

**Application No: 16/00807/FULL Full Application**

**Site:** Elmwood House, Sandy Down, Boldre, Lymington, SO41 8PN

**Proposal:** Replacement outbuilding

**Applicant:** Mr & Mrs Bell

**Case Officer:** Katie McIntyre

**Parish:** BOLDRE

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**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  
DP12 Outbuildings  
CP8 Local Distinctiveness

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Design Guide SPD  
Boldre Parish 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**

Boldre Parish Council: Recommend refusal:

This proposal seems excessively large for a summer house and further from the pool than the house as a changing area being therefore

somewhat impractical for the stated use. The size and situation on existing gravel mean this could easily be yet another separate unit of accommodation.

## **8. CONSULTTEES**

No consultations required

## **9. REPRESENTATIONS**

9.1 None received

## **10. RELEVANT HISTORY**

10.1 10/94932 - retention of outside swimming pool - granted on 18 May 2010

10.2 09/94770 - replacement outbuilding - granted on 3 February 2010

10.3 98/63484 - ground and first floor additions - granted on 2 May 1998

## **11. ASSESSMENT**

11.1 Elmwood House is a large detached property set within substantial grounds located in the small settlement of Sandy Down outside of the defined New Forest Villages. The area is characterised by residential detached properties set in large grounds. There is a public footpath running along the western boundary and beyond the rear boundary is a large area of woodland. This application seeks consent for a replacement outbuilding.

11.2 The Parish Council have objected to the proposal raising concerns in relation to the size of the summer house and its siting. Concerns have also been expressed in relation to whether the building could become a separate unit of accommodation.

11.3 Consent has previously been granted for the outbuilding proposed however this consent was not implemented and has since expired (our reference 09/94770). No alterations are proposed to the design or size of the outbuilding which would have a footprint of 9.7m by 6.1m and a ridge height of 5.6m. The building would serve a summer house, changing room facilities for the outdoor swimming pool and a store. It would be constructed of timber waney edge boarding with a clay plain tile roof to match the host dwelling. In 2010 consideration was given by the Authority to the scale and design of the outbuilding proposed and the amenities of the neighbouring properties. It was concluded that the proposed replacement building would improve the appearance of the site and although it would be fairly large, with a high roof, this would be proportionate to the dwelling and would match its style. The

use of the outbuilding was also considered to be incidental. Furthermore, as the outbuilding would not be situated immediately adjacent to any neighbouring dwelling any impact upon residential amenities would be minimal.

11.4 There have been no significant changes to the character of the site or the relationship with neighbouring properties since the granting of permission in 2010. Furthermore the policy requirements have remained the same with the now adopted policy DP12 being very similarly worded to superseded policy NF-H5 of the New Forest District Local Plan First Alteration. Both of these policies require outbuildings to have an incidental use, be sited within the residential curtilage, and to have an acceptable impact upon the character and appearance of the New Forest. The Parish Council also raised no objections to the proposal when it was submitted in 2010.

11.5 To conclude, as there have been no material changes to the character of the site, the relationship with neighbouring residential properties or with regards to policy requirements, it is considered it would not be reasonable for the Authority to raise an objection to the proposal given it has previously considered to be acceptable. It is however recommended that the same conditions as those attached to the earlier consent are applied to any permission granted which includes a condition requiring the outbuilding to remain incidental use.

## **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 drawing numbers: 01 Rev A and 02. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

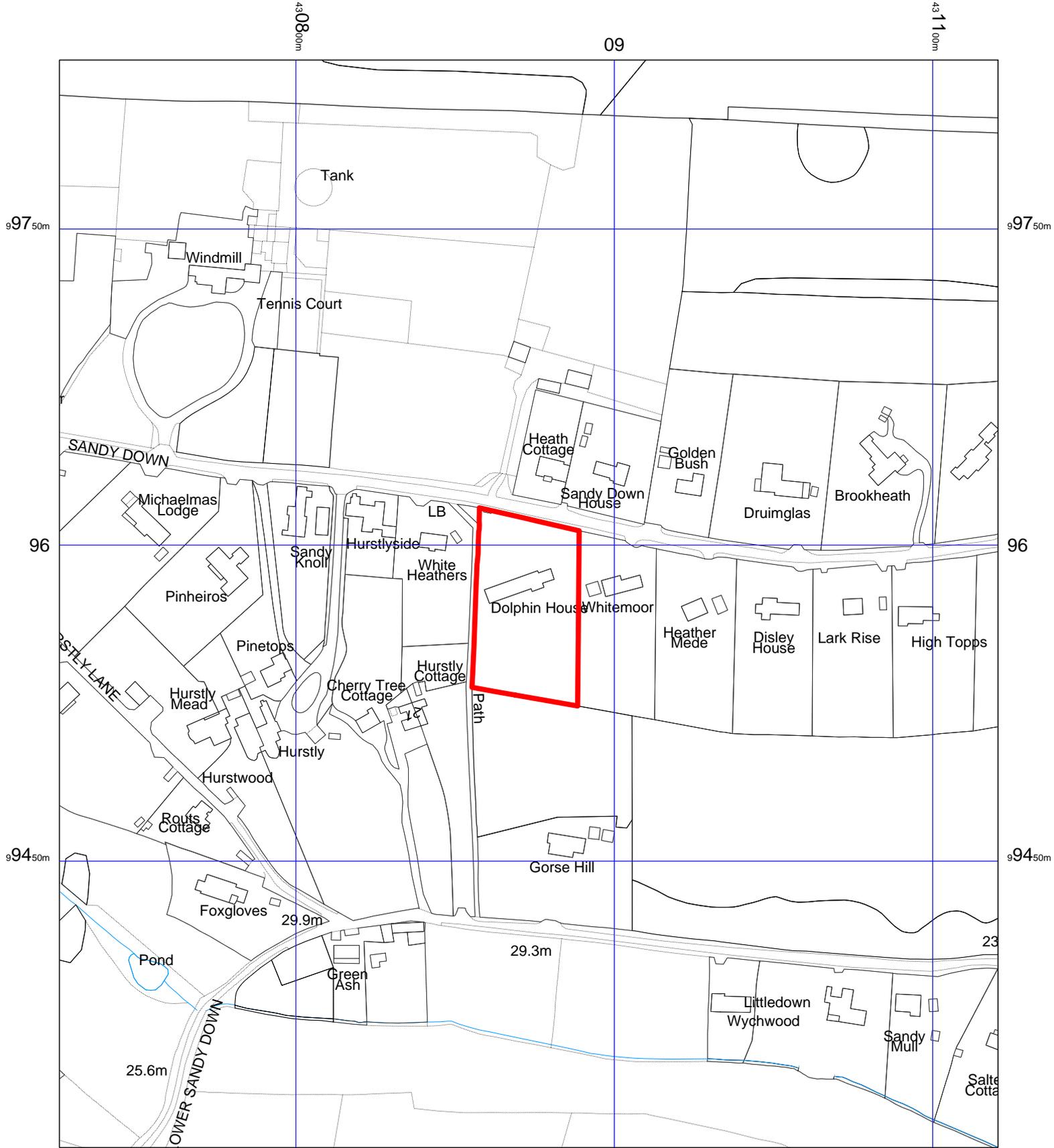
Reason: To ensure an acceptable appearance of the building in accordance with policies CP7, CP8, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.

- 3 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 The external facing materials to be used in the development shall match those used on the main dwelling, unless otherwise agreed in writing 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).



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