

Application No: 16/00859/FULL Full Application

Site: Ash Tree Cottage, Lymington Road, East End, Lymington, SO41 5SS

Proposal: Replacement dwelling; temporary siting of mobile home (Demolition of existing dwelling)

Applicant: Mr M Donaldson

Case Officer: Clare Ings

Parish: EAST 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
DP10 Replacement Dwellings
DP11 Extensions to Dwellings
CP7 The Built Environment
DP6 Design Principles
CP8 Local Distinctiveness
CP2 The Natural Environment

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

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

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

East Boldre Parish Council: Recommend refusal: The Parish Council

consider that the proposed dwelling is not in-keeping with the design of other thatched properties in the Parish.

8. CONSULTTEES

- 8.1 Tree Officer: No objection subject to condition.
- 8.2 Building Design & Conservation Area Officer: No objection subject to conditions.
- 8.3 Ecologist: No objection subject to condition.

9. REPRESENTATIONS

- 9.1 One objection on grounds of overlooking from the proposed first floor windows on the east elevation, compromising the privacy of the back garden of Coombes Gate Farm, and the height of the proposed dwelling, causing loss of light.
- 9.2 One letter of comments regarding due consideration for impacts on the adjacent designated site (SSSI/SAC/SPA/ Ramsar site) and protected species, notably bats.
- 9.3 One letter of support from the applicants seeking to allay concerns.
- 9.4 Three letters of support from neighbouring properties; this will be a great improvement to the character of the area.

10. RELEVANT HISTORY

- 10.1 Conservatory (02/75365) refused on 14 August 2002 and allowed on appeal on 18 July 2003
- 10.2 Dormer extension (99/65726) approved on 17 March 1999
- 10.3 Detached car port (97/61732) approved on 31 July 1997

11. ASSESSMENT

- 11.1 Ash Tree Cottage is a detached chalet bungalow with dormer windows to the roof which was a replacement dwelling, constructed following consent in 1978. It is located within the Forest South East Conservation Area, however it is not of locally-distinctive architecture and is of generic, suburban format, contributing very little to the character of the Conservation Area.
- 11.2 The building has been extended since 1982, through use of the attached garage as habitable floorspace, dormer extensions, as well as the addition of a conservatory and utility room. This application seeks to replace the building on a 'like for like' floorspace basis (around 222 square metres).

- 11.3 As the building is not considered to comprise a heritage asset, and the proposed replacement dwelling would be of no greater floorspace than the existing, the proposal is considered to comply with the prerequisites of policy DP10. The proposed dwelling would not be considered to be of increased bulk or impact, having a subservient element as a timber-framed contrasting section to the main, rendered cottage with a thatched roof and eyebrow dormers set at the eaves line. The ridge height of the existing dwelling is 7.4 metres, with an eaves height of 2.8 metres at the front and 5 metres at the side. The main width of the dwelling is 11.3 metres, with a depth of 6.2 metres. The dwelling also has attached, single storey elements, such as the attached (and converted) garage.
- 11.4 The comparable dimensions of the proposed dwelling are 9 metres to ridge, 4.4 metres to eaves, 12 metres main width with a 5.4 metre 'extension'-like element, and a depth of between 7.5 and 6.4 metres. The proposed dwelling would therefore be larger than the existing dwelling in its form, on account of having a steep, thatched roof, and thicker 'cottage' walls of traditional construction, as well as fewer ancillary elements e.g. no conservatory.
- 11.5 Whilst the proposed dwelling would be 1.6 metres higher than the existing, it would not appear cramped for the plot, which is spacious at either side, and the house would be of traditional design and construction. Whilst its proportions would not be those of an older, 19th or 18th century thatched cottage, the approach has been adapted for a modern house which would nonetheless continue New Forest building traditions in a modern (building regulation compliant) form. The design would therefore be considered to be an enhancement over the existing, and would look picturesque in the landscape in a manner more beneficial than that of the existing building. The smoothcast render would echo the cob tradition, and the timber-framed element would be a modern version of the vernacular timber-framed cottages which are characteristic of the vicinity. This is considered to be compliant with the Design Guide SPD.
- 11.6 The impact upon neighbouring amenity has been assessed. There would be a distance of 26 metres between the easternmost side of the proposed dwelling and the western elevation of Coombes Gate. There would be an intervening distance of 33 metres between the westernmost point of the new dwelling and the closest neighbour to the west (separated by a paddock). Due to the distances involved, it is not considered that there would be a harmful impact upon neighbouring amenity by way of overlooking. The buildings would be located with their side elevations aligned and the relationship would not be direct or significant in terms of loss of privacy, so the proposal would be considered to accord with policy DP1.

- 11.7 The existing house has an element of use by bats and emergence surveys have recently been undertaken. A proposed bat mitigation strategy accompanies the application and the Authority's ecologist considers the work which has been undertaken, as well as the proposed mitigation strategy, to be acceptable provided that it is secured by planning conditions. Other protected species have been adequately considered in the ecological report and strategy which accompanies the application.
- 11.8 The proposal would not harm protected trees at the site, and those which are protected by Conservation Area status can be protected from development works in accordance with the tree report. Boundaries and landscaping to the site would remain as existing, and as the site is spacious, would not necessarily be affected by the development.
- 11.9 The temporary mobile home which is proposed would be the applicants' residence for the duration of the build, and its removal can be secured upon completion of the development.

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 stated on the application form 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 Joinery shall comprise flush timber balanced casement windows wherever shown as such on the approved plans.
- 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 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 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).

- 5 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).

- 6 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).

- 7 All materials, machinery and any resultant waste materials or spoil shall be stored within the red line application site 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).

- 8 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).

- 9 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).

- 10 Development shall only be carried out in accordance with:

Drawing nos: 8635/300 REV B, 8635/301 REV E, 8635/302, 8635/303, 8635/304, 8635/305 REV B 8635/306 REV C, 8635/307, 8635/308.

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.

- 11 The mobile home hereby approved shall be removed upon first occupation of the dwelling hereby permitted and the land restored to its former condition.

Reason: To prevent additional permanent habitable accommodation at the site in accordance with Policies DP10, DP11 and CP12 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

Informative(s):

- 1 The Authority has considered the application in relation to its adopted Core Strategy, the National Planning Policy Framework and any other relevant material planning consideration and has recommended changes which have been accepted by the applicant to ensure the development is compliant and does not harm the character and appearance or amenities of the area.

