

Application No: 16/00358/FULL Full Application

Site: Land At Lower Windyeats Cottage, Forest Road, Redlynch, Salisbury, SP5 2PU

Proposal: Single storey extension, raising of ridge height, cladding and alterations to fenestration to 'The Offices'; single storey extension, cladding and alterations to fenestration to 'The Tack Room'; external alterations, cladding and alterations to fenestration to 'Stable Cottage'

Applicant: Mr & Mrs Beston

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

DP11 Extensions to Dwellings
DP1 General Development Principles
DP6 Design Principles

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

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 permission. Comment:

- the overall increased floorspace is less than the permitted 30% and therefore compliant with policy DP11

- the proposed developments will not have an adverse impact on the local character and distinctiveness and is therefore appropriate
- the development will respect the natural built environment and promotes sustainability and therefore is compliant with policies DP1, DP6, CP8

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

9.1 None received.

RELEVANT HISTORY

10.

- 10.1 Determination as to whether Prior Approval is required for proposed Change of Use of office building (Use Class B1(a)) to dwelling (Use Class C3) - prior approval granted on 17 June 2015
- 10.2 Change of use from office and stores to residential (10/95077) - refused on 6 August 2010
- 10.3 Application for a Certificate of Lawful Existing Use for (1) that all of the main cottage has been used as a single dwellinghouse for more than 10 years; (2) that the tack room flat has been occupied continuously as a self-contained dwelling for more than 4 years; (3) (a) that all of the extent of the outbuilding used as an office has been used as an office for more than 10 years; (3) (b) that the remainder of the curtilage of the application has been used in connection with the uses already approved under a previous application and in connection with those parts of the property the subject of this application for more than 10 years (SDS/S/06/0491) - Certificate issued on 19 January 2007

11. ASSESSMENT

- 11.1 The application site lies to the east of B3080 Forest Road from Bramshaw in the north of the Forest. It consists of a complex of buildings, mainly in residential use, a mix of detached and semi-detached, and a mix of materials. The building, the subject of this application, is L-shaped and comprises a one and two storey building, clad with horizontal timber boarding under a slate roof. The two storey element, which is the western end, has two dormer windows in the front elevation and a single storey rear lean-to extension and is currently vacant, although its previous use was offices established through a Certificate of Lawful Use. The adjoining single storey building is divided into three units - Stable Cottage and the Tack Room being used as holiday accommodation, with a store and laundry at the end. There is a gravelled parking area and outdoor space to the front separated

from a tarmacked access by a low white picket fence and a paved area to the rear. Dense woodland lies to the north, east and west with Windyeats Farm immediately to the south east and fields beyond. The open forest is within close proximity of the site.

11.2 The proposal is in three parts:

- (i) to convert the unused office floorspace into residential (holiday let), with a small extension to the rear by 1.7m and to raise the height of the ridge by just over 0.5m to allow the space to be used as two bedroom;
- (ii) to refurbish the existing conservatory of the Stable Cottage to extend the kitchen area and refurbish the porch; and
- (iii) to refurbish and extend the Tack Room to the rear by 3m to create better living space

Both the Stable Cottage and the Tack Room are used as holiday lets.

11.3 The whole site has a fairly lengthy and complex history, and this has implications for what could be undertaken without permission on each of the three properties in question. These uses have been the subject of the detailed pre-application advice.

The Tack Room

11.4 The residential use of this element was established through a Certificate of Lawful Use (SDS/S/06/0491). Policy DP11 is quite clear that where a residential use has been established as a result of an authorised use, then extensions would not be permitted. This part of policy DP11 has been upheld at appeal, the most recent being in 2015 at Foxes Earth, The Drove, Nomansland (ref APP/B9056/D/15/3009692) where the Inspector stated:

"Relevant development plan policy is set out in Policy DP11 of the adopted New Forest National Park Local Development Framework Core Strategy and Development Management Policies Development Plan Document (2010) (Core Strategy). This states amongst other things that extensions will not be permitted where the existing dwelling is the result of an unauthorised use. The supporting text does not expand upon the reasoning for this but the implication is that the policy exists to ensure that when breaches of planning control have occurred they will not be rewarded.

This is consistent with the underlying objective of Policy DP11 to minimise additional levels of activity and built development in the National Park in the interests of protecting its locally distinctive character. The approach taken by the policy as a whole recognises the fact that small scale changes, even developments which are not individually harmful in themselves, can have a cumulative effect when taken in combination. This consideration

goes to the heart of the policy and therefore carries significant weight."

Notwithstanding any comments in relation to the appearance of the extension, this element of the proposal is therefore contrary to policy DP11.

Stable Cottage

- 11.5 It would appear that this part of the building has had a residential use for a number of years, but there is no corresponding planning application or application for a Certificate of Lawful Use formally acknowledging that use - Application SDS/S/06/0491 referred to above did not include this part of the site. It is likely that this use could be resolved with the submission of a Certificate of Lawful Existing Use, and then the refurbishment of the conservatory, which would not increase any floorspace, would be likely to be acceptable. This part of the application is therefore considered to be unresolved.

The Office

- 11.6 A Prior Approval was granted for the office to be used for C3 purposes, but this use has yet to be implemented. Once this use has been implemented the C3 use would benefit from permitted development rights relating to residential use, which would therefore allow the single storey extension as it would not have a depth of greater than 3m, nor a height greater than 4m. The changes to the ridge height would require permission, and it is considered that the marginal change in the ridge height and other external changes to allow for a practical living space and to meet Building Regs could be acceptable. Any use of this building as residential would require a contribution of £1250 towards mitigation to offset the impact of development on the New Forest SPA (as noted with the application for the Prior Approval), but which has not been offered with this application. If permission for the scheme were to be recommended, this payment would be secured through a Unilateral Undertaking.
- 11.7 From the above it would appear that some parts of the proposal could be acceptable, but the extension to the Tack Room would be contrary to policy, and there are concerns that the external changes to the Stable Cottage are unresolved; therefore the whole application is recommended for refusal.

12. RECOMMENDATION

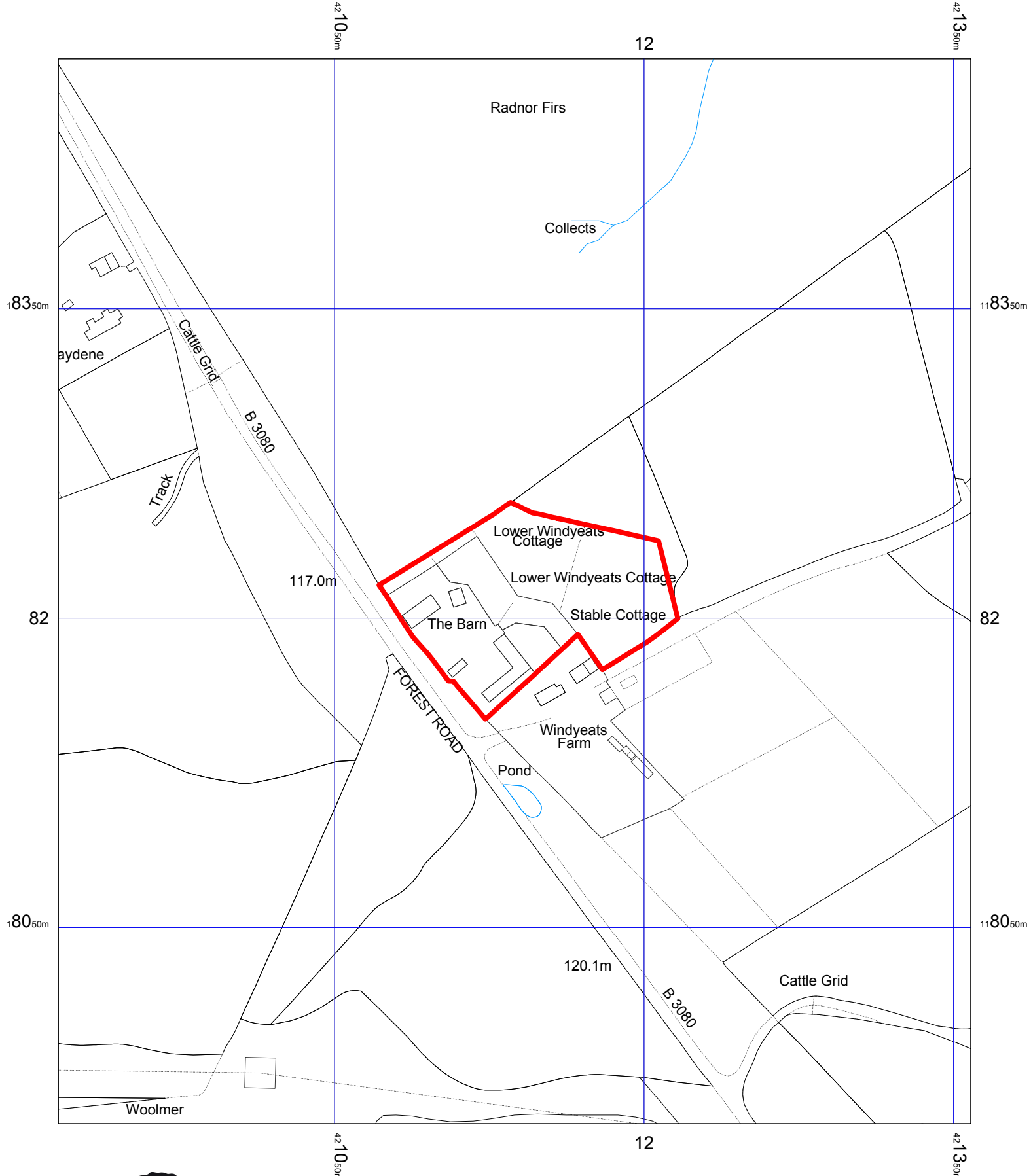
Refuse

Reason(s)

- 1 The proposed extension to the Tack Room would introduce an

extension to a dwelling which has been established as a the result of an unauthorised use and subject to a Lawful Use Certificate. The proposed extension is therefore contrary to the requirements of Policy DP11 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010), and would add to levels of activity and built development in the open countryside, to the detriment of the character and amenities of the National Park.

- 2 The developer has not demonstrated to the satisfaction of the National Park Authority the level of financial contributions towards mitigation towards the New Forest SPA to be secured through Unilateral Undertaking. Without such agreement, the development would be contrary to policies CP2 and DP15 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010), or the Development Standards Supplementary Planning Document.



NEW FOREST
NATIONAL PARK

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