

**Application No: 16/00676/FULL Full Application**

**Site:** Boundway Gate, Boundway Hill, Sway, Lymington, SO41 6EN

**Proposal:** Detached garage; summer house (AMENDED PLANS)

**Applicant:** Mr & Mrs Walker

**Case Officer:** Katie McIntyre

**Parish:** SWAY

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**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  
DP6 Design Principles  
CP8 Local Distinctiveness  
DP12 Outbuildings

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Design Guide SPD  
Sway Village Design Statement

**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**

Sway Parish Council: Recommend refusal:

- Concern that the scale of the outbuildings is excessive. The total footprint of the outbuildings is 72.5 square metres.

- In addition, both the garage and the summerhouse are totally in front of the building line – contrary to the Sway Village Design Statement, when there is plenty of room further back in the plot, behind or to the side of the main building. The 4.5m height of the garage also seemed excessive to house cars of approximately 1.8m height.
- The application contravenes DP1 a) as being inappropriate and unsympathetic in terms of scale and siting; DP1 d) in terms of its impact and visual intrusion; and DP8 in terms of the suburbanizing effect at the edge of the SPA. Furthermore both proposed outbuildings contravene the Sway Village Design Statement Guideline which states on page 22 “Garages, outbuildings or carports should not be positioned in front of the house” and “Driveways should have sufficient space to accommodate off-street parking”.
- Concern also about possible damage to the adjacent trees, not only those that currently benefit from a TPO, but also others that represent the boundary of the open forest.

## **8. CONSULTEEES**

8.1 Tree Officer: No objections subject to a condition

## **9. REPRESENTATIONS**

9.1 None received

## **10. RELEVANT HISTORY**

10.1 Replacement dwelling (15/01000) granted 09 February 2016

10.2 Replacement dwelling; garage block (15/00678) refused 26 October 2015

## **11. ASSESSMENT**

11.1 The application site is located within rural surroundings fronting the open forest to the north. Permission has recently been granted for a replacement dwelling at the property and works in relation to this permission have commenced on the site. This application seeks consent to replace the existing detached garage and summer house.

11.2 A previous application for a detached garage (reference 15/00678) was refused in October last year for the following reason:

*The scale, fenestration and form of the proposed dwelling along with the siting, size and scale of the proposed garage would add unacceptably to the impact of built development across the site.*

*The proposals would have a harmful urbanising impact upon the site and views from the wider area and would therefore be contrary to the requirements of Policies DP1, DP10, CP8 and DP12 of the New Forest National Park Core Strategy along with the requirements of the Sway Village Design Statement and the Design Guide Supplementary Planning Document. It is therefore recommended that the application should be refused.*

- 11.3 The outbuilding in relation to this application measured approximately 6.6m by 9.6m with a ridge height of 6 metres and a total area of 64 square metres. Pre-application discussions with the applicant following this refusal advised that due to the prominent location of the outbuilding its size would need to be reduced. It was suggested that the building should either be reduced to 2 bays or the height reduced by 1 - 1.5 metres.
- 11.4 Amended plans have been submitted during the course of the application in response to officer concern about the size of the garage proposed. The application now proposes a double garage with a small open sided attached log store. It would have a footprint of 7 metres by 6.5 metres with a ridge height of 4.5 metres resulting in a total footprint of 46.78 square metres being significantly smaller than that previously refused. The building would also be positioned slightly further back within the plot than that previously proposed however it would still sit forward of the building line. The existing outbuilding serving the site however also sits forward of the building line abutting the front boundary of the site albeit this is a smaller structure serving a single garage.
- 11.5 The proposed summer house would also be sited to the front of the property and would have a footprint of 4.6 metres by 4.6 metres and a ridge height of 4.3 metres. This too would replace an existing structure sited in a similar location. The relevant issues to consider are:
- The impact upon the character and appearance of the area;
  - Potential impact upon trees; and
  - Whether the proposal would comply with policy DP10 and the Sway Village Design Statement SPD.
- 11.6 Given the relationship with the neighbouring properties it is not considered the outbuilding would have a greater impact upon the occupants of these properties amenities.
- 11.7 Sway Parish Council have recommended that the application should be refused raising concerns with regards to the size of the outbuildings and their siting forward of the building line. They consider the proposal would be unsympathetic in terms of scale and siting and would result in a suburbanising effect on the edge of the open forest. They consider that the development would also be contrary to the Sway Village Design Statement SPD and they also raise concerns about possible damage to trees.

- 11.8 It is recognised that the Sway Village Design Statement SPD encourages that outbuildings and garages should not be positioned to the front of houses. In this instance however there are already structures sited forward of the building line abutting the hedgerow with the road and open forest. Furthermore, the adjacent properties fronting Boundway also have outbuildings sited within their front garden areas forward of the dwelling. Moreover, the applicant is proposing to site the garage further back within the plot than the existing structure by moving the garage approximately 5 metres from the front hedgerow as well as also further away from the TPO tree.
- 11.9 Although the replacement garage would be larger than that *in situ*, it is not considered it would appear overly imposing from the open forest or detract from the rural setting of the site. It is also considered to be of a size which would fit comfortably within the plot and would be similar in scale to many outbuildings found within the New Forest. It would be constructed of traditional rural materials consisting of oak horizontal timber boarding and a clay tiled roof with timber doors. It is thus considered the garage would appear incidental and subservient to the replacement dwelling in both scale and appearance being appropriate to its rural setting in compliance with pages 35 and 36 of the Authority's Design Guide SPD and Core Strategy Policy DP12. It is recommended a condition be attached for samples of the materials to be used to be submitted for approval given the sensitive location of the site.
- 11.10 Similarly, it is not considered that the proposed summer house would appear overbearing or imposing due to its modest size and simple form. This structure would also be constructed of the same materials as the proposed garage and would also replace an existing structure at the site.
- 11.11 With regards to trees, there are two protected trees situated along the northern boundary of the site. The Authority's Tree Officer has been consulted on the proposal and no objections have been raised. This is because although the proposed garage would still be sited partially within the root protection area of the Turkey Oak this would be a significant improvement over the outbuilding *in situ*. The proposed summer house would also be sited within the root protection area of an Oak. However, due to the small footprint of the structure this should not have a significant impact on the tree's health or compromise its long term retention. As no details have been submitted with the application with regards to how the existing building would be demolished and how the summer house would be installed it is recommended that a condition requesting a method statement and construction details of the summer house are submitted for approval.
- 11.12 The proposal would comply with local and national planning policy and as such it is recommended permission is granted subject to appropriate conditions.

## 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 numbers: 4937/P/01 REV A, 4937/P/02, 4937/P/03 REV A and 4937/P/04. 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 for the garage and summer house 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 development, demolition or site clearance in association with the summer house hereby approved shall take place until a method statement for the construction of the summer house has been submitted to and approved in writing by the Local Planning Authority.

Development shall only take place in accordance with these approved details.

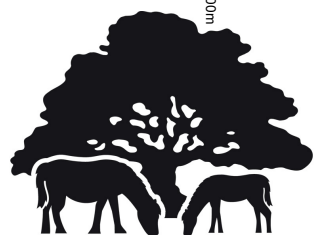
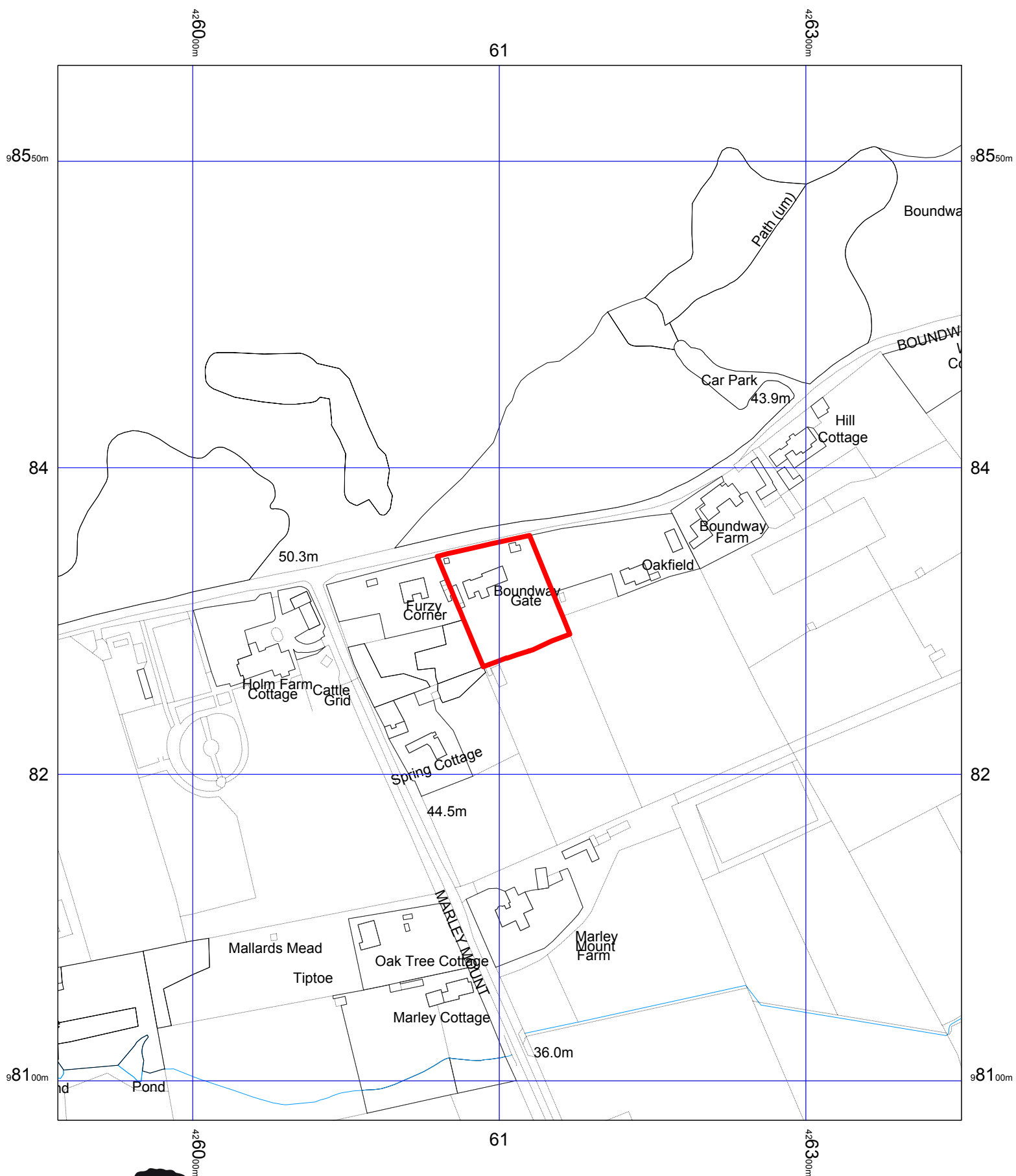
Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 5 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).

- 6 No development shall take place until details of a compound to be provided for the storage of materials, machinery, waste materials and spoil have been submitted to and approved in writing by the National Park Authority. All materials, machinery, waste materials and spoil shall be stored within the approved compound.

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



NEW FOREST  
NATIONAL PARK

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