

Application No: 16/00551/FULL Full Application

Site: Lyndale, Arnewood Bridge Road, Sway, Hampshire, SO41 6DA

Proposal: Outbuilding

Applicant: Mrs Todd

Case Officer: Ann Braid

Parish: SWAY

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
DP1 General Development Principles
DP12 Outbuildings

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
Sway Village Design Statement

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

Sway Parish Council: Recommend refusal for the following reasons:

- The building which is the subject of the application is a substantial building which the Parish Council believes is overbearing and too close to the neighbouring property.

- The scale of the building contravenes the Sway Village Design Statement (“An extension should not adversely affect the scale, proportion or character of the main building”).

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

- 9.1 One letter objecting to the proposed building on the following grounds;
- size and scale
 - proximity to the boundary
 - potential overlooking from roof lights
 - potential future use of the building
 - character of the area
 - impact on trees
 - neighbouring amenity
- 9.2 A second letter raises concerns relating to the drainage of the site and the foundations of the building.

10. RELEVANT HISTORY

- 10.1 Outbuilding (98327) granted on 18 June 2013
- 10.2 Outbuilding with upper floor (97858) withdrawn 21 November 2012
- 10.3 Single storey outbuilding with upper floor (96530) refused on 17 August 2011
- 10.4 Single storey outbuilding with upper floor (96265) withdrawn on 9 May 2011

11. ASSESSMENT

- 11.1 Lyndale is a large detached dwelling on Arnewood Bridge Road not far from Sway village. The plot contains a number of small low outbuildings - garages and greenhouses - to the rear, and an extensive parking area to the side. The rear boundary contains a couple of significant trees, whilst the shared boundary with Field House to the north east is a tall mature hedgerow. To the west of the site lie Longcroft and Lyndale Nurseries.
- 11.2 Work has not commenced to build the previously approved outbuilding within three years of the date of the permission and it is therefore necessary to make a further application. The building in question was approved at Committee in June 2013 following a number of other applications which were withdrawn or refused.

The proposal is identical to the approved development, and comprises an L-shaped oak-framed building on a brick plinth with a plain tile roof. The height of the ridge would be just over 4.3m, with the return having a height of just over 4.5m. The overall footprint would be 79m², and an attached open log store is also proposed. One of the bays would be open, with the remainder being closed to provide storage/hobby space.

- 11.3 The building has previously been found to be acceptable and therefore the main consideration now is whether there have been any substantive changes in Policy or other material considerations that would lead to a different conclusion.
- 11.4 The previous application was assessed against the National Park Core Strategy and Development Management Policies DPD (2010) and these policies have not been superseded. In respect of policy DP12, the proposal would comply - the outbuilding would lie within the residential curtilage of the dwelling; it would be for an incidental use and would not contain any habitable accommodation. Although the outbuilding would still be large in terms of floorspace, when compared with the scale of its "host" dwelling, it would appear as an incidental building, and would also, as stated above, have an incidental appearance.
- 11.5 As previously, objections have been received from the neighbouring property, Field House, in respect of the impact of the proposal on its amenities, in particular loss of light. However, this was fully assessed at the June 2013 Committee and found that a building in this location would not lead to a significant loss of sunlight or daylight to the neighbour. It was also found that there would be no overlooking or loss of privacy to the amenities of occupiers of the neighbouring property. The requirements of Policy DP1 have therefore been met. There have been no substantive changes in the relationship between the proposed development and Field House and it would be unreasonable to refuse an identical outbuilding now.
- 11.6 An additional letter raises concerns relating to potential impacts on the boundary ditch, which drains the land of the application property and its neighbours. It has been requested that a condition be imposed to ensure the ditch is kept clear and its banks are reinforced to support the building. However a condition along these lines is considered unnecessary because firstly it is in the interests of the applicant to keep the ditch clear as it provides drainage for her property and secondly, a building of this size would require approval under the building regulations which would ensure that its foundations are sound. It is one of the tests of a planning condition that it must be necessary, such that in the absence of the condition the application would need to be refused.

- 11.7 The Parish Council have recommended refusal of the application in line with their objections to the application approved in 2013. Since the previous consent, the Sway Village Design Statement has been adopted, and this is a material consideration in the current case. In particular the Parish Council refers to the scale of the building. However, in the section of the VDS that relates to outbuildings (page 22) there is a series of recommendations, and it is considered that the proposal complies with these in that the building would not be sited to the front of the house, there would be adequate driveway space and the chosen materials would not conflict with the main house. There are no flat roofs proposed and there is an upper floor that could be used for additional storage.
- 11.8 Sufficient information has been submitted to demonstrate that the proposal would not adversely harm two Oak trees which are on the rear boundary of the site, and as previously, a condition is recommended that these trees should be protected in accordance with that information.
- 11.9 In conclusion, it is considered that there are no changes in circumstances since the previous application, and it would therefore be unreasonable of the Authority to withhold consent in this instance. The proposed building would have the appearance and use of a building incidental to the main dwelling on the site, and would not affect the amenities of the adjoining dwelling. The development would not adversely harm the trees to the rear of the site. Permission is therefore recommended.

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 until samples or exact details of the facing and roofing materials have been submitted to and approved by the New Forest National Park Authority.
- 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 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.

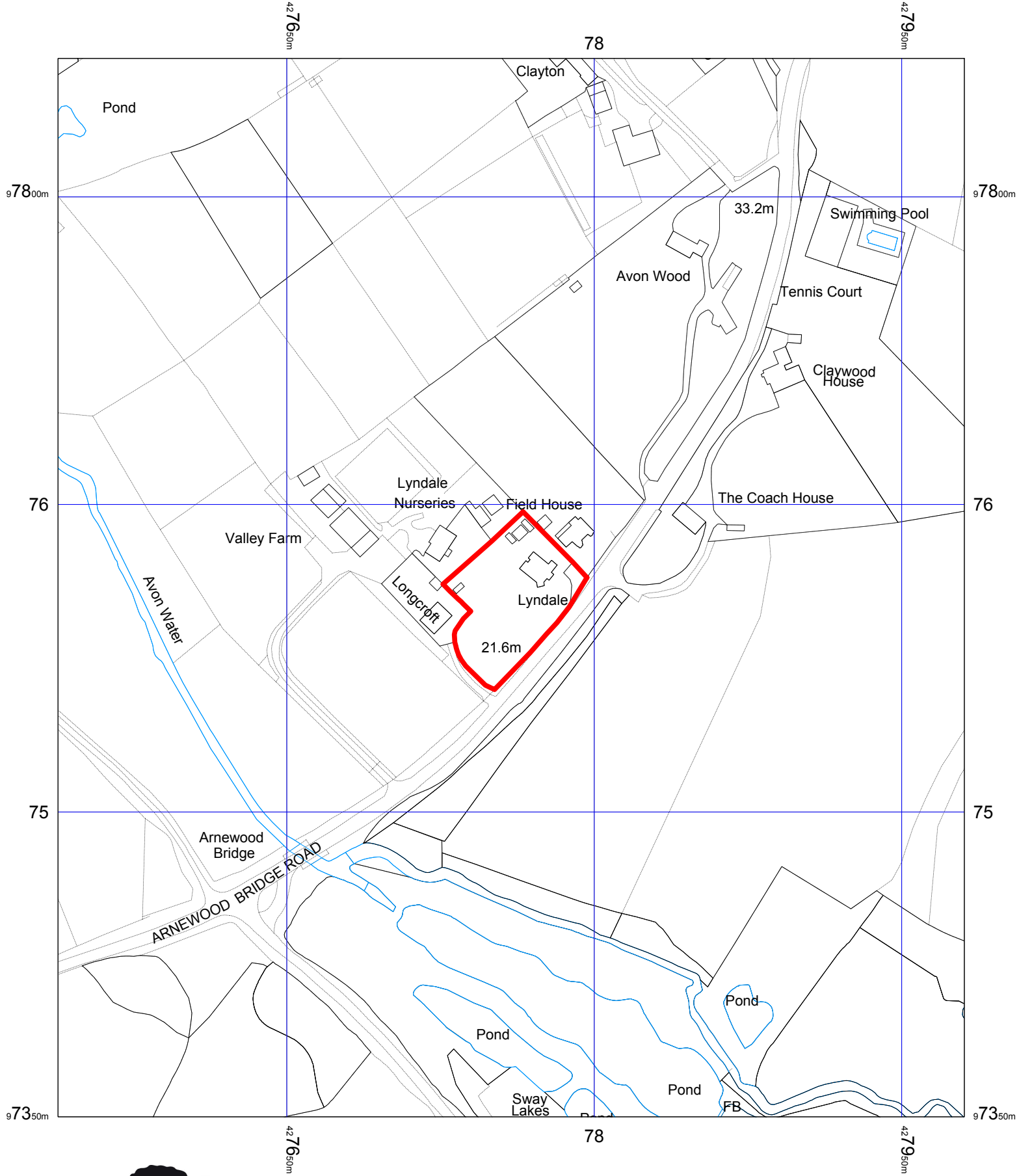
Reason: To protect the character and appearance of the countryside in accordance with Policies DP11 and DP12 of the adopted New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 Prior to the commencement of works (including site clearance and any other preparatory works) the scheme for the protection of trees in accordance with the submitted Barrell Tree Consultancy Arboricultural Impact Appraisal and Method Statement Ref: 12048-AIA-PB including Plan Ref: 12848-BT1 dated 31/5/12 shall be implemented and at least 3 working days' notice shall be given to the National Park Authority that it has been installed.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP1 and CP2 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 outbuilding 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).



NEW FOREST
NATIONAL PARK

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

Tel: 01590 646600 Fax: 01590 646666

Date: 01/09/2016

Ref: 16/00551/FULL

Scale: 1:2500

© Crown copyright and database rights 2016 Ordnance Survey 1000114703

