

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.

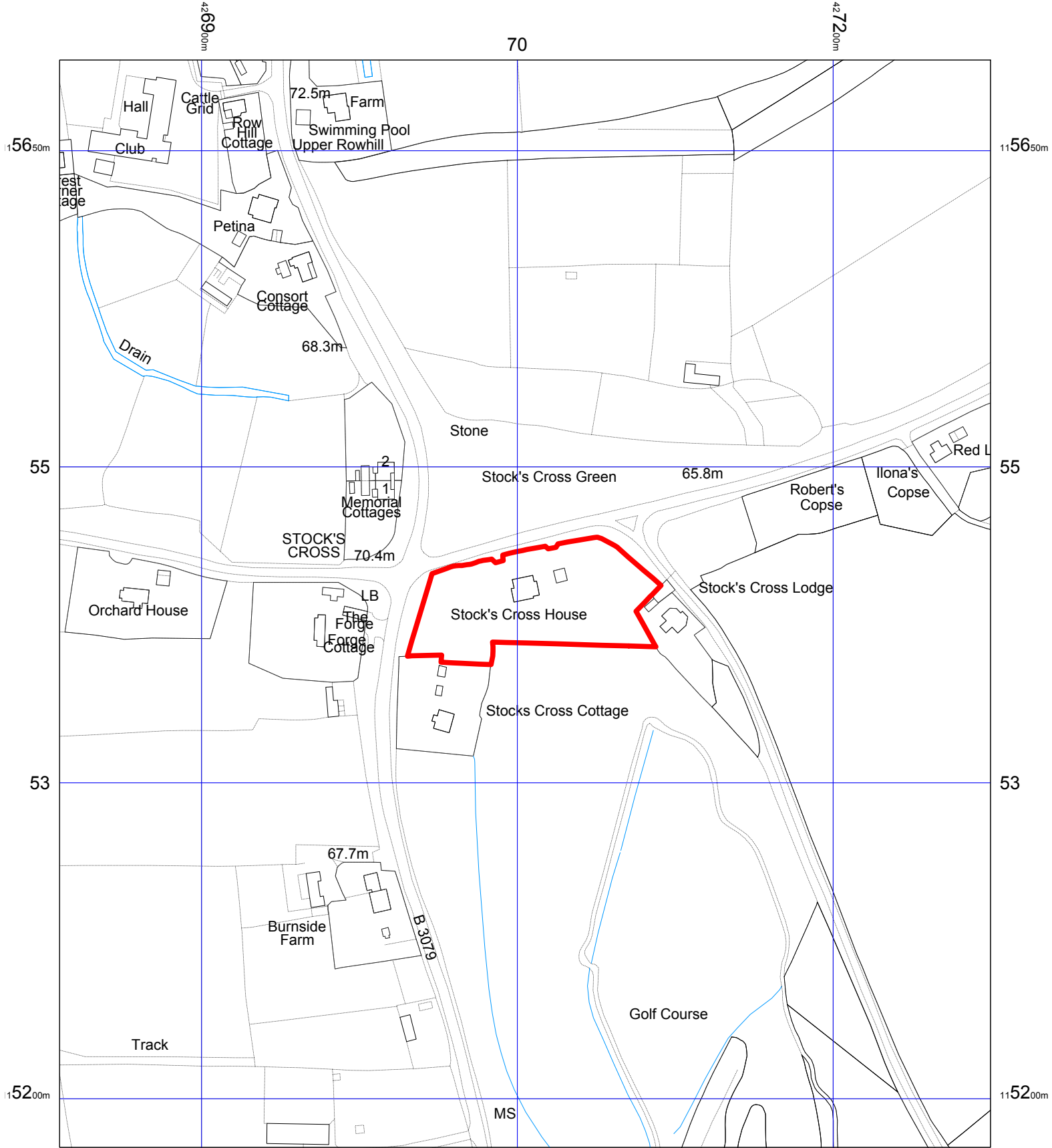
Reason: In the interests of protecting the New Forest Site of Special Scientific Interest in accordance with Policy CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 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.



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