

Application No: 17/00928/FULL Full Application

Site: Bromley Cottage, Goose Green, Lyndhurst, SO43 7DH

Proposal: 2 No. single storey outbuildings

Applicant: Mr D Price

Case Officer: Ann Braid

Parish: LYNDHURST

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Defined New Forest Village
Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP12 Outbuildings
CP8 Local Distinctiveness
DP1 General Development Principles

4. SUPPLEMENTARY PLANNING GUIDANCE

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

Lyndhurst Parish Council: Recommend that permission be granted. It was not considered that there would be an adverse effect on the Conservation Area or on neighbouring properties.

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

- 9.1 One letter received expressing concern relating to the proximity and extent of building next to the boundary, which would lead to shading of the garden and a loss of outlook.

10. RELEVANT HISTORY

- 10.1 Construction of porch, erection of garage and erection of an outbuilding (17/00407) refused on 18 July 2017
- 10.2 Retention of single storey extension; replacement dormer window; roof lights; juliet balcony; re-roofing; cladding; alterations to fenestration; altered access and amended ground surfacing (16/00342) granted on 16 June 2016

11. ASSESSMENT

- 11.1 Bromley Cottage is a two storey dwelling located on a level plot set back from Gosport Lane in Lyndhurst. It is situated within the Lyndhurst Conservation Area. The house has recently undergone extensive refurbishment, and the garden has been cleared and is now mainly laid to lawns and patios. The site is accessed via a driveway from Gosport Lane, which runs between the neighbouring properties, Lynwood and 103 The Meadows.

- 11.2 An application for two detached outbuildings and a new porch on the main house (17/00407) was brought to Planning Committee in July 2017. The proposal was refused for the following reasons:

1) The two proposed outbuildings, by virtue of their siting, size and suburban design would not be appropriate to the existing dwelling, and would consolidate the impact of built development within the site, resulting in a more suburban character, to the detriment of the character of the Conservation Area. As such the proposal would be contrary to Policies DP1, CP7, CP8 and DP6 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010), and the advice contained in the adopted Design Guide SPD.

2) The larger of the two proposed outbuildings, by reason of its size and the nature of the accommodation to be provided, could be readily altered to facilitate the provision of additional habitable accommodation, contrary to Policy DP12 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

3) The larger of the proposed outbuildings, by reason of its size, scale and proximity to the boundary with the neighbour to the south, would have an overbearing impact on the amenities of neighbouring occupiers by reason of visual intrusion, contrary to Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010)

11.3 The key issue to assess is whether the previous reasons for refusal have been overcome by the changes made to the scheme. This application no longer includes the porch, which has now been approved separately, but seeks consent for the two outbuildings. The revisions made in comparison with the refused scheme are:

- The reduction in size of the larger of the two outbuildings; from 103m² to 76m²;
- The use of timber cladding on the exterior of the buildings; and
- The use of the larger building is now shown as a home office and gym with a shower room. Previously it was proposed to be used as a summer lounge with a gym and shower.

11.4 Policy DP12 relates to outbuildings and requires all outbuildings to comply with three criteria:

1. To be located within the domestic curtilage;
2. To be required for purposes incidental to the use of the main dwelling; and
3. Not to provide additional habitable accommodation.

The proposed double garage would be sited within the domestic curtilage of Bromley Cottage and the uses within the building would be incidental to the main house, and would therefore meet the requirements of Policy DP12. The garage would not appear out of scale with the existing dwelling, and would not appear unduly obtrusive in its setting. It would be sited in a corner of the plot, close to the outbuilding at 103 The Meadows and to the side of 105 The Meadows. In terms of its roof height it would not be excessive, although the crowned roof form would not appear traditional or echo the more rural form of outbuildings characteristic of the Park. The adopted Design Guide recommends that outbuildings should harmonise with the style, profile and materials of the main house, which in this instance is a traditional style of building, in a mix of timber, brick, slate and tiles. Although the use of timber cladding is a more traditional approach, the suburban form of the proposed garage would be contrary to Policy DP6 which seeks to enhance the built heritage of the National Park through good design, and to the advice in the adopted Design Guide SPD.

- 11.5 With regard to the larger of the two outbuildings, it would also be sited within the domestic curtilage but it must be clearly incidental to the dwelling in order to comply with Policy DP12. Previously it was concluded that the scale and nature of the proposed uses were such that they would not be incidental to the use of the dwelling. The building was considered to be excessively large, and there was clear potential that the building would become primary living accommodation.
- 11.6 Although the building would be smaller than that refused in July, the floor area of the building, at 76 m², would still be excessive. The width of the building has been reduced by 0.6 metres and the length by 2.5 metres. Together with the proposed garage, the total floor area of outbuildings on the site would be 121m². The building would include a substantial home office, measuring 49m². The extent of accommodation clearly goes beyond what would usually be considered a normal size for an incidental outbuilding. Although it may not be the intention of the current applicant, there remains the realistic prospect that it would be put to use as ancillary or habitable accommodation in future. It is concluded that the proposed building is larger than is reasonably required as an incidental outbuilding, and it would therefore be contrary to Policy DP12. As with the proposed garage, this building, by reason of its scale as well as its design and profile, would also fail to meet the requirements of Policy DP6 and the advice of the adopted Design Guide SPD.
- 11.7 Furthermore it is considered that the extent and spread of proposed buildings across the site would be excessive and out of character. The form of the buildings and the intensity of development would contribute to the urbanization of this part of the village, which forms part of the Lyndhurst Conservation Area. The site would appear congested with buildings and there would be little space to soften its appearance with planting or provide an appropriate setting for either the house or the outbuildings. Overall, the development would fail to protect, maintain or enhance the Conservation Area, as required by Policy CP7 and would also be contrary to Policy CP8 which seeks to prevent the erosion of the character of the Park.
- 11.8 With regard to the impact of the proposal on neighbours, the garage would be close to the side wall of the neighbour to the north, but would not have an undue adverse impact in terms of visual intrusion or shading. Therefore, the garage outbuilding would comply with Policy DP1 in terms of its impact on neighbouring amenity. The larger outbuilding would be sited to the north of the neighbour Lynwood, and there are ground and first floor windows in this dwelling that would look onto the building. The 8.1 metre extent of wall alongside the neighbour's boundary is 0.6 metres less than that which was refused, and this, together with the 3.8 metre high roof that would be sited alongside the wall of the neighbouring property would appear overbearing and

intrusive, and would have an adverse impact on neighbouring amenity that would be contrary to Policy DP1.

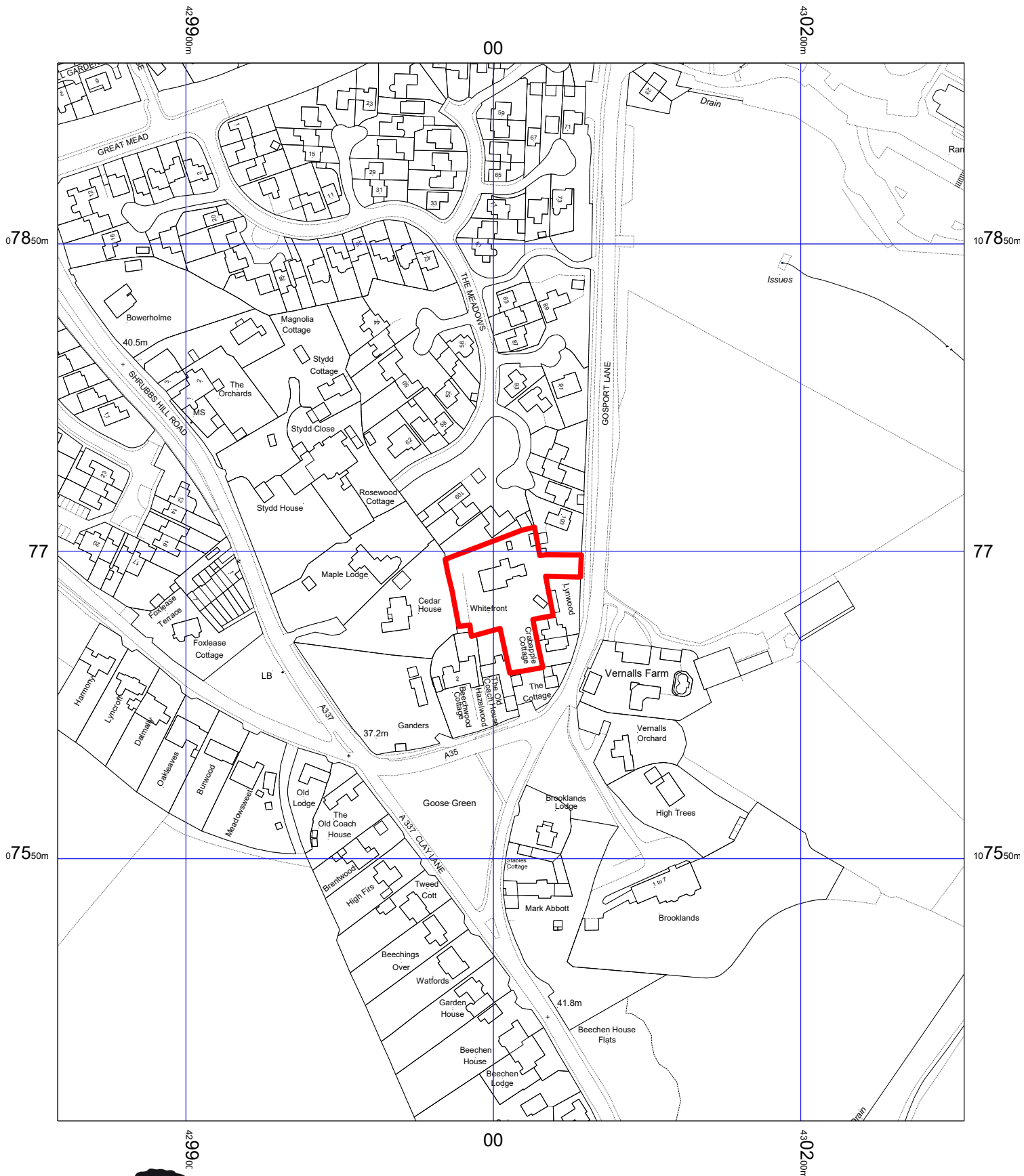
11.9 In conclusion, the previous reasons for refusal have not been overcome by the revised proposals.

12. RECOMMENDATION

Refuse

Reason(s)

- 1 The two proposed outbuildings, by virtue of their siting, size and suburban design would not be appropriate to the existing dwelling, and would consolidate the impact of built development within the site, resulting in a more suburban character, to the detriment of the character of the Conservation Area. As such the proposal would be contrary to Policies DP1, CP7, CP8 and DP6 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010), and the advice contained in the adopted Design Guide SPD.
- 2 The larger of the two proposed outbuildings, by reason of its size and the nature of the accommodation to be provided, could be readily altered to facilitate the provision of additional habitable accommodation, contrary to Policy DP12 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).
- 3 The larger of the two proposed outbuildings, by reason of its size, scale and proximity to the boundary with the neighbour to the south, would have an overbearing impact on the amenities of neighbouring occupiers by reason of visual intrusion, contrary to Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010)



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