Pilley Bailey Road when approaching Wooden House Lane. Although given its low height, tucked beneath the thatched eaves, views are likely to be

difficult to achieve.

- 11.10 The Building Design & Conservation Area Officer also advises that the porch appears proportionate to the front elevation and sits easily underneath the thatch roof. The use of traditional materials including oak timber framing, clay tiles and brick plinth will particularly complement the character and appearance of the heritage asset.
- 11.11 The alterations to the chimneys are acceptable and will ensure that the chimney stacks are an acceptable height in order to meet Building Regulations. The proposal to remove the cement render on the building and replace with a lime render is the most appropriate and sensitive form of render for the cob structure and will help to ensure its longevity.
- 11.12 The existing garage is positioned to the north of the house. With regard to the proposed replacement garage, it is considered that this would be acceptable by way of its siting, design and materials and would be of a scale and form which could be accommodated within the site without harming the character or setting of the existing building or Conservation Area. The proposed Douglas fir boarding and green profiled metal roofing will ensure that the building maintains a rural character. The building would be visible within the streetscene due to its siting however it would not appear unduly prominent. The character and setting of the Conservation Area and the wider landscape character of the open forest will be preserved.
- 11.13 The proposed extensions and garage would have little impact on the amenity of neighbouring occupiers. There would be no adverse impact upon light, outlook or privacy.
- 11.14 It is not considered that any trees would be adversely affected as a result of the development.
- 11.15 The proposal is in-line with Policies DP1, DP6, DP11, DP12, CP7 and CP8 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010) and is therefore recommend 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).

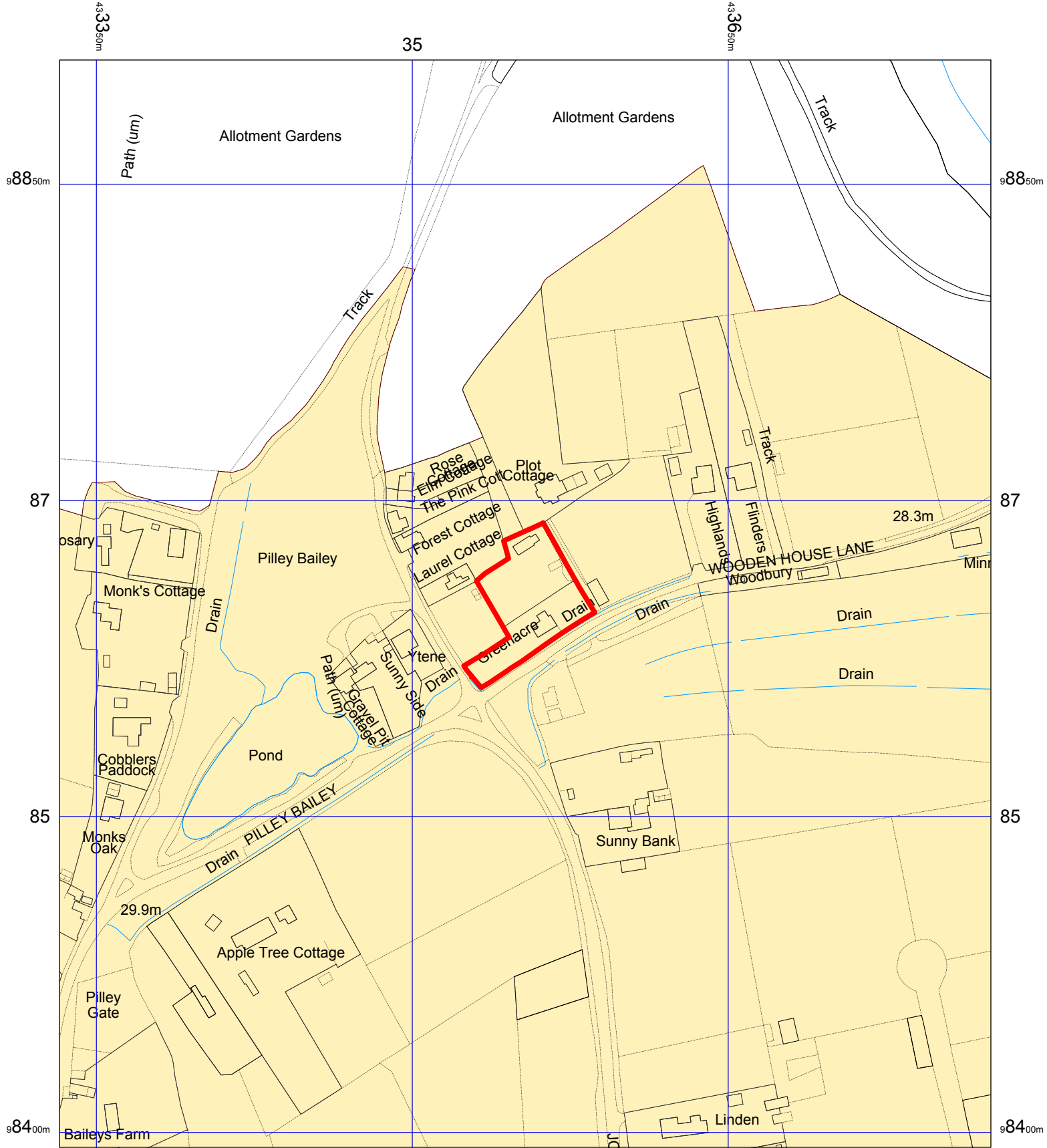
- 3 No development shall take place until typical joinery details including windows, doors, eaves, verge, bargeboards have been submitted to, and approved in writing by the New Forest National Park Authority.

Development shall only take place in accordance with those details which have been approved.

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 The garage building 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.

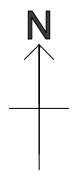
Reason: To protect the character and appearance of the countryside in accordance with Policies DP11 and DP12 of the adopted New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



New Forest National Park Authority
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Application No: 15/00848/FULL Full Application

Site: Dilton Cottage, Dilton, Boldre, Lymington, SO41 8PH

Proposal: Single storey extension

Applicant: Mrs Reid

Case Officer: Liz Young

Parish: BROCKENHURST

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
DP11 Extensions to Dwellings
CP8 Local Distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

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

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Brockenhurst Parish Council: Recommend refusal due to concerns over the roof lantern and light pollution in a rural location.

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

- 9.1 One letter of objection received from the New Forest Association raises concerns about previous developments being carried out on the site and the potential for the 30% limit to be exceeded.

10. RELEVANT HISTORY

- 10.1 Two storey extension (demolish existing single storey extension) (15/00849) refused on 14 December 2015
- 10.2 Stables (15/00579) Refused on 27 August 2015
- 10.3 Replacement barn with first floor accommodation; demolition of existing barn (15/00272) approved on 27 May 2015
- 10.4 Additions - extension of time limit on PP 41509 approved on 23 March 1994
- 10.5 Addition of a study with bedroom and bathroom on 1st floor (41509) approved on 10 May 1989

11. ASSESSMENT

- 11.1 Dilton Cottage is a modest, detached two storey cottage located within secluded surroundings off the main access to Dilton Farm. The site is not directly adjoined by any other residential properties but forms one of a loose cluster of three properties set within spacious grounds and adjoined by fields. A public right of way runs along the south eastern boundary of the site, past the main access and towards the open forest which lies 175 metres to the east.
- 11.2 Consent is sought to add a single storey extension to the front (east) elevation of the property. The extension would incorporate an orangery style design with a large roof lantern. All joinery would be oak framed whilst the roof tiles and facing brick work would match those on the existing building.
- 11.3 There are no neighbouring properties which would be directly affected by the proposed development and the main issues under consideration would be:
- The extent of floorspace increase based upon the house as it existed on 1 July 1982.
 - The impact the proposed extension would have upon the character and appearance of the dwelling and its surroundings.
- 11.4 The original dwelling (prior to the conversion of existing attached

outbuildings to habitable accommodation) had a gross internal floorspace of 182 square metres. The proposed extension would (along with the additional accommodation added previously within the attached outbuildings) result in a gross internal floorspace of 233.5 square metres and this would amount to a 28% floorspace increase. The proposal would therefore satisfy the requirements of Policy DP11 of the New Forest National Park Core Strategy.

- 11.5 Although the proposal would be fairly prominently sited to the front of the building and would be visible from the right of way, its modest size along with the incorporation of materials and fenestration to match the main house would ensure the development would be appropriate to the dwelling and its surroundings. The house is set well back from the front boundary, by a distance of 17 metres and whilst the Parish Council's concerns are noted it is considered that the proposal would not give rise to an unacceptable level of light pollution. The proposal would be confined to ground floor only, reducing its overall prominence and the amount of glazing proposed would, proportionally, be less than that on the converted outbuilding. The proposal is therefore considered to be in accordance with the requirements of Policies DP1, DP6 and CP8 of the New Forest National Park Core Strategy.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

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

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

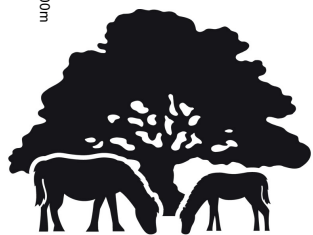
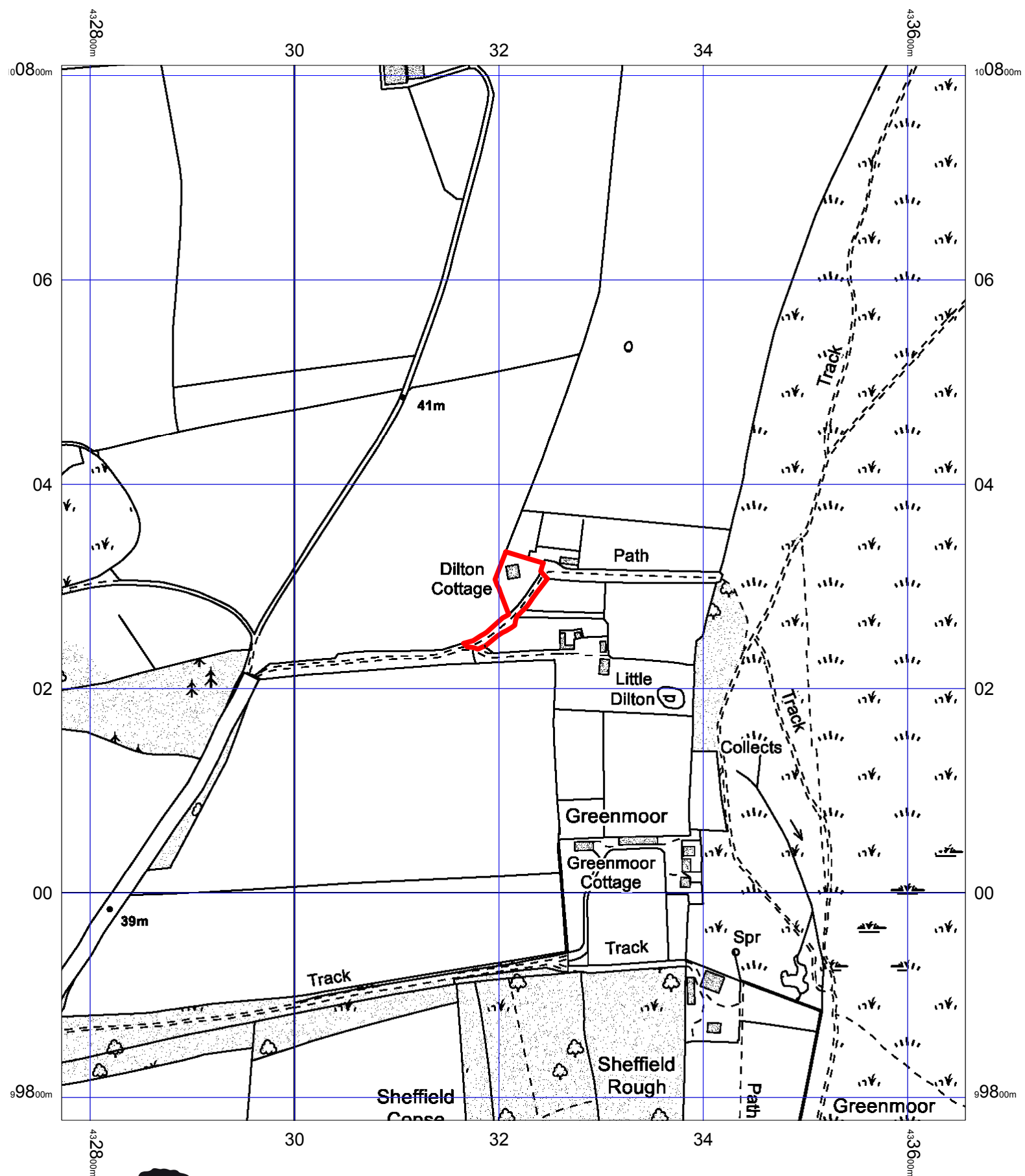
- 2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) England Order 2015 (or any re-enactment of that Order) no extension (or alterations) otherwise approved by Classes A, C or D of Part 1 of Schedule 2 to the Order, shall be erected or carried out without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

- 3 The external facing roof tiles and brickwork 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).



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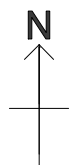
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Application No: 15/00854/FULL Full Application

Site: Gablemead, Manchester Road, Sway, SO41 6AS

Proposal: Replacement Annex for Ancillary use, and 12 roof mounted solar panels

Applicant: Mr & Mrs Cookson

Case Officer: Deborah Slade

Parish: SWAY

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
DP12 Outbuildings
DP11 Extensions to Dwellings
CP12 New Residential Development
CP8 Local Distinctiveness
DP6 Design Principles

4. SUPPLEMENTARY PLANNING GUIDANCE

Sway Village Design Statement

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

Sway Parish Council: Recommend refusal:

- Overdevelopment of the site;

- Too large in scale, unreasonable in siting and layout, and would adversely affect neighbours in terms of intrusion, overlooking and/or shading;
- Inaccurate existing plan was misleading;
- Within 400m of the SPA;
- This development would not be accessible so would contravene DP6 c); it would not maintain the spacious plots referred to in DP9.
- DP12 c) suggests that outbuildings should not provide habitable accommodation. The Sway Village Design Statement SPD guidelines also say that the overcrowding of plots should be avoided (page 18).

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

- 9.1 Objections received from 7 neighbouring properties, as well as a petition against the development:
- Overlooking of neighbouring property;
 - the existing building is a workshop/ store not an annexe;
 - contrary to the Sway VDS
 - contravenes Policy DP12
 - cumulative impact of development
 - out of character with surroundings
 - visually incongruous
 - could become a holiday let
 - overdevelopment of the plot
 - would result in loss of privacy
 - would be hazardous in the event of fire
 - would affect space between properties
 - a revised 'existing' plan was submitted too late in the process

10. RELEVANT HISTORY

- 10.1 Replacement outbuilding for use as ancillary annexe to the main dwelling; 13 no. roof mounted photovoltaic solar panels (15/00617) withdrawn on 28 October 2015
- 10.2 Replacement dwelling and garage with storage over; demolition of existing dwelling and garage (14/00261) approved on 6 June 2014

11. ASSESSMENT

- 11.1 The site comprises a replacement dwelling which is nearing completion, located within the Defined Village of Sway. Within the back garden of the property is a flat-roofed outbuilding, which the applicant intends to use as an annexe for an elderly relative. The use of the existing building for ancillary purposes would be lawful and would not require planning permission.
- 11.2 However the existing building is not of high quality design or appearance, and the applicant would like to replace the building with a more modern and suitable structure of the same footprint.
- 11.3 Planning Policy DP12 normally only allows outbuildings for incidental rather than ancillary purposes, however it is considered material in this case that there is an existing building of the same size that could provide ancillary accommodation. It is therefore not considered that there is a policy conflict as the provision would be 'like for like' in terms of residential impacts. A condition would be added to ensure that the building could not be used separate from the main house e.g. a holiday let. The building does not have separate access from that of the main house so severance of the plot would be difficult in this case.
- 11.4 In terms of visual impact, the proposed building would have a pitched, hipped roof and an overall height of 4m, compared to the 2.5 metre high, almost flat-roofed building which is presently there. The roof would include two low-profile rooflights and 12 south-east facing solar panels. The additional height of the roof would not be visible from the public realm and would not affect the wider character of the area.
- 11.5 Concern has been raised that the roof would be visible from neighbouring gardens, affecting residential amenity. The new roof would be close to the garage roof of Forest Mead, and around 20m from the houses of Forest Mead and Forest View. The proposed annexe building would not be so close to private amenity space as to be overbearing upon either neighbour, nor to directly block light. There would be no overlooking as the annexe is separated by an established hedgerow and the rooflights would be high level. Therefore whilst it is appreciated that the neighbours may prefer not to see the roof from their gardens, there is no tangible impact upon amenity which warrants refusal of the application.
- 11.6 The building would be of higher quality design and more traditional materials than the existing building.
- 11.7 Overall it is recommended that recommended that permission is granted subject to conditions.

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 and joinery details to be used in the development shall match those stated on the application form and plans hereby approved , unless otherwise agreed in writing by the New Forest National Park Authority.

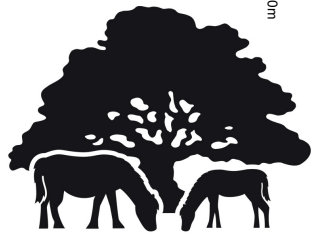
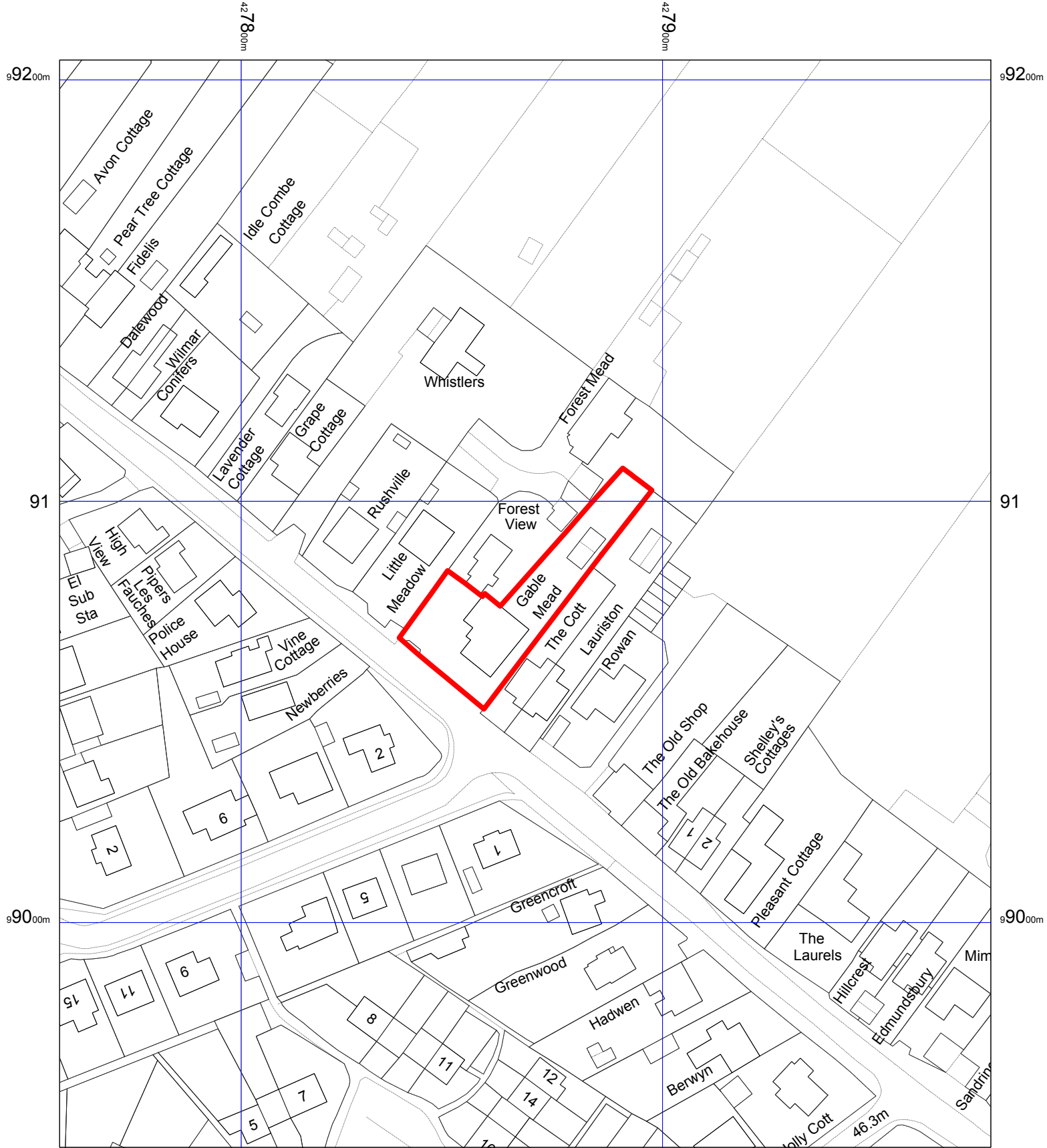
Reason: To ensure an acceptable appearance of the building in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 3 The building the subject of this permission shall only be used for purposes incidental or ancillary to the dwelling on the site and shall not be used as a separate dwelling in its own right or a holiday let.

Reason: To protect the character and appearance of the countryside in accordance with Policies DP12, DP11 and CP12 of the adopted 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 alterations to the outbuilding or other outbuilding otherwise approved by Class E of Part 1 of Schedule 2 to the Order shall be carried out or erected 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).



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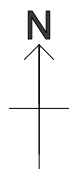
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Application No: 15/00876/FULL Full Application

Site: Woodpeckers, Black Lane, Lover, Salisbury, SP5 2PH

Proposal: Single storey extensions; feature gable frameworks; render; replacement cladding; external alterations

Applicant: Mr K Reynolds

Case Officer: Liz Young

Parish: REDLYNCH

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
DP11 Extensions to Dwellings
CP8 Local Distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 7 - Requiring good design

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Redlynch Parish Council: Recommend refusal; Proposal would exceed the 30% floorspace limit; Inappropriate design.

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

- 9.1 One letter of support from the applicant:
- The design of the proposed development has been carefully considered and the additional details are considered to be sympathetic.
 - No design concerns were raised at the pre-application stage.
 - In terms of floorspace increase there are strong similarities with the adjacent property, Tanglewood and this provides an argument for including the attached outbuilding as original.

10. RELEVANT HISTORY

- 10.1 Erection of Bungalow with garage and access at Black Lane (5092/8457) approved on 23 April 1964
- 10.2 Outline application for erection of 2 dwellings with accesses (4470/7675) approved on 23 May 1963

11. ASSESSMENT

- 11.1 This application relates to a detached bungalow located within a modest plot in semi-rural, residential surroundings towards the edge of the village of Lover. The property lies toward the eastern end of a row of houses, located off a rural lane. The site backs onto open fields to the north and the property originates from the early 1960s. Although the property is not of any particular historic or architectural interest, it is relatively low key and does not impact significantly upon the wider area (although it is clearly visible from the highway).
- 11.2 Consent is sought to replace the existing attached garage with a single storey side extension to form a new lounge area and also to add an extension to the rear providing a new dining room and an enlarged bedroom. Unenclosed timber frames are proposed off the gable end of each of the additions and external facing materials (facing brick work, render, concrete roof tiles and UPVC windows) would match those on the existing building.
- 11.3 The main issues under consideration would be:
- The extent of floorspace increase based upon the house as it existed on 1 July 1982.
 - The extent to which the proposed extensions would be appropriate to the character of the dwelling and its surroundings.
 - Potential loss of amenity to neighbouring residents.
- 11.4 It is evident from the planning history (specifically planning consent 5092/8457) that the attached garage was built

contemporaneously with the house (the front canopy off the garage appears to have been added at a later date). The case officer report for consent 14/00631 (relating to the extensions previously approved at Tanglewood, the immediate neighbour) concluded that the garage at this property "may well have been built with the dwelling and that it does not constitute an 'attached outbuilding' for the purposes of applying policy DP11". This conclusion was drawn as it featured the same brick and fenestration as the main house. Because the garage at Tanglewood was included in the existing floor space calculations as of 1982, for consistency it has been included in the calculations for this application at Woodpeckers. Although the attached garage has clearly never formed part of the habitable accommodation of the property, it has been included to ensure an approach consistent with that of the adjacent property (which was determined under the same policies). Therefore if the garage (but not the front canopy) is included the "original" floorspace amounts to 108 square metres. The proposed floorspace would measure 139 square metres and this would amount to an increase of 28%. Whilst Parish Council concerns are noted it is considered that, for the reasons set out above, the proposal would be in accordance with the requirements of Policy DP11 of the New Forest National Park Core Strategy. The Parish Council were happy with the proposal for Tanglewood at the time consent was granted.

- 11.5 With regards to the design concerns raised by the Parish Council, the proposed timber framing is not considered to be overly harmful to the character of the wider area and they would be relatively "transient" in appearance without adding significant bulk or floorspace to the main building (which is not in itself of any particular architectural merit). The additions would be sensitively sited to the side and rear of the property and would not encroach towards the boundary with the highway. The additions would maintain the existing ridge and eaves lines and are not considered to detract significantly from the character of the wider area. The proposals are therefore considered to be in accordance with the requirements of Policy CP8 of the New Forest National Park Core Strategy.
- 11.6 The proposed extensions would not encroach any closer towards the boundary with the neighbouring property and no additional windows are proposed to the side of the dwelling. The roofline of the rear extension would be slightly lower than the main house and the roof would slope away from the neighbouring property. These factors, combined with the absence of any first floor accommodation would ensure the proposals would not lead to a significant increase in loss of light, overlooking or visual intrusion. The proposed development would therefore be in accordance with the requirements of Policy DP1 of the New Forest National Park Core Strategy.

12. RECOMMENDATION

Grant Subject to Conditions

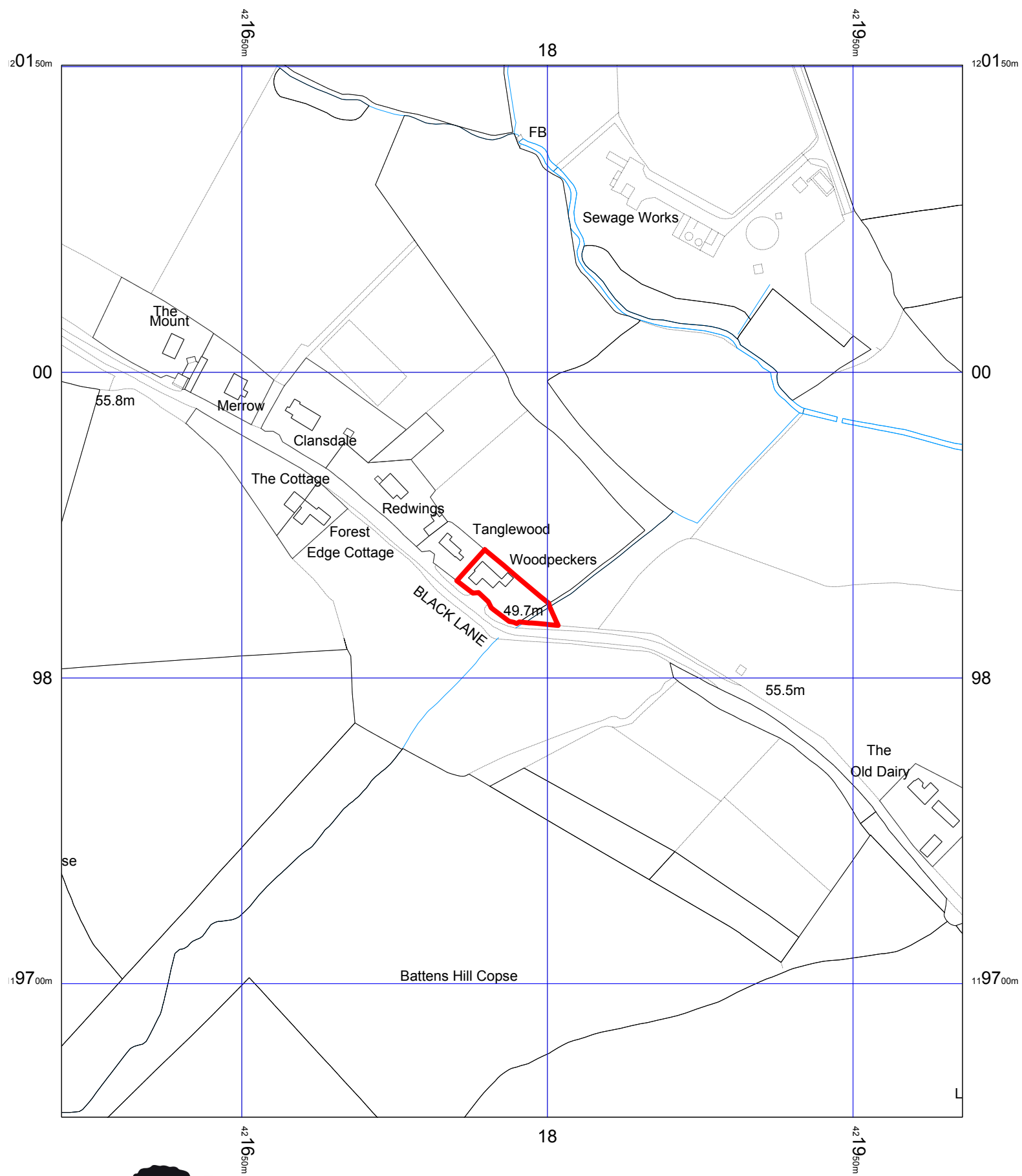
Condition(s)

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

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

- 2 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).



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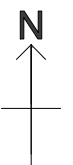
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Application No: 15/00881/FULL Full Application

Site: Barnfield Lodge, South Weirs, Brockenhurst, SO42 7UQ

Proposal: Extensions to existing outbuildings to create additional car garages;
Partial demolition of existing outbuildings

Applicant: Mr L Connell

Case Officer: Liz Young

Parish: BROCKENHURST

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
DP12 Outbuildings
CP8 Local Distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 7 - Requiring good design

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Brockenhurst Parish Council: Recommend permission.

8. CONSULTEES

8.1 Land Drainage (NFDC): No objections received.

- 8.2 Tree Officer: No objections subject to submission of Tree Protection details.

9. REPRESENTATIONS

- 9.1 No comments received.

10. RELEVANT HISTORY

- 10.1 Roof Alterations to facilitate additional first floor accommodation; Single storey extensions; creation of lower ground floor; external alterations (revised design to planning permission 12/98100) approved on 11 August 2014
- 10.2 Stables with store and tack room; revised access road (part demolition of existing stables) (14/00410) approved on 4 August 2014 (*not yet implemented but extant*)

11. ASSESSMENT

- 11.1 Barnfield is a substantial detached, two storey house comprising painted brick work and a plain tiled roof. The garden slopes away from the house to the east, west and south towards a swimming pool situated to the south of the house and a paddock to the west of the garden area. A thatched garage stands to the north west of the house and the property also includes a lodge cottage at the entrance to the site. To the west of the house, on lower ground, is a range of outbuildings including stables, sheds, a tack room, former aviary and an open store. The floor area of these buildings amounts to approximately 211 square metres and most are beginning to fall into disrepair. It was noted at the time of previous planning applications that the main house had recently undergone renovation and extension and that the gardens had been extensively altered by builders' vehicles and machinery, along with spoil from the excavation of a lower ground floor.
- 11.2 Consent is sought to replace the existing outbuildings with one single building incorporating a "U" shaped floorplan. The replacement buildings would be used in part for garaging, although the use of the other sections of the proposed building is not shown on the plans. The proposed replacement building would have an external footprint of 250 square metres and a maximum ridge height of 6 metres.
- 11.3 This application has been put forward as an alternative to a scheme approved recently under planning consent (14/00410). No issues were raised previously with regards to neighbour impact and the buildings have been considered as within the curtilage of the main house. The main issue under consideration would therefore be whether the amended scheme could be considered as appropriate and incidental to the main house and

surrounding area for the purpose of satisfying policies DP1, CP8 and DP12.

- 11.4 In the approved scheme, the proposed replacement building would have a ridge height of 5 metres and would consist of two separate buildings with a footprint of around 105 square metres and 130 square metres respectively. This scheme would have retained the tack store and the use of the rest of the proposal was shown on the plans as a log store, store, mower shed and garage. The roofline of the approved buildings would be broken down into three modest gables. In comparison the scheme now proposed would see the tack room replaced and the proposal would incorporate one single building with an external footprint of 250 square metres. With the exception of the garage, the intended use of the other sections of the building is not shown. Ridge height is now proposed at 6 metres and the roof profile would now comprise a continuous ridge line running around all three sections. No explanation is offered as to why the ridge height needs to be increased or why the floorspace would be combined and increased.
- 11.5 As a result of the changes set out above the scheme now proposed would result in a larger footprint, a taller roofline, a significantly greater scale and a more domestic character. The overall impact of the building would be significantly increased as a result of the fact that it would not be broken down into two separate elements in terms of either footprint or ridge line along with the proposal to now include an ornate clock tower. Aside from the issue of size and scale no significant further works would be required to enable the building to be adapted to form either ancillary or even independent living accommodation and the lack of clarity over the intended use of the building adds further to this concern.
- 11.6 In addition to the concerns set out above the proposal would fail to be in accordance with guidance set out within the Design Guide Supplementary Planning Document. Specifically, pages 35 and 36 of the Guidance seek to ensure outbuildings would not compete with the size of the main building and that they should diminish in scale to respond to different uses whilst minimising bulk. This is not achieved, and the proposal fails to enhance the built heritage of the New Forest by virtue of its size, scale and form.
- 11.7 It is important to note that whilst the previous application was under consideration (reference 14/00410) amended plans were sought by the case officer to break the proposed building into two elements, reduce the bulk of the roofline, reduce footprint and remove the clock tower from the plans originally submitted. The scheme now under consideration is therefore now considered to be a retrograde step, reverting back to these earlier proposals which were previously considered to be inappropriate. Having regard to these factors, along with the remoteness from the main

house, it is considered that the proposed development would fail to meet the requirements of Policy DP12 of the New Forest National Park Core Strategy along with advice set out within the Design Guide Supplementary Planning Document.

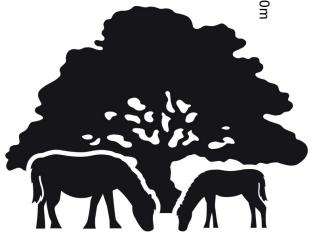
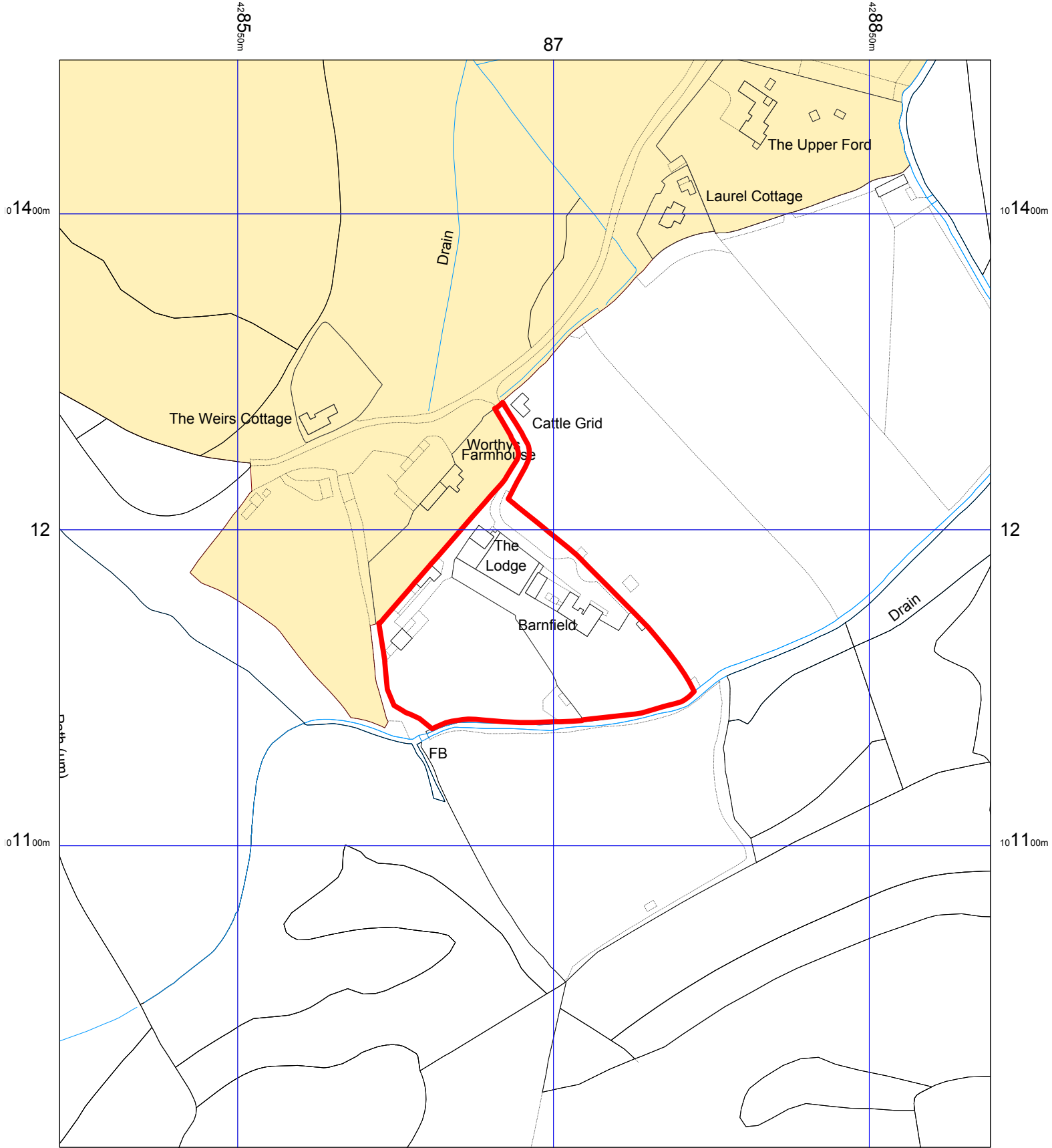
- 11.8 There is a statutory obligation to conserve and enhance the natural beauty of the New Forest National Park and this is clearly reflected in Paragraph 115 of the National Planning Policy Framework. Even where public views are limited this test is important. The proposal, which would be out of place in its landscape context, would contribute to the erosion of the National Park's character and appearance contrary to policy CP8, which states that built development which would individually or cumulatively erode the Park's local character or result in a gradual suburbanising effect within the National Park will not be permitted. Policy CP8 is supported by the Design Guide which states that outbuildings should be subservient to the main dwelling. It is therefore recommended that the application should be refused.

12. RECOMMENDATION

Refuse

Reason(s)

- 1 The proposed outbuilding would, by virtue of its size, scale, form and character, fail to be appropriate or subservient to the main house and would be harmful to the intrinsic rural character of the New Forest National Park. The proposed development would therefore be contrary to the requirements of Policies DP1, DP6, CP8 and DP12 of the New Forest National Park Core Strategy along with the requirements of the Design Guide Supplementary Planning Document.



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