

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.

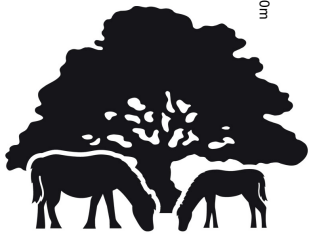
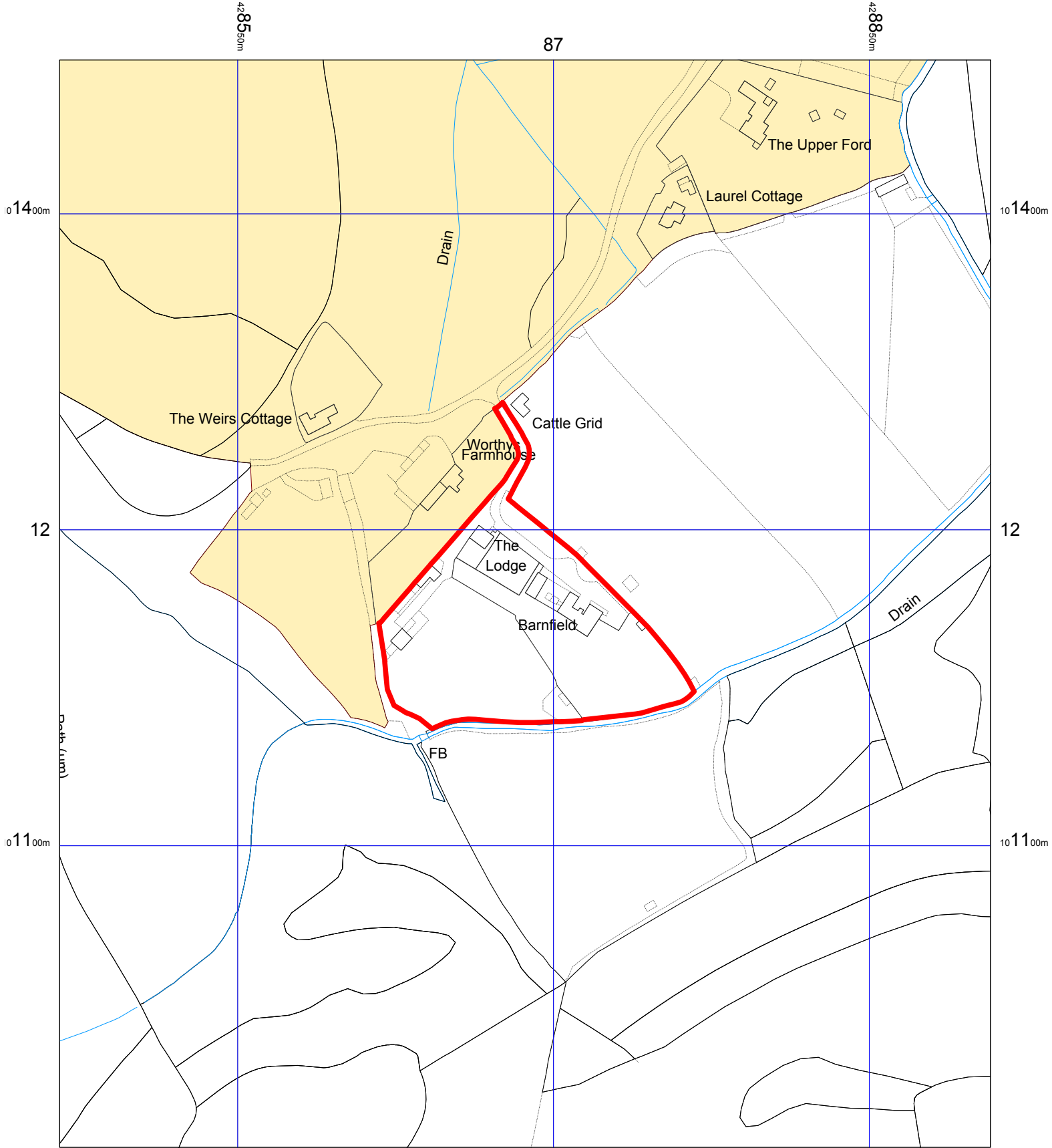
- 11.8 There is a statutory obligation to conserve and enhance the natural beauty of the New Forest National Park and this is clearly reflected in Paragraph 115 of the National Planning Policy Framework. Even where public views are limited this test is important. The proposal, which would be out of place 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.



**NEW FOREST
NATIONAL PARK**

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