

Application No: 16/00368/FULL Full Application

Site: Oak House (formerly Little Green Plot 2), South Lane, Nomansland, Salisbury, SP5 2BZ

Proposal: Completion of new dwelling and access (Revised design to planning permission 12/97727)

Applicant: Mr & Mrs Barnes

Case Officer: Clare Ings

Parish: REDLYNCH

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP12 New Residential Development
DP1 General Development Principles
DP6 Design Principles

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 11 - Conserving and enhancing the natural environment
Sec 7 - Requiring good design

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Redlynch Parish Council: Recommend refusal. The substitution of timber with PVCu Oak foil in the windows would significantly reduce the quality of finish of the original scheme which is a key aspect in the design of an "Arts and Craft" dwelling.

- the increased dominance on the neighbouring properties because it has

not been built to the agreed drawings and now is subject to an outstanding enforcement order

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

- 9.1 One letter of objection (Honey End) on the following grounds:
- loss of quality in property due to the use of Oak effect foil windows (not timber)
 - lack of planting between new dwelling and properties in Chapel Lane
 - overlooking from bay window

10. RELEVANT HISTORY

- 10.1 New dwelling and access (revised design to Planning Permission 12/97727) (15/00643) - refused on 17 November 2015
- 10.2 New dwelling and access (12/97727) permitted on 21 November 2012
- 10.3 Addition of two storey dwelling with basement (09/95535) refused on 13 October 2009. Subsequent appeal dismissed on 23 June 2011
- 10.4 Additional dwelling (application for renewal of Planning Permission S/04/02765) (94928) permitted on 23 April 2010

11. ASSESSMENT

- 11.1 The site lies to the south of a relatively recently constructed dwelling which lies in what was once a large plot containing a single bungalow. The site is accessed from South Lane via a narrow drive between Rookery Nook and Talsarn with the access route continuing to the west of the new dwelling on an elevated track. The land form generally falls away from north east to south west, thus the site lies below the dwellings to the north and east but above a paddock to the west and the properties in Chapel Lane to the south. A bank with trees forms the eastern boundary, the boundary with the new dwelling comprises a sparse post and wire fence, and that to Siesta and Honey End in Chapel Lane consists of sporadic vegetation. The sites itself is roughly rectangular with a level platform in the eastern half of the site, raised above an area of paddock. The surrounding area comprises residential development of varying scales, ages and designs, and within plots of differing sizes.

11.2 Following an extensive history for this site and the adjoining dwelling, permission was granted for a roughly L-shaped two-storey dwelling with basement and integral garage in the eastern half of the site. The design of that dwelling was described as belonging to the Arts and Craft movement, and was to be constructed of brick under a clay tile roof, with use made of weather-boarding and oak feature joinery. The design addressed the fall of the land with various changes in ridge heights and an internal step. Following the approval of relevant conditions, work has commenced on the site.

11.3 This application follows a similar proposal for changes to the approved scheme which was refused at Planning Committee in November last year specifically because of the perceived reduction in the quality and finish to the original scheme. As previously, this proposal seeks revisions to the appearance of the approved scheme, and some revisions to the scheme refused previously. The changes to the approved scheme (12/97727) are:

- the removal of the internal level change which amounted to two steps, and a flat slab level (this has been approved)
- a change to the form of the roof to correspond with the level slab, specifically raising the western end, but not exceeding the highest part of the original ridge and still containing variations in ridge heights
- an increase in the height of the end (west) bay window
- some variation in the amount of each material to be used - brick, tile hanging, timber boarding
- some variation in fenestration, including the removal of a number of the glazing bars and the reduction of glazing in the large west bay window
- the insertion of a first floor bedroom over the original two-storey height drawing room
- the deletion of the basement
- the use of uPVC for the windows

The changes from the scheme which was previously refused are:

- including more glazing in the west bay window (to reflect more closely the original scheme)
- changing the positions of brick and timber boarding (to reflect the original scheme)
- removing the first floor oversail in the rear elevation, ie bringing the ground floor out to form a straight wall - this is the subject of the enforcement investigation
- the insertion of a rooflight in the rear elevation

Other changes remain the same, as does the use of uPVC windows.

- 11.4 The approved scheme, though large, was considered to be well-articulated, using quality materials and would complement the adjoining dwelling which appears of much higher quality in terms of finishes than many of the other dwellings in the area, and the consideration is whether the further changes, which now more closely resemble the approved scheme, would materially harm this relationship and the distinctiveness of the area.
- 11.5 Having now sought to re-establish the use of different materials to give the articulation, it is considered that the dwelling would still appear appropriate to its surroundings. Materials can still be conditioned to ensure that they would be appropriate and enhance the area. There was previous criticism over the loss of the large gallery window which gave the dwelling its quite grandiose appearance, but with the re-introduction of the glazing, this would now return the dwelling to that previous acceptable appearance.
- 11.6 The particular issue is with the use of uPVC for the windows - the agent/builder for the scheme has sourced a good quality uPVC window (Oak foil) which very closely resembles timber, and which was used in the recently constructed adjoining dwelling. Timber would still feature heavily in the external facing material for large parts of the dwelling, and the porch would also have oak supports. The plans and the application form for the approved scheme (12/97727) indicated that the windows would be of an unspecified timber with no information as to whether or not it would be stained or painted, and no corresponding planning condition requiring joinery details was included. The decision and conditions for scheme very closely followed that given for the adjoining property on Plot 1 which was allowed on appeal with conditions. The reason for the close link in terms of conditions between the two properties was to ensure that each would complement the other, a factor which the Inspector, while dismissing the appeal on the application site (09/95535) noted.
- 11.7 It is not considered that the stepping out of the wall to remove the oversail in the rear elevation would harm the overall impact of the dwelling and, given the other changes to the dwelling which would now result in its being much closer in appearance to the approved scheme, it is not considered that the substitution of an unspecified timber for good quality uPVC would result in a diminution in the overall appearance of the dwelling, taking into account the surrounding architectural form and detailing of the locality.
- 11.8 Other concerns raised by the Parish Council relating to the dominance of the dwelling on adjoining properties was addressed at the (dismissed) appeal, but at the time and with a larger proposal, this was not considered an issue contributing to its dismissal.
- 11.9 Permission is therefore recommended.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

- 1 The external facing materials to be used in the development shall be as set out below unless otherwise agreed in writing by the National Park Authority:

Bricks - Terca Kasandra
Roof/tile hanging - Vichy Antique
Windows - Oak effect foil uPVC

Prior to its use, samples of the timber boarding shall be submitted to and approved in writing by the National Park Authority, and shall then be used in accordance with those details once 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).

- 2 Unless otherwise agreed in writing with the National Park Authority, the landscaping of the site shall only be in accordance with the details submitted on Drg No 10 Rev A.

Reason: To ensure that the development takes place in an appropriate way and to comply with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 3 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner.

Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the National Park Authority gives written consent to any variation.

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).

- 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, garage or other outbuilding otherwise approved by Class E of Part 1 of Schedule 2 to the Order, or means of enclosure otherwise approved by Class A of Part 2 of Schedule 2 to the Order shall be erected or carried out without express planning permission first having been granted.

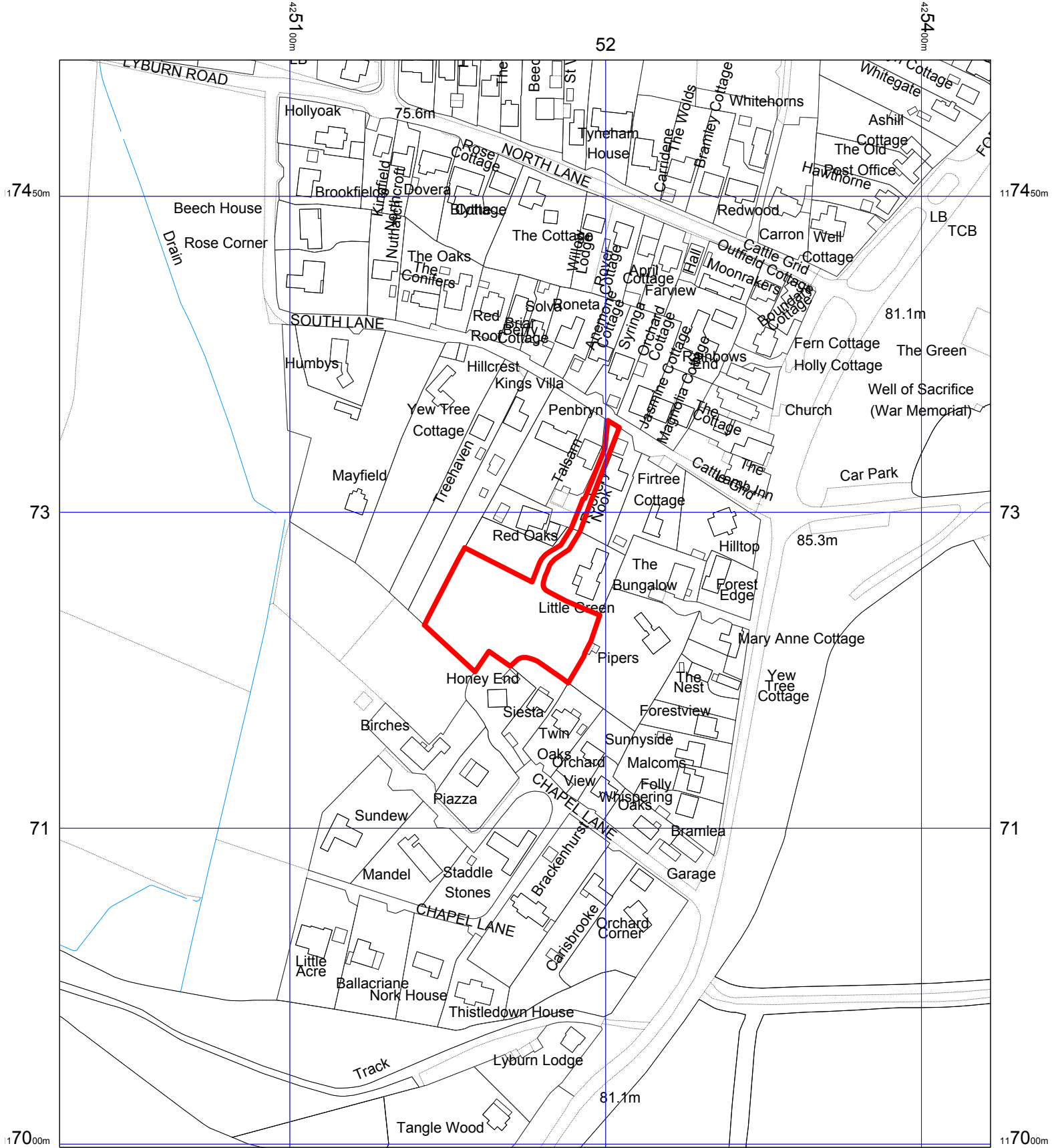
Reason: In view of the physical characteristics of the plot, the New Forest National Park Authority would wish to ensure that any future development proposals do not adversely affect the visual amenities of the area and the amenities of neighbouring properties, contrary to Policies DP1 and DP10 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 5 No windows or rooflights other than those hereby approved shall be inserted into the roofspace of the dwelling 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).

- 6 The paddock hatched green attached to this decision notice shall be retained as a paddock and not incorporated into the garden area of the dwelling hereby permitted.

Reason: To ensure that the development takes place in inappropriate way and to comply with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



New Forest National Park Authority
 Lymington Town Hall, Avenue Road,
 Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666
 Date: 30/06/2016

Ref: 16/00368/FULL

Scale: 1:2500

© Crown copyright and database rights 2016 Ordnance Survey 1000114703

