

Application No: 17/00847/FULL Full Application

Site: Jordans Cottage, Bull Hill, Pilley, Lymington, SO41 5RA

Proposal: Replacement dwelling; 3no. outbuildings; temporary siting of a mobile home; Demolition of existing dwelling and outbuildings

Applicant: Mr R Galton

Case Officer: Carly Cochrane

Parish: 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
DP6 Design Principles
CP8 Local Distinctiveness
DP10 Replacement Dwellings
DP11 Extensions to Dwellings

4. SUPPLEMENTARY PLANNING GUIDANCE

Boldre Parish Design Statement
Design Guide SPD

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

Boldre Parish Council: Recommend Refusal. This proposal is out of keeping with the other buildings in Bull Hill. Adjacent dwellings are single storey. Thatch is inappropriate with the height of the building - visually the

thatch needs to be brought lower down the walls to achieve balance.

Comments on Amended Plans: Recommend Refusal. Revised roof height results in an overbearing building which is not of a similar size and scale to the existing dwelling - Core Strategy DP10 - and is unsuitable as a replacement for the bungalow on this site. Concern that the amount of hard standing surrounding it and the proposed large outbuildings all contribute to a suburbanisation of this site.

8. CONSULTEEES

8.1 Building Design & Conservation Area Officer: No objection to the amended plans

8.2 Ecologist: No objection, subject to condition

9. REPRESENTATIONS

9.1 Six letters of objection to the proposal. The comments made are summarised as follows:

- Concern regarding size and impact of the new house and outbuildings upon the character and appearance of the area.
- Considered an overdevelopment of the site.
- Site is in a rural part of Pilley where dwellings are not visually apparent and there is no strong 'streetscene.'
- A two storey house would be much more prominent, contrary to the objectives of Policy DP10.
- The additional (30%) floorspace would be within the main bulk of building, rather than appearing as a subservient element.
- The garage building would have a footprint almost equal to that of the proposed replacement dwelling, and would not be of a rustic/agricultural form.
- No ecological report; concern with regard to impact on protected species.
- Existing building is low-level and unobtrusive, consistent with properties on Bull Hill and its immediate surroundings; starting point for a replacement dwelling should be single-storey, facing Bull Hill. Any deviation from this would need to demonstrate a clear benefit as it will result in a significant change to the existing character of the area.
- Increased floorspace into a two storey dwelling will give rise to a building of far greater perceived bulk and far more visual impact.
- Turning the property through 90 degrees will increase its impact on the open site and offer no environmental benefit.
- Concerns with regard to overlooking into neighbouring property.
- Replacement of a single storey dwelling with a two storey dwelling would set a precedent that could result in adverse changes to the character of the area planning policies set out

to prevent.

- Concern outbuildings would be used as additional accommodation/holiday let.
- Outbuildings will have a detrimental impact [upon neighbouring property] with regard to light and view.
- Concerns with regard to noise and smell from the possible water treatment plant/cesspit.
- Concern with regard to the siting of the mobile home on agricultural land, and change of use of the agricultural land to garden.
- All comments remain the same in light of the amended plans, however removal of thatch considered to be detrimental as it is an attractive feature.

9.2 One letter of support; considers that the replacement dwelling would complement others in the area. Also supports the amended plans.

9.3 A letter has been submitted by the planning agent in response to comments within a letter of objection.

10. RELEVANT HISTORY

10.1 Bungalow (NFR/XX/01704) approved on 7 March 1952

11. ASSESSMENT

11.1 The application site comprises a detached bungalow, located to the northern side of Bull Hill, and on a corner plot with Jordans Lane. The property comprises a number of outbuildings, and two paddocks to the west and north west of the residential curtilage. The vehicular access into the site is via Jordans Lane, and runs between the paddocks, and there is a pedestrian access via Bull Hill. The site lies within the Forest South East Conservation Area.

11.2 The current scheme has been subject to a number of amendments since its original submission, to address concerns of the Conservation Officer, Planning Officer and Parish Council. For information, these are summarised as follows:

- Omission of paddock to the west of the dwellinghouse from within the red line, and omission of the wording 'garden' from this area. This is because this area is considered agricultural land, and has the character and appearance as such, as opposed to being residential garden area. The land has been used on and off for pony grazing for at least 25 years.
- Amendments to the design of the dwellinghouse, including the change in materials and overall scale of the roof; alterations to the fenestration and alterations to the materials.
- Amendment to the scale of the outbuilding (garage) by virtue of the reduction of the roof profile.
- Inclusion of the mobile home within the application.

- 11.3 This application seeks planning permission for the replacement of the bungalow with a two storey dwellinghouse, and the replacement of the existing outbuildings. This application also seeks planning permission for the erection of a stable, with a feed store and tack room, within the agricultural land to the north of the dwellinghouse; and the temporary siting of a mobile home within what is considered to be agricultural land to the west of the dwellinghouse.
- 11.4 Policy DP10 of the Core Strategy states that the replacement of existing dwellings will be permitted except where:
- a) the existing dwelling is the result of a temporary or series of temporary permissions, or the result of an unauthorised use; or
 - b) makes a positive contribution to the historic character and appearance of the area (i.e. a listed building or a non-designated heritage asset)
- The existing dwelling on site was the subject of NFR/XX/01704, and is therefore a lawful dwellinghouse; and the site is not a listed building, nor has it been identified as being one of local historic importance. As such, the proposal to replace the dwelling would comply with this policy.
- 11.5 The existing dwelling is located outside of the four Defined New Forest Villages, and is not a small dwelling by virtue of extensions added prior to 1982. With regard to the floorspace of a replacement dwelling, Policy DP10 states that for all dwellings which are not small dwellings and located outside of the Defined Villages, the replacement should be of no greater floorspace than the existing dwelling. At the same time, however, an extension can be considered under Policy DP11, and this policy restricts this increase to no more than 30% of the original floorspace. The proposed replacement would have a total habitable floorspace of 111m², which would not exceed the 30% additional floorspace limitation. However, in order to ensure the dwellinghouse remains of a proportionate scale and contributes to the range and mix of housing stock available within the National Park in accordance with Policy DP11, it is considered reasonable and necessary to remove permitted development rights for any further extensions to the dwellinghouse.
- 11.6 Concern has been raised within the letters of representation in relation to overlooking into neighbouring properties, specifically that of Acorn Cottage (formerly Moulins) to the east due to the orientation and increased height of the proposed replacement dwelling. The existing dwelling is single storey, with its rear elevation facing north. The proposed replacement would be two storey, and has been turned 90 degrees so the rear elevation faces east, in the direction of Acorn Cottage. There would be a distance of approximately 22 metres between the rear elevation of

the replacement dwelling and the boundary with Acorn Cottage, which is a hedgerow. The dwellinghouse of Acorn Cottage is set rearward in its plot in comparison with the existing and proposed dwelling of Jordans Cottage. The existing dwellinghouse of Jordans Cottage measures approximately 5 metres in height to the ridge; the proposed replacement would measure approximately 7.5 metres in height to the ridge. Overall, by virtue of the distance between the rear elevation of the proposed replacement dwelling and the boundary, it is not considered that the proposal would result in any significantly harmful loss of privacy for the occupiers of Acorn Cottage.

- 11.7 This area of Pilley is comprised of a range of housing types, with variety in the ridgeline heights, materials, and layout of the respective plots; the property of Kalamunda, to the north, is a large two storey dwellinghouse, whilst Acorn Cottage is a chalet style bungalow. However, the application site is particularly visible by virtue of its corner plot location and the agricultural land surrounding it to the north and west; indeed, the existing single storey dwellinghouse is visible within the street scene, particularly when approaching from Jordans Lane to the north west. The change in orientation of the dwellinghouse will result in the front and widest elevation facing west, and therefore facing Jordans Lane; as such, and also by virtue of the increase in height, the replacement dwelling would be particularly visible within the street scene. Policy DP10 of the Core Strategy states that "a replacement dwelling may be sited other than in the same position as the dwelling to be replaced, providing there are clear environmental benefits". In this instance, the re-orientation of the dwellinghouse would allow better natural surveillance over the agricultural land to the west and north, and create a rear, rather than a side, garden, as exists currently. Whilst there is no overriding environmental benefit for the dwellinghouse to be oriented as such, it is also not considered that the proposed layout would be unduly harmful.
- 11.8 The Conservation Officer raised no objection to the principle of a replacement dwelling, however did have some concerns with some aspects of the design; these elements have been addressed through the amended plans. It is recognised that the plot as it exists is of some character, however the deteriorated state of both the main dwellinghouse and outbuildings is also acknowledged. The main dwellinghouse, by virtue of its construction, of a 'kit' design, is not capable of meeting modern building regulations standards. Whilst this in itself is not a reason for its demolition, the current dwelling on site no longer represents a sustainable dwellinghouse. It is therefore recognised that the proposed replacement dwelling, along with the outbuildings, would be more dominant within the street scene than the existing dwellinghouse, however the proposal would not introduce a significant increase in built development into the street scene. Overall, it is not considered that the proposal would result in any

significant adverse impact upon the character or appearance of the conservation area.

- 11.9 The proposed outbuildings would replace those existing, and there would be an overall reduction in the number of outbuildings at the site. The proposed garage to the north of the dwellinghouse would be set slightly rearward, and would be of a scale which would appear subservient to the main dwellinghouse. The garage/home office would be constructed of brick and be partially timber clad; the shed adjacent to the boundary with Acorn Cottage would be on the same footprint as that existing, and would also be timber clad, with a slate roof. The use of part of the outbuilding as a home office is considered incidental to the main dwellinghouse; the presence of a WC and sink is considered ancillary to the incidental use. It would be considered reasonable and necessary to condition the new outbuildings to restrict their use as incidental to the main dwellinghouse only, and not for use as habitable floor space. It is also considered reasonable and necessary to remove permitted development rights for any further new outbuildings, to protect against any proliferation of outbuildings which would be detrimental to the rural setting of the site.
- 11.10 A Phase 1 Ecological Survey has been submitted, which found a negligible-low potential for bat presence in the buildings to be demolished, however it is proposed that a compensatory bat box be provided which would accord with the NPPF and Policy CP2 of the Core Strategy; this measure can be conditioned.
- 11.11 The proposed stables would be located upon the agricultural land to the north of the dwellinghouse, adjacent to the boundary with the residential curtilage. Policy DP22 of the Core Strategy states that permission will be granted provided that the building is sensitively sited so as to be unobtrusive in the landscape; simple in appearance and modest in scale; constructed of appropriate materials; and located close to existing buildings. In this instance, it is proposed that the stable building would be of an appropriate scale considering the area of land available for grazing, and would be sited so as to have a backdrop of a hedgerow. The stable building would be timber clad with a corrugated sheet roof, and would be in close proximity to the main dwellinghouse and the domestic outbuildings. As such, it is considered that the proposed stable building would be in accordance with the criteria set out under Policy DP22.
- 11.12 The mobile home on site is sited within the agricultural land to the west of the dwellinghouse. Normally, mobile homes should be sited within the residential curtilage of a property. In this instance, as a result of the level of demolition to be undertaken and the need to store waste and materials within the residential curtilage, on the basis that the mobile home would only be in-situ for a temporary period, its siting is considered acceptable. A condition can be attached to ensure that the mobile home is removed from site upon first occupation of the dwellinghouse.

- 11.13 It is therefore recommended that permission is granted subject to conditions, as the proposal accords with Policies DP1, DP6, DP10, DP11, DP12, DP22, CP2 and CP8 of the Core Strategy.

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 Development shall only be carried out in accordance with drawing nos: 409/1D, 409/2B, 409/3C, 409/5B, 409/8B, 409/11, 409/T1

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.

- 3 No development shall take place above slab level 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).

- 4 No first floor windows other than those hereby approved shall be inserted into the building 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).

- 5 Unless otherwise agreed in writing by the National Park Authority, development shall only take place in accordance with the recommendations for ecological mitigation and enhancement which are set out in the Phase One Ecological Survey Report prepared by New Forest Ecological Consultants, dated 24/01/18. The specified measures shall be implemented and retained at the site in perpetuity.

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).

- 6 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, C or D 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).

- 7 The outbuildings 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).

- 8 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 characteristics of the open countryside in accordance with Policy CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 9 The roof space of the dwellinghouse shall not be converted to form habitable space and no windows or roof lights shall be inserted into the roof space (including the gable ends of the dwelling).

Reason: The creation of additional habitable accommodation / floor space would be contrary to Policies DP10 and DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 10 The hedgerow, which is shown to be retained on the approved plans 409/8B, shall be retained as such in perpetuity.

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).

- 11 The stable building the subject of this permission shall only be used for the stabling of horses belonging to the owner of the site (or their successors in title) and shall not be used for any commercial riding, breeding, training or livery purposes.

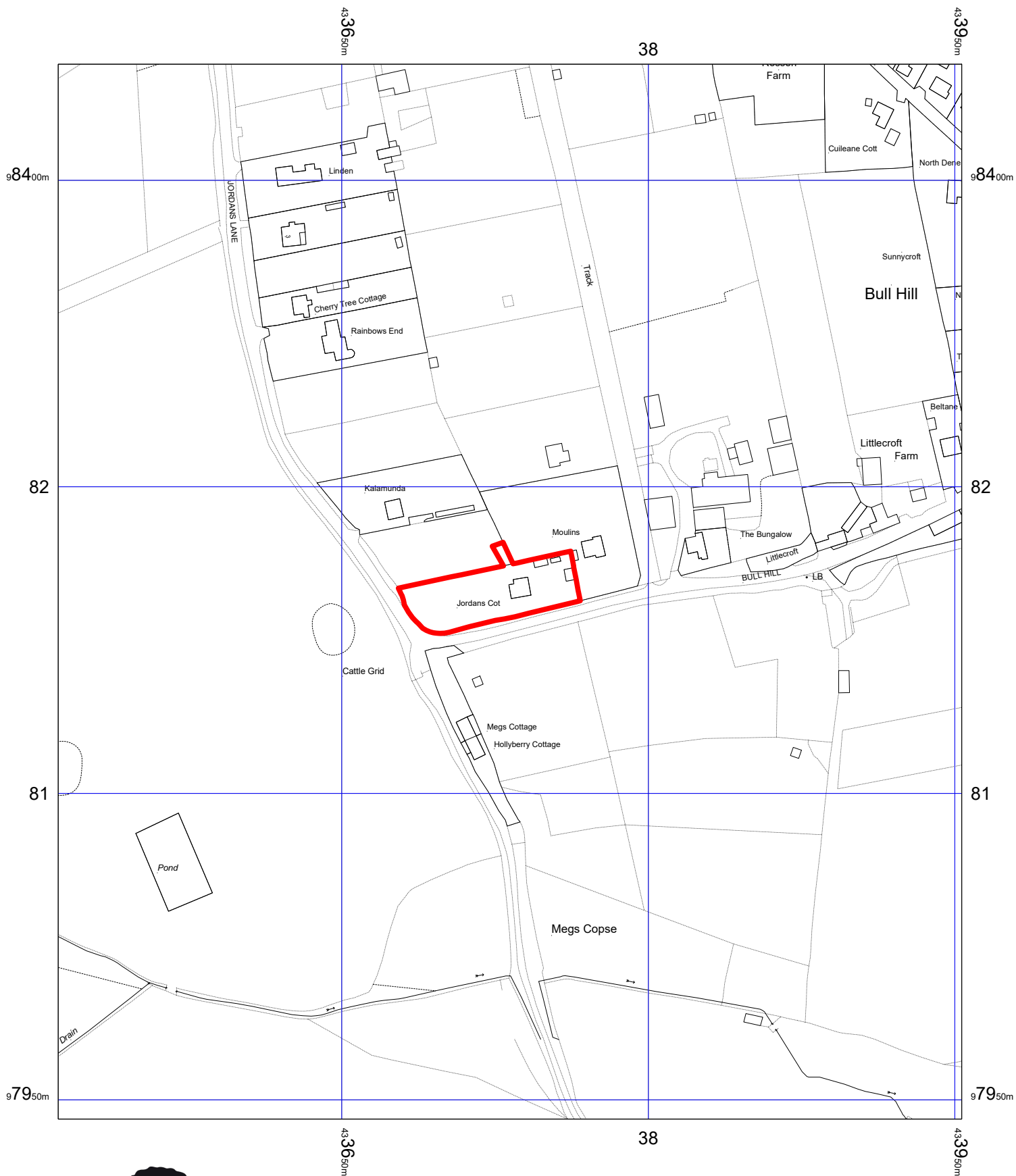
Reason: The introduction of a commercial equestrian use in this location would cause harm by reason of increased activity and pressure on the National Park and this would be contrary to Policy DP22 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 12 The mobile home subject of this application as per drawing number 409/T1 shall be removed from the site upon first occupancy of the dwellinghouse hereby permitted.

Reason: To protect against inappropriate development in the open countryside in accordance with Policies CP2 and CP12 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010)

Informative(s):

- 1 All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 41 of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given the relevant contact number for Natural England, which is 0300 060 3900.



NEW FOREST
NATIONAL PARK

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