

Application No: 16/00260/FULL Full Application

Site: Stocks Cross House, Furzley Common Road, Bramshaw, Hampshire, SO43 7JH

Proposal: Garage; shed

Applicant: Mr & Mrs Toomer

Case Officer: Emma MacWilliam

Parish: BRAMSHAW

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

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

Bramshaw Parish Council: Recommend refusal:

Whilst there is no objection to the applicant having a 3 bay garage and a shed, there are concerns over the bulk of the proposed building, in

particular the height. It is also considered not to be incidental in its location.

8. CONSULTTEES

8.1 Tree Officer: No objection subject to conditions.

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 Two storey extension; single storey extension with balcony; porch; alterations to fenestration (16/00096) approved 29th December 2015

10.2 Two storey extension; single storey extension with balcony; porch; alterations to fenestration (Non Material Amendment to Application 16/00096) approved 7th March 2016

11. ASSESSMENT

11.1 Stocks Cross House is situated within the Bramshaw Conservation Area. It has been identified within the Conservation Area Character Appraisal as of being of local historic and/or architectural interest. The house is prominently located on the junction of the cross roads of Furzley Lane and the B3079 and views of the west, east and north elevations are visible from the Conservation Area. Stocks Cross House lies within a fairly large plot with mature vegetation on all boundaries.

11.2 There are a number of outbuildings within the site, including an existing single storey detached double garage to the east side of the house, which is visible from within the Conservation Area from Furzley Lane and the B3079. The existing single storey garage does not dominate the site and complements the dwelling due to its proportionate scale.

11.3 This application proposes the demolition of the existing double garage and the construction of a new three bay garage and shed, both to the east side of the house. The existing garage has a footprint of 36.6 sqm with a ridge height of 4.3m. The proposed garage has a footprint of 74.5 sqm and a ridge height of 5.5m. The existing shed has a footprint of 13.6 sqm with a ridge height of 2.5m. The proposed shed has a footprint of 27.6 sqm and a ridge height of 3.1m.

11.4 The relevant issues to consider are:

- The impact upon the character and setting of the site and Conservation Area;
- Whether the outbuildings would be of incidental use to the

main dwelling;

- The impact upon trees.

- 11.5 Due to the siting of the proposed buildings there would not be a significant impact upon the amenities of the surrounding properties.
- 11.6 The proposed buildings are considered to be appropriate and incidental to the dwelling and the domestic curtilage in their use as a garage and shed. The existing garage is not of any historic or architectural interest dating from the mid-20th century onwards. The existing double garage reads as subservient to the main dwelling due to its proportionate scale and appearance.
- 11.7 Whilst the proposed garage is larger than the existing in terms of footprint and height, it is considered that this would still be of a scale and form which could be accommodated within the site without harming the character or setting of the existing house, streetscene and surrounding Conservation Area. The dense landscape and tree cover of the site would provide some screening which would reduce the visual impact. The proposal is therefore considered to be in accordance with the requirements of Policies DP12, CP7 and CP8 of the adopted New Forest National Park Core Strategy.
- 11.8 It is acknowledged that cumulatively a proliferation of outbuildings can begin to have a negative or harmful impact upon the character and setting of a building and its site. It is considered that any further outbuildings on this site could begin to erode its character and setting and that of the open forest and Conservation Area. As such the removal of Permitted Development rights for any further outbuildings at this site is considered both necessary and reasonable. A condition restricting the use of the buildings as incidental to the main dwelling house is also considered to be necessary and reasonable, as is a condition to ensure no roof lights would be inserted and no additional floor space created within the roof.
- 11.9 The Authority's Tree Officers were consulted as part of the application and advised that there are no objections on tree grounds, however advised that as there was no arboricultural information provided with the application it was unclear whether the proposals would conflict with the original tree protection plan submitted and approved under application ref 16/00096. A revised tree protection plan was submitted by the applicant, and NPA Tree Officers advised that this is acceptable and its implementation should be secured by condition.
- 11.10 To conclude, it is considered that on balance the size of the

buildings would be appropriate in this location and would not detract from the character and setting of the Locally Listed building, Stocks Cross House, or surrounding Conservation Area or open forest landscape.

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 main house building, unless otherwise agreed in writing by the New Forest National Park Authority.

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

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

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

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any re-enactment of that Order) no outbuilding otherwise approved by Class E of Part 1 of Schedule 2 to the Order shall be erected or carried out without express planning permission first having been granted.

Reason: To ensure the dwelling remains of a size and appearance which is appropriate to its location within the countryside and to comply with Policies DP1, CP7 and CP8 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 5 The roof space of the garage building hereby approved shall not be converted to form an upper floor and no windows or roof lights

shall be inserted into the roof space.

Reason: in the interests of the amenity of the occupiers of the adjoining neighbouring property in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 6 All materials and machinery to be used in the carrying out of the development hereby approved shall be stored within the red line application site and as shown on the Construction Management Plan dated April 2016, unless otherwise agreed in writing by the local planning authority.

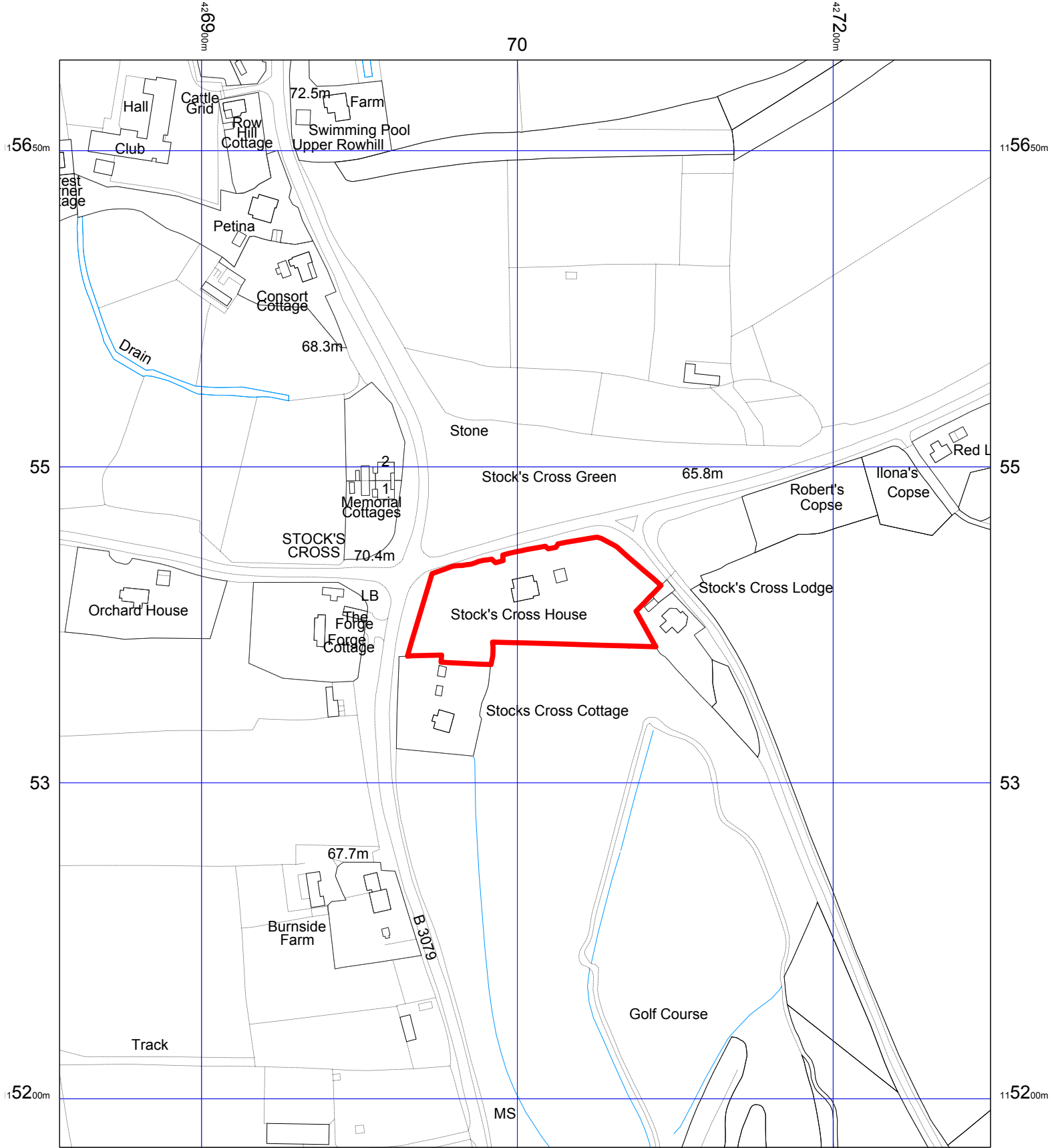
Reason: In the interests of protecting the New Forest Site of Special Scientific Interest in accordance with Policy CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 7 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 revised arboricultural report ref: TR/20/05/16.01 written by KJF Consultancy Ltd dated 20 May 2016.

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).

- 8 Development shall only be carried in accordance with Drawing nos: 248(--)-P11, 248(--)-P12, 248(--)-P13, 248(--)-P014 REV B. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

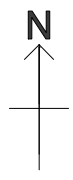
Reason: To ensure an acceptable appearance of the building in accordance with policies CP7, CP8, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.



New Forest National Park Authority
 Lymington Town Hall, Avenue Road,
 Lymington, SO41 9ZG
 Tel: 01590 646600 Fax: 01590 646666
 Date: 30/06/2016

Ref: 16/00260/FULL
Scale: 1:2500

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Application No: 16/00281/FULL Full Application

Site: Land Of Roeshot (rear Of Cat And Fiddle p.y.o), Hampshire BH23 7DN

Proposal: Change of Use of land to use as informal open air recreation space including (but not limited to) use as suitable alternative greenspace (SANG)

Applicant: Mr Meyrick, Christchurch Environmental Management Ltd

Case Officer: Deborah Slade

Parish: BRANSGORE

1. REASON FOR COMMITTEE CONSIDERATION

Referred by Authority Member.

2. DEVELOPMENT PLAN DESIGNATION

Adjacent to a Site of Special Scientific Interest

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
CP1 Nature Conservation Sites of International Importance
CP2 The Natural Environment
DP3 Open Space

4. SUPPLEMENTARY PLANNING GUIDANCE

Development Standards SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 1 - Building a strong, competitive economy
Sec 3 - Supporting a prosperous rural economy
Sec 6 - Delivering a wide choice of high quality homes
Sec 8 - Promoting healthy communities
Sec 11 - Conserving and enhancing the natural environment
Sec 12 - Conserving and enhancing the historic environment
Sec 13 - Facilitating the sustainable use of minerals

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Bransgore Parish Council: Happy to accept the officer's decision under delegated powers. The special character of the Avon Valley should be protected from urbanisation and loss of character.

8. CONSULTEES

- 8.1 Ecologist: Objection on grounds of lack of survey information on certain protected species.
- 8.2 Landscape Officer: Objection: It is not possible to assess the landscape impact of the proposal from the information submitted.
- 8.3 New Forest District Council - Development Control: No objection to the proposal. NFDC have granted permission for the Central SANG, subject to conditions and informatives.
- 8.4 Dorset County Council - Minerals and Waste: No comments received.
- 8.5 Natural England: Objection on grounds of lack of information.
- 8.6 Hampshire County Council - Minerals and Waste: No comments received.
- 8.7 Christchurch Borough Council (Planning Policy): The proposal is too far remote of the Christchurch housing allocation to function as a SANG.
- 8.8 East Dorset Planning: No comments received.
- 8.9 HCC Access Development Officer (Planning): No comments received.
- 8.10 Environmental Protection (NFDC): The site is a disused pit which was then a landfill that accepted inert/ construction materials. An informative note regarding contamination should be added to any consent granted.
- 8.11 RSPB South East Regional Office: No comments received.
- 8.12 Hampshire and Isle of Wight Wildlife Trust: Objection on grounds that insufficient information has been provided regarding the potential impact on protected species.
- 8.13 Hampshire County Council Flood and Water Management: No comments.
- 8.14 Archaeologist: No objection subject to condition.
- 8.15 Land Drainage (NFDC): No comments related to the eastern SANG.

9. REPRESENTATIONS

9.1 No representations received.

10. RELEVANT HISTORY

10.1 Construction of internal access road to the existing access to the A35 to serve the proposed Roeshot Quarry (16/00277) ~ decision pending.

11. ASSESSMENT

11.1 This is the first application the Authority has received for the change of use of land within the New Forest National Park to informal open space to meet the needs arising from development outside the National Park. The site comprises an area of agricultural land of 7 hectares within the National Park. Part of the site was a former gravel pit. To the west of the site is a footpath and the boundary with New Forest District Council. Almost immediately to the north is Burton Common SSSI, just beyond a proposed haulage road for the 87 hectare minerals extraction site at Roeshot allocated within the adopted Hampshire Minerals & Waste Plan (2013). To the south is a 'pick your own' farm, which also lies within the National Park, and beyond it, the A35. To the east is further agricultural land. The site forms part of the Hinton Admiral Estate.

11.2 The proposal is to change the use of the land from agriculture to an area of informal open air recreation space, including its use as an area of Suitable Alternative Natural Greenspace (a 'SANG'). The application was submitted on the basis of providing alternative recreational space for the residents of the allocated Christchurch Urban Extension. This would encourage recreation and dog walks in a more robust area than sensitive areas such as the Dorset Heathlands, Burton Common SSSI and New Forest SPA areas within the National Park. This application forms one of three linked planning applications, and this would be the 'eastern SANG' which would be linked to two other SANG areas within NFDC and Christchurch Borough via a 'green corridor'. New Forest District Council granted planning permission for the change of use of agricultural land within the district to use as natural green space in June 2016 subject to conditions.

11.3 In principle there is no objection to providing informal recreation space in appropriate areas of the National Park to offset pressures on more sensitive sites and such an approach is supported within the Core Strategy (Policy CP3). The area of land proposed currently has limited public access through the footpath network from the A35 towards Waterditch and Neacroft. Apart from the A35, the area is tranquil and not part of the National Park which is widely used for recreation by visitors, although it is used locally by residents of the area. There are sensitive habitats

adjacent to the site in the form of the Burton Common SSSI and therefore the Authority has to consider the potential impact of the proposal upon this nationally designated site of ecological importance, in accordance with Policy CP2 of the Core Strategy and Section 11 of the National Planning Policy Framework.

11.4 Planning applications to change the use of land to recreational open space/ SANG use are more common in other parts of the country, outside nationally designated landscapes such as the New Forest National Park. Natural England's 'Guidelines on the Creation of SANGs' (2008) sets out a range of **essential** characteristics for a successful SANG, including (but not limited to):

- SANGs must be designed so that visitors are not deterred by safety concerns;
- SANGs must be perceived as natural spaces without intrusive artificial structures;
- SANGS must be free from unpleasant visual, auditory or olfactory intrusions; and
- Access within the SANG must be largely unrestricted.

These criteria are particular relevant in considering this proposed change of use, which would be located immediately adjacent to a large scale minerals extraction site (with its associated haulage route, bunding and crushing plant).

11.5 The proposed SANG site has the potential to alleviate some recreational pressures on the adjacent 40-hectare Burton Common SSSI and the internationally protected habitats in the National Park. However, to determine this the Authority requires full details on the scheme to assess whether the proposals would fulfil their intended purpose. The assessment of this proposal in the National Park must also consider the immediate proximity of the designated SSSI at Burton Common, which is classified as being in 'unfavourable-recovering' condition by Natural England. This additional consideration in the National Park element of the SANG proposal is highlighted by the fact that Natural England have objected to the application submitted within the Park, but not to the proposed western or central SANGs which are not adjacent to a SSSI. Changing the use of adjacent land to recreational space has the potential to compound recreational impacts upon the SSSI and therefore detailed consideration of the proposal and its likely impacts upon adjacent ecology are required.

11.6 Natural England, the Hampshire & Isle of Wight Wildlife Trust and the Authority's own Ecologist all raise objections to the application on the grounds that the SANG would not meet its purpose of mitigating against any specific housing allocation; that it has not been demonstrated that the proposal would not place additional pressures upon Burton Common SSSI; that the landscape concept drawing is not sufficiently detailed; that it is unclear how

the SANG will work in proximity to the minerals site; and that insufficient survey information has been received in relation to certain species e.g. Southern Damselfly, Skylark and Lapwing. The applicant has acknowledged that further survey work is required, but this has yet to be carried out. The applicant has updated their 2012 SANG strategy on a 'confidential' basis, so it cannot be taken into account as a material consideration, particularly by consultees.

11.7 The applicant proposes that the SANG would mitigate against additional recreational impacts derived from the housing development delivered as part of the allocated Christchurch Urban Extension. However, it remains unclear what the scale of this development would be, with options ranging from 500 dwellings to over 1,000 dwellings. Christchurch Borough Council is anticipating the submission of an application for a smaller residential development (circa 500 dwellings) and SANG area to be located south of the railway line at Roeshot Hill imminently. If this application is submitted, the change of use application now being considered by the Authority north of the railway line would no longer be linked to a specific housing development and there would be no mechanism to secure the SANG north of the railway line to housing development south of it.

11.8 Despite repeated requests for additional details on the layout and phasing of the proposals, the plans remain labelled as being 'for illustrative purposes only'. The application has therefore been submitted as essentially a red line application with no firm details provided as to the layout of the SANG and the various habitats and landscapes it could accommodate. Consequently it is not possible for the Authority (and consultees) to assess whether the proposed SANG is fit for purpose and to have confidence that it will fulfil its intended function to divert pressures from the protected habitats of the Dorset Heathlands and the New Forest. Although the applicant has stated that they would accept conditions regarding the final layout of the site, this approach has yet to be agreed with Natural England. It has been confirmed that no car park is intended for the Eastern SANG, but matters relating to the provision of paths, ponds, interpretation boards, fencing and lighting have not been resolved. It is therefore not possible to adequately assess the landscape impact of the proposal on the National Park and an objection has been raised by the Authority's Landscape Officer on this basis. Given that land within the National Park benefits from the highest level of landscape protection, it is considered reasonable to require details of proposed landscape character of the proposal at this stage, rather than to leave this consideration wholly to planning conditions.

11.9 As there are still uncertainties about the potential for the land to fulfil its intended SANG function, the Authority has considered the option of amending the description of the development to just grant planning permission for the change of use of the land to

informal recreation space. However, it is still not possible to do this at the present time because the potential recreational impacts upon protected species and the SSSI, as well as the landscape character of the National Park, have still not been satisfactorily resolved. The applicant was made aware of officers' concerns about lack of information prior to the registration of the application, however very little additional information has been forthcoming during the course of the application. At this point there is no management plan submitted and therefore it is unclear how the SANG would be delivered and managed in perpetuity.

11.10 At this juncture it is therefore recommended that planning permission is refused as there are a number of significant matters that have not been satisfactorily resolved. It remains unclear:

- what the intended function of the proposed SANG area is - whether it is a stand-alone strategic area of recreational space to meet the needs arising in the wider area, or explicitly linked to the future residential development north of Christchurch
- how the SANG area could fulfil its intended legal function given the potential conflicts caused by the proximity of the large scale minerals allocation
- the relationship between the SANG area (where public access would be encouraged) and the adjacent SSSI - a concern highlighted in the objections received from a range of ecological consultees
- the potential landscape impact of the change of use on the National Park, given that all of the plans submitted are labelled as 'for illustrative purposes only'.

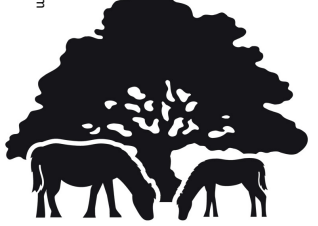
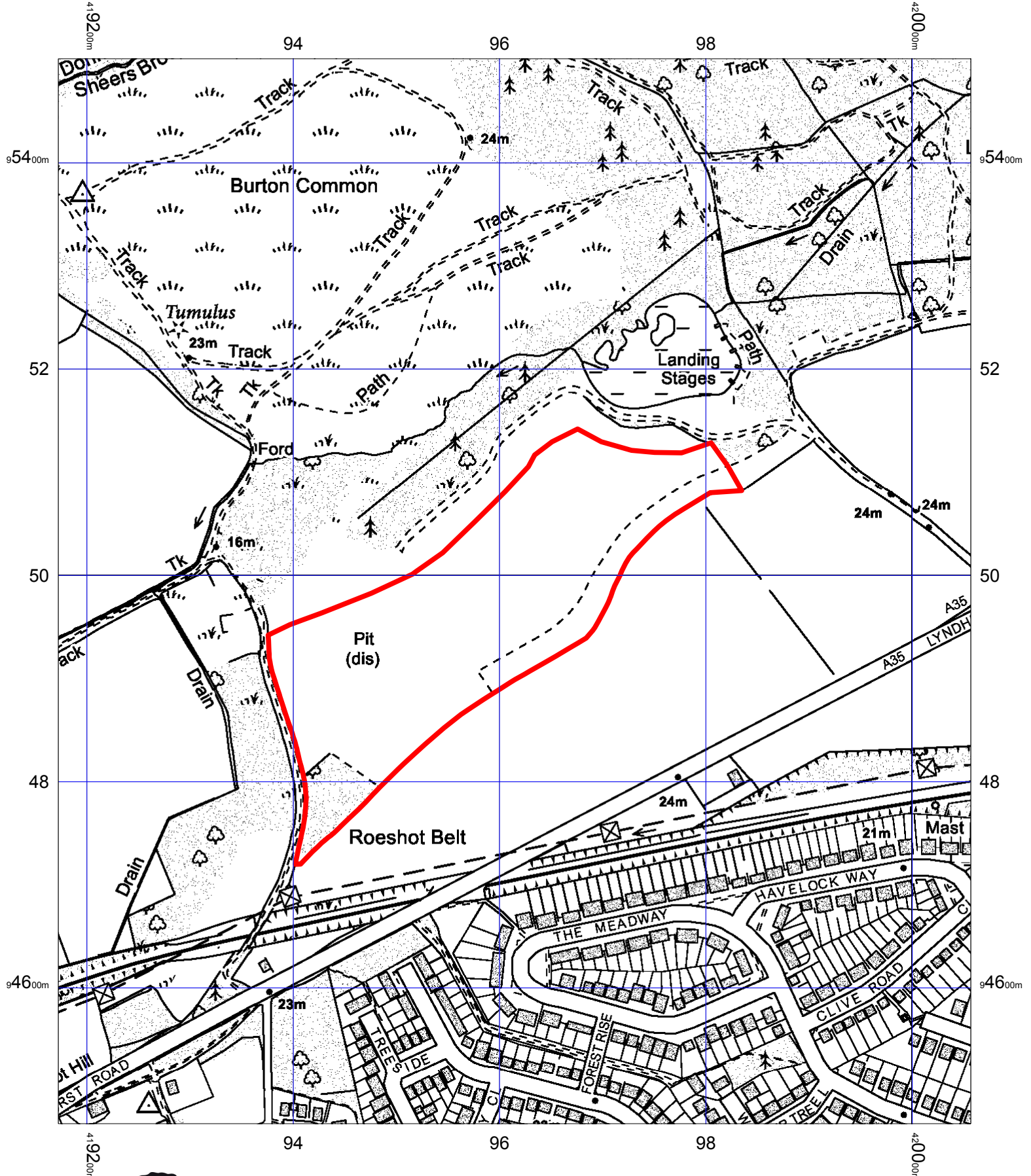
This is unlikely to be the last application received by the Authority for recreational / SANG use within the National Park and it is essential that sufficient information is provided at the planning application stage to enable a full assessment of the proposals. Finally, it should be emphasised that officers remain willing to consider a revised application which adequately addresses the issues set out above.

12. **RECOMMENDATION**

Refuse

Reason(s)

- 1 It has not been demonstrated that the proposal would uphold the ecological integrity of protected species populations, the adjacent SSSI (Burton Common), or the landscape character of the area. It is not clear that the proposal would divert impacts away from the New Forest SPA, given the distance from the development which it seeks to mitigate. As such the proposal is contrary to Policies DP1, CP2, CP8, CP3 and CP6 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



NEW FOREST
NATIONAL PARK

New Forest National Park Authority
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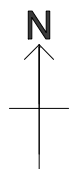
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Date: 30/06/2016

Ref: 16/00281/FULL

Scale: 1:5000

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Application No: 16/00367/FULL Full Application

Site: Bell Inn & Bramshaw Golf Club, Lyndhurst Road, Brook, Lyndhurst,
SO43 7HE

Proposal: Office building; timber clad store

Applicant: Mr I Strubbe, Brook Enterprises Ltd

Case Officer: Carly Cochrane

Parish: BRAMSHAW

1. REASON FOR COMMITTEE CONSIDERATION

Application from Authority Member's immediate family.

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

Flood Zone

Listed Building

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles

CP7 The Built Environment

DP6 Design Principles

DP17 Extensions to Non Residential Buildings and Uses

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 7 - Requiring good design

Sec 11 - Conserving and enhancing the natural environment

Sec 12 - Conserving and enhancing the historic environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Bramshaw Parish Council: Recommend Permission. Recognise the need for office accommodation for one of the largest employers in the Parish; consider the proposed building to be small, unobtrusive and sympathetically designed; do not consider that the development would exacerbate noise or traffic issues.

8. CONSULTEES

- 8.1 Building Design & Conservation Area Officer: Objection: The proposal would have a harmful impact on the setting of the listed building and the character and appearance of the conservation area, and would be contrary to policies DP1, DP6 and CP7:
- No Heritage Assessment has been submitted to consider the relationship of the proposal to the surrounding listed buildings and their curtilage;
 - Concern regarding the surrounding trees and the screening they currently provide, and impact of the building upon the wider landscape should these trees be compromised;
 - The design of the building does not have a sufficiently ancillary scale or character.
- 8.2 Land Drainage (NFDC): No objection subject to a condition balancing surface water run-off in accordance with the Strategic Flood Risk Assessment for the New Forest.

9. REPRESENTATIONS

- 9.1 One letter of objection received from nearby residents:
- Building is inappropriate by virtue of its scale and location
 - Currently experience a significant level of noise and disturbance from the green keepers yard, despite the screening in place [in the form of trees and vegetation along the boundary]
 - Appears to be industrial type activity being carried out- causing disturbance
 - Further development on the site would not be in keeping with the area
 - No information has been put forward to give assurance that the proposed development would not further impact upon [our] property

10. RELEVANT HISTORY

- 10.1 Extension to outbuilding (14/00891) approved on 29th January 2015

11. ASSESSMENT

- 11.1 The wider application site comprises Bramshaw Golf Club and The Bell Inn, owned by Brook Enterprises Ltd, located to the north of the B3079 and incorporating the parking area and ancillary area and buildings within the green keepers yard to the east of the clubhouse and public house. The site lies within the Forest Central (North) Conservation Area, and The Bell Inn, and neighbouring properties of Little Popes Cottage and Popes Cottage are Grade II Listed Buildings.
- 11.2 The application site is located to the rear (north) of the green keepers yard, which is accessed via the B3079 adjacent to Popes Cottage, within a 'hollow' surrounded by a line of coniferous trees at the boundary to the golf club, and adjacent to, but not within the Flood Zone area of Shepherds Gutter Stream. Land levels at this part of the site are varying, with the stream being at a lower level and the yard being higher than the proposed building location. The yard itself is laid to hard standing and comprises a range of buildings, containers and open storage for a range of equipment and vehicles used in the maintenance of the golf course.
- 11.3 This application seeks planning permission for the erection of a two-storey office building and detached storage unit. The proposed building would be set back from the line of coniferous trees by approximately 2.6 metres at its closest point. The building would measure approximately 9.5 metres in width, 7.9 metres in depth, 4.6 metres in height to the eaves and 6.7 metres in height to the ridge of the pitched roof. The building would be constructed with timber cladding to the external elevations, and black colour coated steel cladding to the roof. Internally, the building would provide private office space, and meeting and conference rooms. The detached storage unit would measure approximately 2.4 metres in width, 6 metres in depth and 2.6 metres in height. The container would be clad in timber to match the main building.
- 11.4 Pre-application advice was sought regarding the current proposals. The Planning Officer raised the following issues:
- Concern that the proposal was for a substantial structure, in addition to the existing large club house which already incorporated office accommodation
 - Suggested that a significantly more modest, single storey building with a reduced footprint may be more likely to align with policy
 - Consideration should also be given to the re-siting of the building so that it would relate more closely with the club house

No objection was raised by the Tree Officer. The issues raised by

the Conservation Officer are as per the consultation comments for this current application, with concerns regarding the visual impact and scale of the structure.

It does not appear that any changes have been made to the proposal following the earlier pre-application advice provided by officers.

- 11.5 The Bell Inn contains a small office space behind reception, and Bramshaw Golf Club contains an office space which is already used by on-site members of staff. Additionally, there are currently office facilities, which are shared by The Bell Inn and Bramshaw Golf Club, located at Warrens Estate which is approximately 1.8 miles by road to the north east of the application site. These offices are rented, and notice has been served to vacate the building by October 2016. It is accepted that there is nowhere within either The Bell Inn or Bramshaw Golf Club that has the capacity to absorb the space required, and it would not be sustainable to relocate the offices to another off-site location. It is considered that the proposed location, to the rear of the green keepers yard so as not to conflict with other activities carried out, and also close to a footbridge over Shepherds Gutter stream connecting the green keepers yard to the car park serving the Bell Inn and Golf Club, would be appropriate.
- 11.6 Concern was raised by the Conservation Officer regarding the visual impact of the building upon the wider Conservation Area should the trees along the boundary of the golf course become diseased or damaged, and subsequently lost, as well as the intrinsic impact upon the character of the Conservation Area. No tree removal is proposed. It is considered that the trees could be sufficiently protected during construction, via a condition to submit tree protection measures. It is also considered that it would be in the interest of the golf club to maintain this row of trees, as they provide separation between the golf course and the green keepers yard, as well as in the interests of visual amenity of the site. This has subsequently been confirmed by the agent. As the application site is within a Conservation Area, the pruning or felling of trees with a stem diameter of over 7.5cm would require tree works consent from NFNPA. By virtue of the size of the trees at the site, this is likely to apply to all. Overall, it is not considered that there would be any impact upon trees.
- 11.7 A letter of representation has been received from the occupiers of a neighbouring property. The main issues raised relate to the existing levels of noise and disturbance generated from the day to day activity at the green keeper's yard. It is acknowledged that the construction of any building at this site would generate further noise. Once construction has been completed, it is not considered that there would be any exacerbated levels of noise disturbance given the location of the building approximately 50 metres from the closest residential property, and its use.

- 11.8 As part of the proposal, dedicated parking spaces would be provided within an existing area of hard standing, to the front of the proposed building. The Authority's Development Standards Supplementary Planning Document (2012) sets out that, with regard to parking standards for offices, 1 space per 30m² should be provided. It is considered that the proposal would achieve this, and there is the capacity to further increase parking within the existing hard standing area if required. The vehicles would access the site at the entrance adjacent to Popes Cottage. This is an established access, and it is not considered that the proposal would result in any severe highway safety impacts.
- 11.9 The outstanding issue then concerns the design and scale of the proposed building. As noted above, issues surrounding the design of the building and potential alterations were raised at the pre-application stage, however no changes were made. Similarly, suggestions were made by the Planning Officer during the course of this application with regard to design alterations which would result in a more acceptable scheme, such as a narrower span and more traditional fenestration. Whilst the proposed materials of timber cladding and the corrugated roof sheets are considered acceptable, it must be remembered that, whilst the application site is within a green keepers yard with its associated structures, the site is located within a Conservation Area, and is surrounded to the south by listed buildings. Whilst it is not considered that the proposal would have a significant harmful impact upon the listed buildings by virtue of the distance between the respective buildings and the application site, it is not considered that the proposal in its current state would conserve or enhance the Conservation Area, due to its size and form.
- 11.10 With regard to the design of a development, Policy DP1 of the Core Strategy states that 'new development proposals must demonstrate high quality design and construction which enhances local character and distinctiveness'. This includes ensuring that development is appropriate and sympathetic with regard to scale, appearance and form, and that it respects the surrounding landscape character. Policy DP6 states that 'all new development will be required to achieve the highest standards for the design, external appearance and location of new development', which includes enhancing the built heritage of the New Forest. Policy CP7 requires that 'proposals should protect, maintain or enhance nationally, regionally and locally important sites and features of the built environment', and Policy CP8 confirms that any built development which would erode the National Park's local character will not be permitted.
- 11.11 In relation to commercial buildings, the Authority's adopted Design Guide makes recommendations for design opportunities, including the use of a variety of roof lines, modest spans and buildings sizes to avoid monolithic impact, internal layouts to maximise flexibility, materials and the use of features. It is not

considered that this has been achieved in the current proposal, which appears large and bulky.

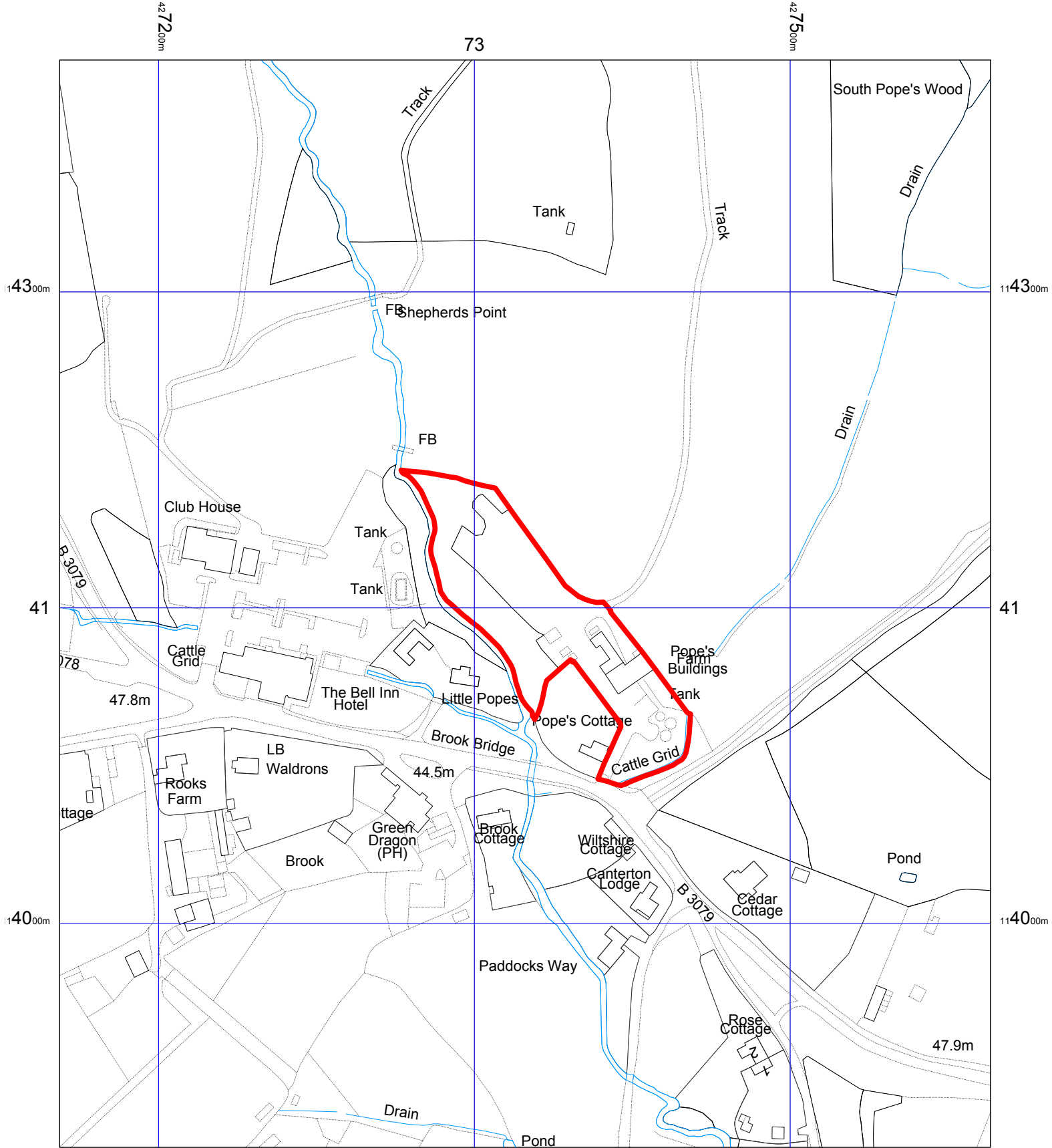
- 11.12 Notwithstanding the proposed materials, it is not considered that the proposal has been designed in a way which would serve to preserve or enhance the character or appearance of the Conservation Area. The main attributes which are considered to result in an unacceptable appearance relate to the design of the building and its proposed scale, form, bulk and lack of traditional features which could give character to the building. The submitted plans show large window openings of varying shapes, which are irregular in their positioning and are not considered to positively contribute to the overall appearance of the building. As a result of the positioning, there are areas of blank elevation which exacerbate the bulk of the building. The Design Guide suggests the use of varying roof heights to break up the bulk; it is considered in this instance that this would help to achieve the required floorspace whilst also adding character and lowering the profile of the building to reduce its visual impact.
- 11.13 The supporting information states that the size of the building, in relation to its internal floorspace, is smaller than that currently used at Warrens Estate, however this is not considered justification for the unsympathetic design. The proposed store, as annotated on the plans, is a 'shipping container overlaid with timber cladding', which results in a bland appearance, and does not positively contribute to the quality of area. It is suggested that this could be accommodated as part of the main building, as a single storey 'lean-to' or alike, which, as aforementioned, would break up the bulk and add character.
- 11.14 Whilst it is not contested that the proposal is acceptable with regard to its location, siting and the principle for office accommodation, it is considered that the opportunity to design a high quality building which positively contributes to and enhances the surrounding area, has not been achieved; however this is considered to be resolvable through the application of appropriate design solutions. It is considered that the internal layout of the building has dictated the external appearance, to the detriment of its character and appearance. Policies within the Core Strategy, and the Design Guide, strive to achieve high quality development within the National Park; it is considered that the design of the proposal demonstrates that little regard has been had to these Policies or the Design Guide. Therefore, it is recommended that the application be refused.

12. RECOMMENDATION

Refuse

Reason(s)

- 1 The proposed building and separate storage container, by virtue of the overall scale, appearance, form and design, would not be sympathetic to, and would not preserve or enhance, the local character of the conservation area, and would therefore harm the intrinsic rural character and appearance of the New Forest National Park. The proposed development would therefore be contrary to the requirements of Policies DP1, DP6, CP7 and CP8 of the New Forest National Park Local Development Framework Core Strategy and Development Management Policies DPD (2010); sections 7 and 11 of the National Planning Policy Framework which require the achievement of high quality design, and attribute great weight upon conserving the landscape and scenic beauty of National Parks; and to guidance set out in the New Forest National Park Local Development Framework Design Guide Supplementary Planning Document (2011).



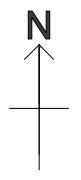
New Forest National Park Authority
 Lymington Town Hall, Avenue Road,
 Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666
 Date: 08/07/2016

Ref: 16/00367/FULL

Scale: 1:2500

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Application No: 16/00368/FULL Full Application

Site: Oak House (formerly Little Green Plot 2), South Lane, Nomansland, Salisbury, SP5 2BZ

Proposal: Completion of new dwelling and access (Revised design to planning permission 12/97727)

Applicant: Mr & Mrs Barnes

Case Officer: Clare Ings

Parish: REDLYNCH

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP12 New Residential Development
DP1 General Development Principles
DP6 Design Principles

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

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

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Redlynch Parish Council: Recommend refusal. The substitution of timber with PVCu Oak foil in the windows would significantly reduce the quality of finish of the original scheme which is a key aspect in the design of an "Arts and Craft" dwelling.

- the increased dominance on the neighbouring properties because it has

not been built to the agreed drawings and now is subject to an outstanding enforcement order

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

- 9.1 One letter of objection (Honey End) on the following grounds:
- loss of quality in property due to the use of Oak effect foil windows (not timber)
 - lack of planting between new dwelling and properties in Chapel Lane
 - overlooking from bay window

10. RELEVANT HISTORY

- 10.1 New dwelling and access (revised design to Planning Permission 12/97727) (15/00643) - refused on 17 November 2015
- 10.2 New dwelling and access (12/97727) permitted on 21 November 2012
- 10.3 Addition of two storey dwelling with basement (09/95535) refused on 13 October 2009. Subsequent appeal dismissed on 23 June 2011
- 10.4 Additional dwelling (application for renewal of Planning Permission S/04/02765) (94928) permitted on 23 April 2010

11. ASSESSMENT

- 11.1 The site lies to the south of a relatively recently constructed dwelling which lies in what was once a large plot containing a single bungalow. The site is accessed from South Lane via a narrow drive between Rookery Nook and Talsarn with the access route continuing to the west of the new dwelling on an elevated track. The land form generally falls away from north east to south west, thus the site lies below the dwellings to the north and east but above a paddock to the west and the properties in Chapel Lane to the south. A bank with trees forms the eastern boundary, the boundary with the new dwelling comprises a sparse post and wire fence, and that to Siesta and Honey End in Chapel Lane consists of sporadic vegetation. The sites itself is roughly rectangular with a level platform in the eastern half of the site, raised above an area of paddock. The surrounding area comprises residential development of varying scales, ages and designs, and within plots of differing sizes.

11.2 Following an extensive history for this site and the adjoining dwelling, permission was granted for a roughly L-shaped two-storey dwelling with basement and integral garage in the eastern half of the site. The design of that dwelling was described as belonging to the Arts and Craft movement, and was to be constructed of brick under a clay tile roof, with use made of weather-boarding and oak feature joinery. The design addressed the fall of the land with various changes in ridge heights and an internal step. Following the approval of relevant conditions, work has commenced on the site.

11.3 This application follows a similar proposal for changes to the approved scheme which was refused at Planning Committee in November last year specifically because of the perceived reduction in the quality and finish to the original scheme. As previously, this proposal seeks revisions to the appearance of the approved scheme, and some revisions to the scheme refused previously. The changes to the approved scheme (12/97727) are:

- the removal of the internal level change which amounted to two steps, and a flat slab level (this has been approved)
- a change to the form of the roof to correspond with the level slab, specifically raising the western end, but not exceeding the highest part of the original ridge and still containing variations in ridge heights
- an increase in the height of the end (west) bay window
- some variation in the amount of each material to be used - brick, tile hanging, timber boarding
- some variation in fenestration, including the removal of a number of the glazing bars and the reduction of glazing in the large west bay window
- the insertion of a first floor bedroom over the original two-storey height drawing room
- the deletion of the basement
- the use of uPVC for the windows

The changes from the scheme which was previously refused are:

- including more glazing in the west bay window (to reflect more closely the original scheme)
- changing the positions of brick and timber boarding (to reflect the original scheme)
- removing the first floor oversail in the rear elevation, ie bringing the ground floor out to form a straight wall - this is the subject of the enforcement investigation
- the insertion of a rooflight in the rear elevation

Other changes remain the same, as does the use of uPVC windows.

- 11.4 The approved scheme, though large, was considered to be well-articulated, using quality materials and would complement the adjoining dwelling which appears of much higher quality in terms of finishes than many of the other dwellings in the area, and the consideration is whether the further changes, which now more closely resemble the approved scheme, would materially harm this relationship and the distinctiveness of the area.
- 11.5 Having now sought to re-establish the use of different materials to give the articulation, it is considered that the dwelling would still appear appropriate to its surroundings. Materials can still be conditioned to ensure that they would be appropriate and enhance the area. There was previous criticism over the loss of the large gallery window which gave the dwelling its quite grandiose appearance, but with the re-introduction of the glazing, this would now return the dwelling to that previous acceptable appearance.
- 11.6 The particular issue is with the use of uPVC for the windows - the agent/builder for the scheme has sourced a good quality uPVC window (Oak foil) which very closely resembles timber, and which was used in the recently constructed adjoining dwelling. Timber would still feature heavily in the external facing material for large parts of the dwelling, and the porch would also have oak supports. The plans and the application form for the approved scheme (12/97727) indicated that the windows would be of an unspecified timber with no information as to whether or not it would be stained or painted, and no corresponding planning condition requiring joinery details was included. The decision and conditions for scheme very closely followed that given for the adjoining property on Plot 1 which was allowed on appeal with conditions. The reason for the close link in terms of conditions between the two properties was to ensure that each would complement the other, a factor which the Inspector, while dismissing the appeal on the application site (09/95535) noted.
- 11.7 It is not considered that the stepping out of the wall to remove the oversail in the rear elevation would harm the overall impact of the dwelling and, given the other changes to the dwelling which would now result in its being much closer in appearance to the approved scheme, it is not considered that the substitution of an unspecified timber for good quality uPVC would result in a diminution in the overall appearance of the dwelling, taking into account the surrounding architectural form and detailing of the locality.
- 11.8 Other concerns raised by the Parish Council relating to the dominance of the dwelling on adjoining properties was addressed at the (dismissed) appeal, but at the time and with a larger proposal, this was not considered an issue contributing to its dismissal.
- 11.9 Permission is therefore recommended.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

- 1 The external facing materials to be used in the development shall be as set out below unless otherwise agreed in writing by the National Park Authority:

Bricks - Terca Kasandra
Roof/tile hanging - Vichy Antique
Windows - Oak effect foil uPVC

Prior to its use, samples of the timber boarding shall be submitted to and approved in writing by the National Park Authority, and shall then be used in accordance with those details once 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).

- 2 Unless otherwise agreed in writing with the National Park Authority, the landscaping of the site shall only be in accordance with the details submitted on Drg No 10 Rev A.

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).

- 3 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).

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any re-enactment of that Order) no extension (or alterations) otherwise approved by Classes A, B or C of Part 1 of Schedule 2 to the Order, 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.

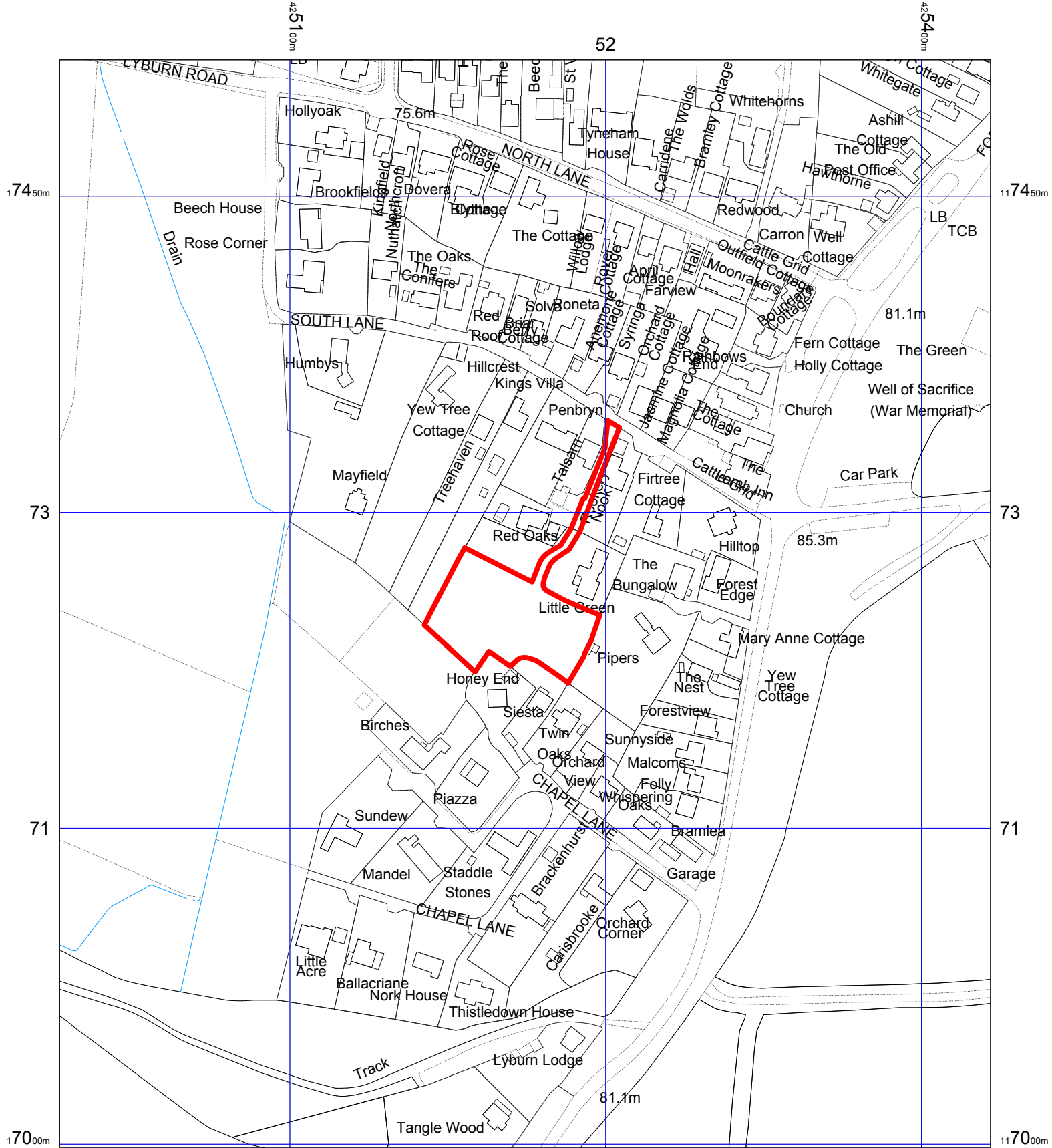
Reason: In view of the physical characteristics of the plot, the New Forest National Park Authority would wish to ensure that any future development proposals do not adversely affect the visual amenities of the area and the amenities of neighbouring properties, contrary to Policies DP1 and DP10 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 5 No windows or rooflights other than those hereby approved shall be inserted into the roofspace of the dwelling unless express planning permission has first been granted.

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

- 6 The paddock hatched green attached to this decision notice shall be retained as a paddock and not incorporated into the garden area of the dwelling hereby permitted.

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



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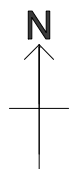
Tel: 01590 646600 Fax: 01590 646666

Date: 30/06/2016

Ref: 16/00368/FULL

Scale: 1:2500

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Application No: 16/00369/FULL Full Application

Site: Land Adjacent To Oakmead, Bashley Cross Road, New Milton,
BH25 5SY

Proposal: Agricultural Barn

Applicant: Mr S Smith

Case Officer: Ann Braid

Parish: NEW MILTON

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP20 Agricultural and Forestry Buildings
DP21 Recreational Horse Keeping
DP22 Field Shelters and Stables
DP1 General Development Principles
CP8 Local Distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

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

New Milton Town Council: Recommend refusal for the following reasons;

(1) Contrary to Policy DP22 (Field Shelters and Stables) of the Core Strategy, due to its size and materials used;

(2) Contrary to Policy DP20 (Agricultural and Forestry Buildings) of the Core Strategy, due to its design, siting and size.

8. CONSULTTEES

8.1 Tree Officer: No objection on tree grounds

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 Application under part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 in respect of the siting, appearance and design of a barn (16/00165) Planning Permission Required 14 April 2016

10.2 Barn (15/00918) withdrawn 3 February 2016

10.3 Replacement barn (95577) refused 19 October 2010

11. ASSESSMENT

11.1 The land on which this barn is proposed to be sited lies to the north of Bashley Cross Road on a level site, which is currently paddock land used for recreational horsekeeping. The land is fenced with a 2 metre close boarded fence and there is a row of trees along the road boundary. A stable block is located to the east of the paddocks, within the domestic curtilage of Oakmead. To the north of the paddocks are fields, rented by the applicant. These have an agricultural holding number and it is proposed to grow hay on this land, for sale and for the use of the applicant's horses. The area of land under the applicant's control is approximately 3 hectares.

11.2 Consent is sought for a barn, to be used to store the hay cut from the land and the machinery to be used to manage the land. DP20 is the relevant policy in respect of barns, which may be permitted where there is a functional need for the building and its scale is commensurate with that need. Linked to this is policy DP22 for field shelters and stables, which is also covered by the SPD for Horse-related development.

11.3 Policy DP20 allows agricultural buildings provided there is a functional need for the building and its size would be commensurate with that need. The applicant has stated that all the land except that currently grazed by the horses has been put to the production of hay. Up to 320 bales of hay may be produced on the land in any one year, and the size of barn sought would accommodate this amount of hay. The hay would be used during the winter months to feed the horses kept on the land. At present

there is no storage for hay on the site, apart from part of the existing stable block in the curtilage of Oakmead.

- 11.4 In order to produce the hay, the applicant has acquired the machinery necessary to cultivate the land, and this is currently stored in the open on the field. The proposed building would therefore also be used as a machinery store.
- 11.5 The proposed barn would have a footprint of 72m² and a ridge height of 4.6 metres. It would be built in appropriate materials; profiled metal sheeting for the walls and a fibre cement roof. Its size would not be excessive for the proposed storage of machinery and hay. The use of the building would be for the storage of the hay crop produced on the land which, notwithstanding the fact that the crop feeds the horses, is an agricultural use. The proposal would therefore be in accordance with Policy DP20 in that the building would be appropriately designed for agriculture and of a size commensurate with the operation on the land.
- 11.6 With regard to the visual impact of the building, it should be borne in mind that there has been a barn in the location of the proposal for many years. This structure fell into disrepair and has been demolished. A previous application indicated that the demolished barn measured 10m by 5m by 5m high, so the proposed ridge height would be lower than the previous building, although the barn would be larger in footprint. An application for a replacement building was refused in 2010, on the grounds that the replacement building then proposed, which was larger than the current proposal and located on a smaller holding, was not commensurate with the needs of the holding.
- 11.7 There is a substantial tree screen along the road boundary, and the Tree Officers are satisfied that the trees would not be compromised by the proposal, provided building is carried out in accordance with the recommendations of the submitted tree report. The proposal would be in accordance with Policies DP1, CP8 and CP2 which seek to ensure that development would be appropriate and sympathetic, would not erode the local character of the National Park and have no adverse impact on features of the natural environment.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

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

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

- 2 No development shall take place until samples or exact details of the facing and roofing materials have been submitted to and approved in writing by the New Forest National Park Authority.

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

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

- 3 The agricultural barn hereby permitted shall only be used only for the storage of agricultural vehicles, equipment, machinery and hay, as specified on the approved plan and not to accommodate livestock or for any non -agricultural use. Should this use cease the building shall be removed from the site, and the land reinstated to a condition which has been agreed in writing by the Local Planning Authority beforehand, within 6 months of the cessation of that use.

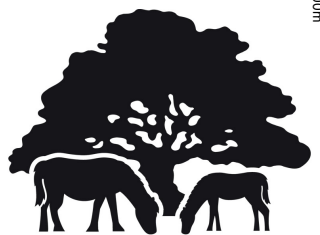
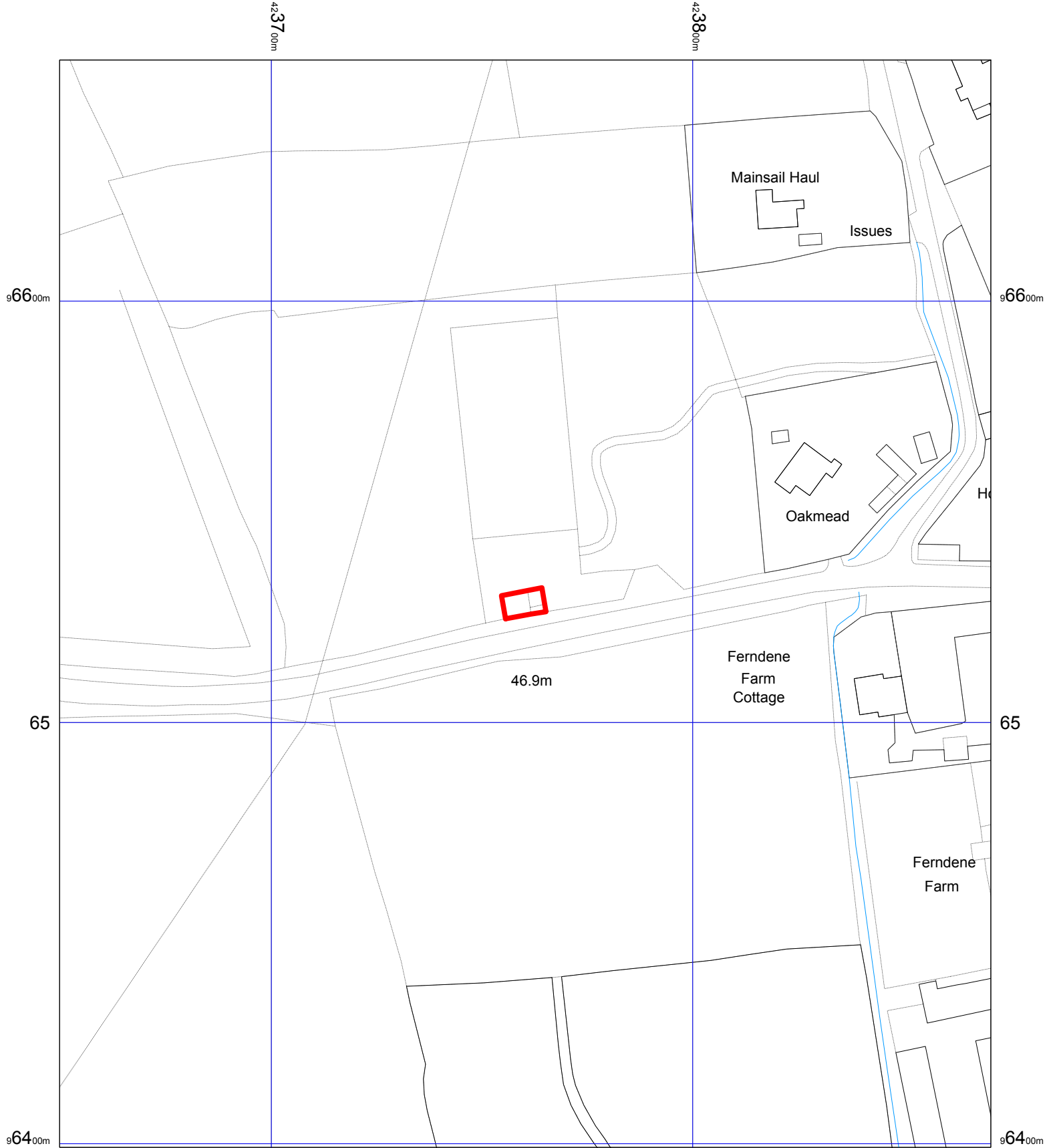
Reason: In order to preserve the character and appearance of the area in accordance with the requirements of Policies DP20 and CP8 of the New Forest National Park Core Strategy.

- 4 The trees 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.

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).

- 5 Development shall only be carried out in accordance with drawings: No.1, No. 2, No.3, RJ15-07-27Rev1/GP01 (No.5), GH1556a (No. 6), GH1556b (No.7). 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 CP8 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.



NEW FOREST
NATIONAL PARK

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Date: 30/06/2016

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