

Application No: 16/00773/FULL Full Application

Site: 2 Hurstly Cottage, Lower Sandy Down Lane, Boldre, Lymington,
SO41 8PP

Proposal: Replacement outbuilding to create home office

Applicant: Mr J Hogan

Case Officer: Carly Cochrane

Parish: BOLDRE

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

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. The inclusion of a shower room is totally unnecessary in an office and in conjunction with the utility room renders this proposal as virtually self-contained.

8. CONSULTEEES

No consultations required

9. REPRESENTATIONS

9.1 One letter of representation was received from the occupier of the adjoining property, in support of the application.

10. RELEVANT HISTORY

10.1 Two storey side extension (02/76908) approved on 20 February 2003

11. ASSESSMENT

11.1 The application site comprises the right hand facing, two storey dwellinghouse in a pair of semi-detached properties, located to the northern side of Lower Sandy Down. The dwellinghouse is set back from the highway by approximately 45 metres with a number of trees and shrubs along its front boundary and within the front garden. As such, the dwellinghouse is not visible within the street scene. The rear amenity area measures approximately 30 metres in depth; however the land to the rearmost 22 metres slopes up from the ground level of the dwellinghouse, and comprises a wooded area. There is an existing detached outbuilding to the rear of the main dwellinghouse, located approximately 1.5 metres from the rear elevation of the dwellinghouse and upon the level ground surface. There is no planning history for this outbuilding, however it is considered to be of an incidental use, with a utility room, storage space and log store. There are also a number of detached outbuildings within the front garden area.

11.2 This proposal seeks planning permission for the replacement of the outbuilding to the rear. The existing outbuilding measures approximately 6.4 metres in width (9 metres to include a lean to which has already been demolished), 4.2 metres in maximum depth and 3.5 metres in height to the ridge. The proposed replacement outbuilding would measure approximately 6.4 metres in width, with an open sided log store resulting in a total width of 9.1 metres. The ridgeline would be of diminishing scales, and measure approximately 4.5 metres at its highest point (located closest to the dwellinghouse), and 3.2 metres at its lowest point, comprising the log store. The replacement outbuilding would be timber clad with Douglas Fir, with a natural slate roof and timber windows and doors. There would be no changes to any boundary treatments, and the outbuilding would not be located closer to the shared boundary with the adjoining neighbour than that existing. Internally, the replacement outbuilding would provide a home office and utility room, accessed via separate doors.

- 11.3 Boldre Parish Council has recommended the application for refusal. The application as originally submitted included a shower room within the home office area. It was considered that this was unnecessary within the home office, and in conjunction with the utility room would result in self-contained accommodation. As such, the shower room was removed from the proposed floor plans. The Parish was informed of the amended plans, however did not wish to change their comment.
- 11.4 The proposal is located to the rear of the main dwellinghouse, which in itself is not visible from Lower Sandy Down by virtue of the length of the front garden and vegetation at the boundary. The proposal would therefore not be visible within the street scene. The proposal would replace an existing outbuilding, in the same location, and be of a similar overall scale. The rear of the property is well screened by woodland, and as such is it not considered that the proposal would result in any adverse impact upon the character or appearance of the area.
- 11.5 The New Forest National Park Local Development Framework Design Guide Supplementary Planning Document (2011) (herein referred to as the 'Design Guide') notes the use of traditional materials, including timber cladding and natural slate. The Design Guide encourages the use of diminishing scales to respond to the different uses, which in turn minimises bulk, and states that outbuildings should harmonise with the main building. The use of a slate roof would match that upon the main dwellinghouse, and the timber cladding would result in a subservient character. Overall, it is considered that the proposal would be in accordance with the guidance.
- 11.6 The proposal would not be sited any closer to the shared boundary with 1 Hurstley Cottage than that existing. A letter of support has been received from this neighbour, and it is noted that there is an outbuilding of a similar footprint to that existing within the rear garden area of number 1. The outbuilding would be incidental in its use, and it is considered reasonable to attach a condition to ensure it remain as such. Resultantly, it is not considered that the proposal would result in any adverse impact upon neighbouring amenity.
- 11.7 As aforementioned, the proposed outbuilding is a replacement of an existing outbuilding which has clearly been in situ for a significant number of years, and there is no material difference in the floorspace or its use. It is considered reasonable to condition that outbuilding should only be used incidental to the main dwellinghouse, and should not comprise any habitable accommodation in accordance with Policy DP12 of the Core Strategy. This is a standard condition applied to most new and replacement outbuildings, and is considered appropriate to control the use. It should also be noted that it is likely that the proposal

would fall within the limitations of Class E of The Town and Country Planning (General Permitted Development) (England) Order 2015.

11.8 Finally, there are a number of trees located close to the replacement outbuilding. A Tree Survey Drawing has been submitted alongside this application, detailing the species, their locations and crown spread. The application site is not located within a Conservation Area, and the replacement outbuilding would be sited upon the footprint of the existing outbuilding. Further, the Tree Officer considered that, should any damage be caused to the roots of the nearest tree (T6 on Drawing No 0223/4) during construction, it is not of any public amenity value. As such, it is not considered that there would be any significant adverse impact with regard trees.

11.9 It is therefore recommended that permission is granted subject to conditions, as the proposal accords with Policies DP1, DP6, DP12 and CP8 of the Core Strategy.

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

Drwgs: 0215/2, 0215/3B, 0215/4B, 0223/1, 0223/4.

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.

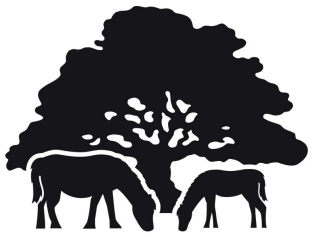
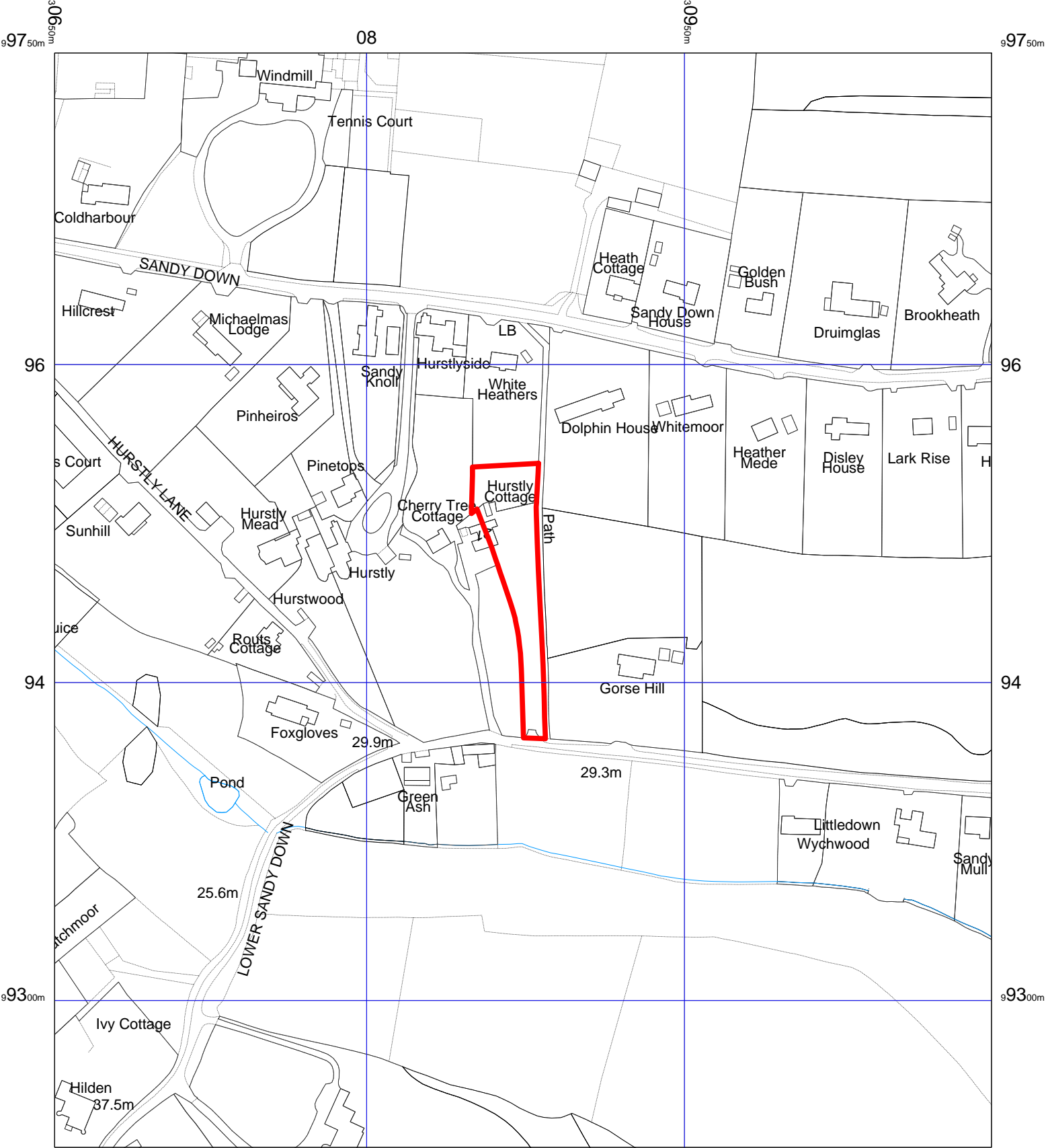
3 Unless otherwise first agreed in writing by the New Forest National Park Authority the external facing and roofing materials shall be as stated on the application form hereby approved.

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 The building 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).



**NEW FOREST
NATIONAL PARK**

New Forest National Park Authority
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