

Application No: 17/00504/FULL Full Application

Site: Red Cottage, Southampton Road, Boldre, Lymington, SO41 8ND

Proposal: Single storey side extension; two storey rear extension; replacement outbuilding with office

Applicant: Ms J Smith

Case Officer: Ann Braid

Parish: BOLDRE

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP8 Local Distinctiveness
DP11 Extensions to Dwellings
DP12 Outbuildings
DP1 General Development Principles

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. Supports the objections highlighted in the Parish Guidance Notes, specifically agreeing that the height of the proposed north side extension (original plans) would be excessive.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

- 9.1 Two letters received supporting the application:
- the design would enhance the dwelling and would be in keeping with the Forest vernacular
 - the existing outbuilding is in a very poor state of repair and the replacement would be welcome to the nearest neighbour, who is also happy with the proposed office use

10. RELEVANT HISTORY

10.1 None

11. ASSESSMENT

- 11.1 Red Cottage is a traditional New Forest cottage, built in red brick with a slate roof. It has not been significantly altered or extended. It is located close to the main A337 road in Boldre, and most of the associated garden lies to the north side of the house. The site is level and at the north end of the garden is a dilapidated outbuilding.
- 11.2 Consent is sought for side and rear extensions to the cottage, and the replacement of the outbuilding with a double garage and attached home office. The issues to assess are whether the proposed extensions and outbuilding would be appropriate and sympathetic to the main house, and the surrounding area. The nearest neighbours are located some distance from the site and the degree of separation is such that it is unlikely there would be any adverse impact on neighbouring amenity.
- 11.3 With regard to the proposed extensions, the property is a small dwelling as defined in Policy DP11. Amended plans have been submitted which show that the proposed extensions would not result in a dwelling with more than 100m² gross internal floor area and the proposal therefore complies with that aspect of Policy DP11. In design terms the proposed extensions would appear appropriate to the scale and proportions of the building being subservient and resulting in a mix of brick and timber cladding. The traditional form of the cottage would not be compromised by the proposal.
- 11.4 The development would appear appropriate in the wider locality, and would not erode the rural character of this part of the National Park or have a suburbanising effect. There would be no adverse impacts in the locality or on the amenities of neighbours and the proposal therefore complies with Policies CP8 and DP1.

- 11.5 With regard to the proposed outbuilding, the proposed building would comply with Policy DP12 in that it would be sited within the domestic curtilage of the dwelling and is required for purposes that would be incidental to the main house. No habitable accommodation is proposed within the building, and the supporting text of Policy DP12 also supports home working. With regard to the impact of the building, the ridge would run parallel to the road boundary, and the form and height of the building would be appropriate in the setting. The proposal would not appear out of keeping in the locality and would comply with Policies CP8 and DP1.
- 11.6 It is unlikely that the existing building would accommodate a protected species, as it is an open, predominantly timber building, which has fallen into disrepair. It would be advisable to attach an informative note to the consent to ensure that the correct procedures are followed should any species be identified during 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 No development shall take place above slab level until samples or exact details of the facing and roofing materials, and the window joinery 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).

- 3 The outbuilding 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).

- 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, shall be erected or carried out without express planning permission first having been granted.

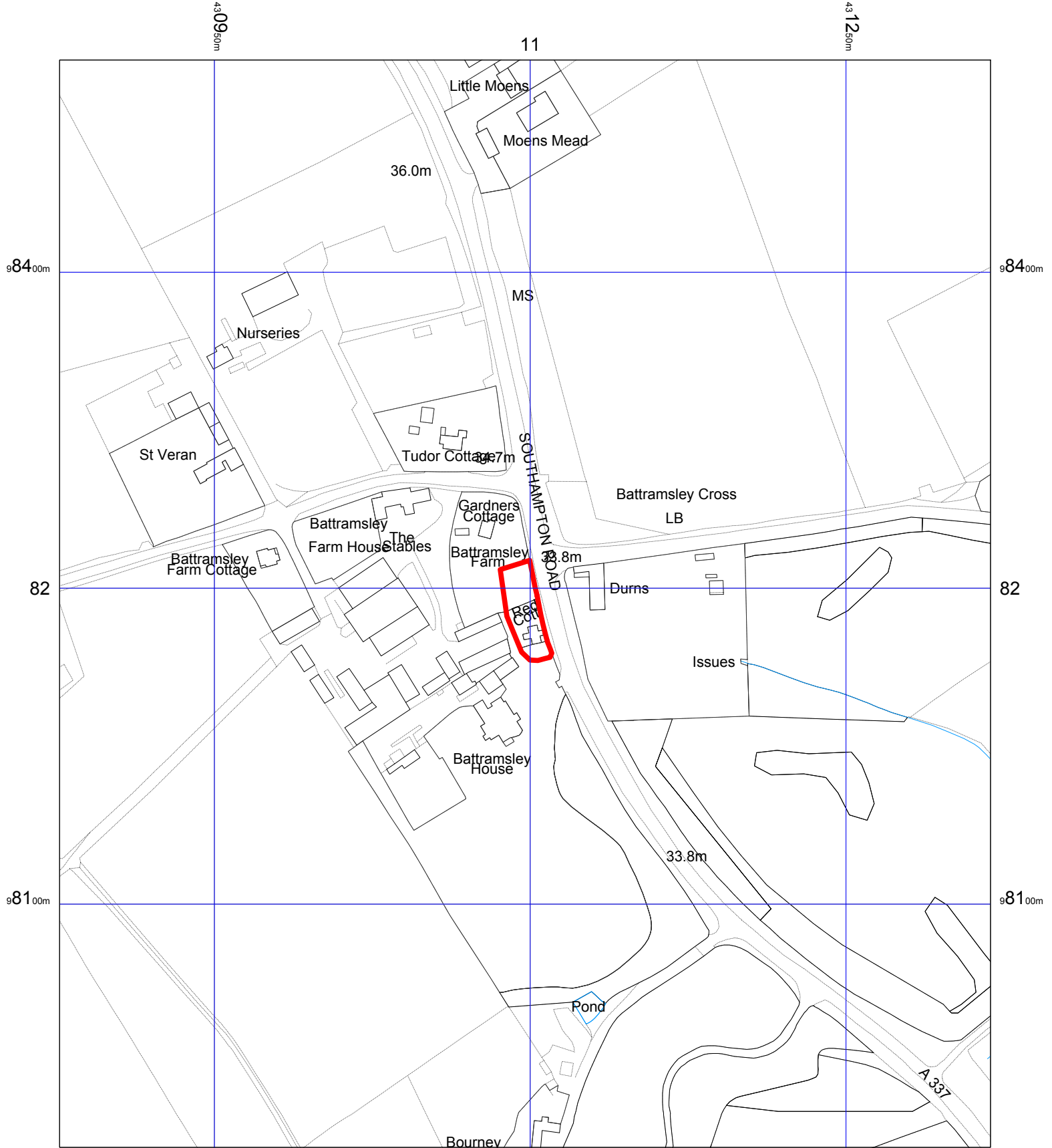
Reason: To ensure the dwelling remains of a size which is appropriate to its location within the countryside and to comply with Policy DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 5 Development shall only be carried out in accordance with drawings 2017.04.01, 2017.04.02A, 2017.04.03 and 2017.04.05. 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 CP8 and DP1 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.



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