

Application No: 16/01026/FULL Full Application

Site: Lakeside, West Common, Langley, Southampton, SO45 1XJ

Proposal: Alteration and single storey extension to existing outbuilding to create 1no. 2 bedroom holiday let

Applicant: Mr Cavell

Case Officer: Katie McIntyre

Parish: FAWLEY

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
CP12 New Residential Development
CP16 Tourism Development
DP19 Re-use of Buildings outside the Defined Villages
CP8 Local Distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

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

Fawley Parish Council: Recommend permission

8. CONSULTEEES

- 8.1 Tree Officer: No objection subject to a condition
- 8.2 Highway Authority (HCC): No objections
- 8.3 HCC Access Development Officer (Planning): No comment received

9. REPRESENTATIONS

- 9.1 One objection received:
- Another attempt to develop a stable and pig sty into housing.
 - Set a precedent.
 - Has not overcome previous reasons for refusal.
- 9.2 One comment received:
- Outbuilding used to be 2 stables and a pig sty. It has no foundations and is totally inappropriate for anything else but what it was constructed for.

10. RELEVANT HISTORY

- 10.1 Extension to outbuilding; change of use to convert an existing outbuilding to form new dwelling ancillary to the existing house as a granny annexe (13/98922) refused on 21 January 2014
- 10.2 Extension to outbuilding; change of use to convert an existing outbuilding to form new dwelling ancillary to the existing house as a granny annexe (12/97867) refused on 23 November 2012
- 10.3 Bungalow (outline application with all matters reserved) (05/83686) refused on 7 March 2005

11. ASSESSMENT

- 11.1 The application site consists of an existing outbuilding which lies to the south east of the main house and has been subdivided from the main garden by close boarded fencing. The outbuilding is accessed via the same vehicular access which serves the main dwelling and is considered to be an attractive structure with a traditional rural appearance. The site lies outside of the four defined New Forest villages and is situated in a rural area surrounded by fields and other dispersed dwellings. The lane leading to the application site is also a public right of way. This application seeks consent to alter and extend this outbuilding in order to create a 2 bedroom holiday let. No objections have been

received from the Highways Engineer with regards to access or parking and building's relationship with the neighbouring properties is such that it is not considered there would be an adverse impact upon their amenities.

- 11.2 The New Forest is already well-provided for in terms of holiday accommodation, with many dwellinghouses and outbuildings across the Forest being rented as holiday lets. The prevalence of holiday lets, particularly in sensitive countryside areas of the National Park, results in the erosion of rural character and tranquility, introducing an abundance of domestic use and paraphernalia. For these reasons Policy CP16 states that tourism development will only be supported outside of the defined New Forest Villages (Sway, Lyndhurst, Ashurst and Brockenhurst) where it is through the re-use of an existing building as part of a farm diversification scheme provided it is done in a way which provides opportunities for the understanding and enjoyment of the special qualities of the National Park and in a way that enhances, or at least does not detract from, those special qualities. Policy DP19 also supports the re-use of buildings outside of the defined villages subject to a number of criteria including that the proposal must not involve a residential use and that the building must be structurally sound and capable of conversion without significant extension or detriment to itself or its surroundings.
- 11.3 The proposed holiday unit would not form part of a well-founded farm diversification scheme and as such the proposal would be directly contrary to policy CP16. No information has been provided with the application as to whether the building is considered to be structurally sound or if it would be possible to convert this outbuilding, which was originally used as stables and a pig sty, without significant re-building. Furthermore, in order to accommodate the proposal it would be necessary to extend the outbuilding consisting of a single-storey extension which would have a footprint of approximately 3m by 5.7m. This addition would appear at odds with the traditional form and detailing of the existing building by virtue of its design as well as resulting in a more domesticated appearance and increasing the buildings overall visual impact within the landscape and as seen from the public right of way. The proposal would therefore also fail to comply with the requirements of policy DP19.
- 11.4 Policy CP12 confirms that new residential development is only permitted within the four defined villages which the application site does not lie within. The proposal would result in the introduction of a new 'C3' residential unit (holidays lets are considered to be a C3 use) which would be expressly contrary to policies CP12 and DP19. It should be noted that there have been several previous applications at this site to which planning permission has already been refused for the conversion of this outbuilding into new residential accommodation.

- 11.5 The application site also lies within 400m of the New Forest Special Protection Area (SPA) and 5.6km of the Solent SPA. Policy CP1 seeks to ensure that in the case of any proposals for new residential development within these distances of the SPAs the applicant should demonstrate that adequate measures would be put in place to avoid or mitigate any potential adverse impacts on the ecological integrity of the SPAs. The buffer zone around these SPAs is not intended to be an exclusion zone however development can only proceed once it has been ascertained that it will not adversely affect the integrity of the SPAs.
- 11.6 The applicant acknowledges the proximity of the site to these SPAs however does not propose any specific measure for mitigation and no legal agreement has been submitted which is the only way a financial contribution towards habitat mitigation can be secured. Without such supporting information it has not been demonstrated that any additional impact associated with increased pressures arising from new residential development would be mitigated against. The proposed development would therefore be contrary to the requirements of Policy CP1 of the adopted New Forest National Park Core Strategy.
- 11.7 There is a group of protected trees on the east side of this site. The alterations and extension to the existing outbuilding would not adversely affect these trees. The location of the tree protection fencing shown in submitted Land Survey drawing No. cav sht 1 would provide sufficient protection for these trees during construction of this proposal.
- 11.8 It was apparent from the site visit that a close boarded fence has been erected around the host dwelling subdividing the outbuilding from the main property. This is shown on the submitted site plan by the blue line. The dwelling is also currently up for sale but the sale particulars only seem to relate to the main dwelling and not the outbuilding or the land around it. Further investigation may therefore be required as to whether the subdivision of the plot has resulted in a new planning unit being created and officers are currently looking into this matter.
- 11.9 In conclusion, it is considered the proposed change of use would result in a new unit of tourist accommodation within the open countryside whereby it has not been demonstrated that the proposal would be part of a farm diversification scheme. The proposal would involve the enlargement of the existing building at the site in order to accommodate the proposed use thereby increasing the building's visual impact upon the landscape. No information has been provided as to whether the existing building is structurally sound. The application does not put forward adequate measures to avoid or mitigate against the potential harmful impact upon the ecological of the SPAs. For these reasons it is recommended that planning permission is refused.

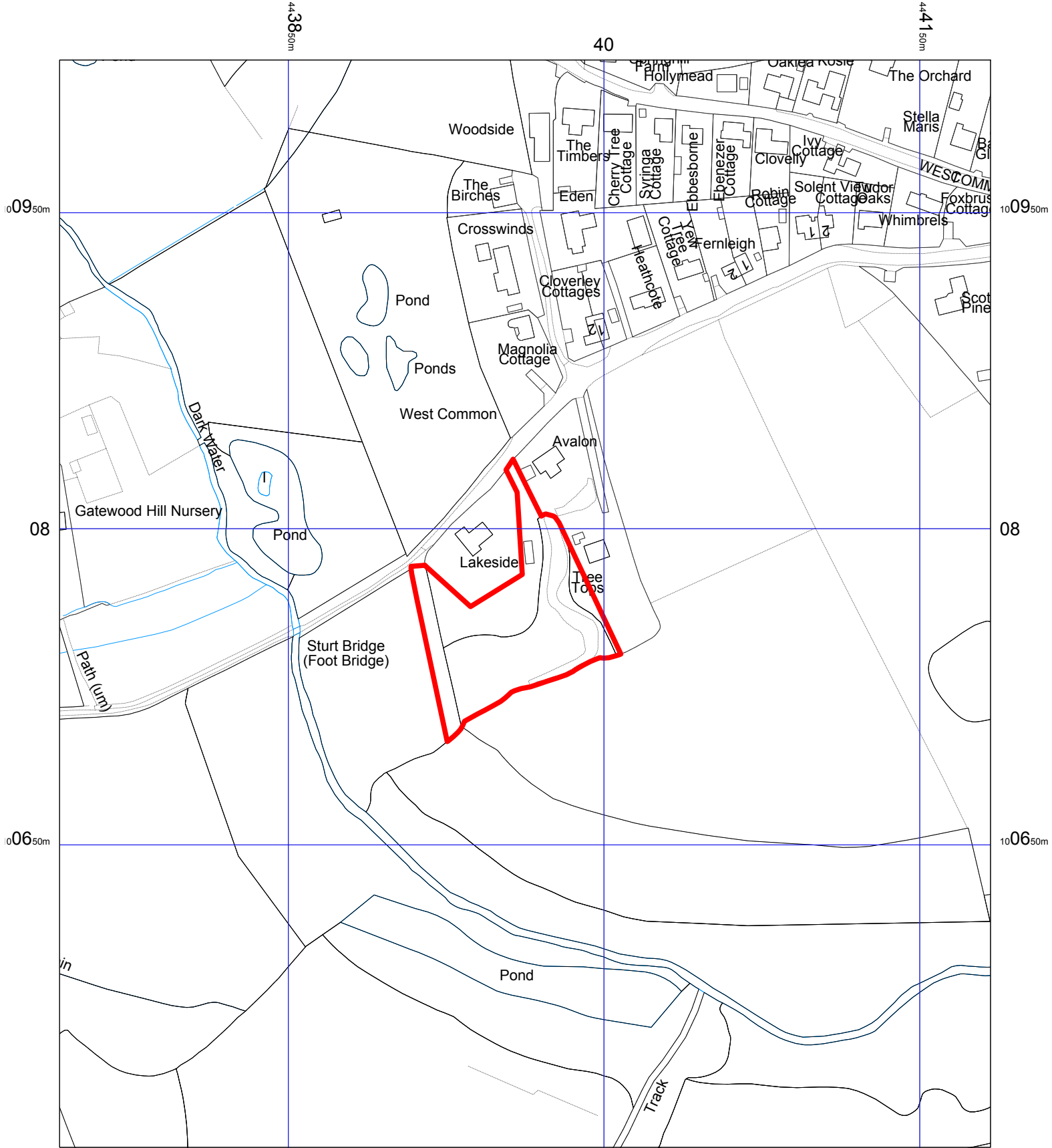
12. RECOMMENDATION

Refuse

Reason(s)

- 1 The proposed change of use would result in one new unit of self-contained residential accommodation in the open countryside, detrimental to the rural character of the New Forest National Park. The proposal would not form part of a farm diversification scheme and the application fails to demonstrate how it would contribute towards the understanding and enjoyment of the New Forest National Park without harm to the Park's special character. Moreover, it would involve the enlargement of the outbuilding by virtue of an extension which would appear at odds to the existing building due to its poor design, increasing its visual impact within the landscape and resulting in a more domesticated appearance. The proposal is therefore contrary to policies DP1, CP8, CP16, CP12 and DP19 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010) and the National Planning Policy Framework.

- 2 No information has been submitted to demonstrate that adequate measures would be put in place to avoid or mitigate any potential adverse impacts on the ecological integrity of the New Forest Special Protection Area (SPA) and the Solent SPA. Therefore there would be insufficient information to assess the potential impact upon the SPAs and the proposal would therefore be contrary to the requirements of Policy CP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010), the Development Standards SPD and the National Planning Policy Framework.



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