

**Application No: 17/00615/FULL Full Application**

**Site:** Willow Green, Seamans Lane, Minstead, Lyndhurst, SO43 7FU

**Proposal:** 2No. Outbuildings

**Applicant:** Mrs J Melin-Stubbs

**Case Officer:** Ann Braid

**Parish:** MINSTEAD

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**1. REASON FOR COMMITTEE CONSIDERATION**

Application from Officer

**2. DEVELOPMENT PLAN DESIGNATION**

Conservation Area

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

CP7 The Built Environment  
CP8 Local Distinctiveness  
DP1 General Development Principles  
DP12 Outbuildings

**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**

Minstead Parish Council: Support

**8. CONSULTEES**

No consultations required

## **9. REPRESENTATIONS**

9.1 None received.

## **10. RELEVANT HISTORY**

10.1 Replacement conservatory roof (09/93773) granted on 30 April 2009

10.2 Summer house (07/91947) granted on 21 December 2007

10.3 Garage (07/91190) granted on 10 April 2007

10.4 Two-storey dwelling (05/85562) granted on 14 October 2005

## **11. ASSESSMENT**

11.1 The site is occupied by a two storey, detached dwelling built in red brick with a tiled roof and a single storey garage. The property is accessed via a gravel track which serves several residential properties. There is an existing summerhouse located towards the south west corner of the garden.

11.2 Consent is sought for two outbuildings in the rear garden to provide a garden shed for storage of garden tools and a potting shed. The main issues to assess are whether the visual impact of the proposed buildings on the site and its surroundings would be acceptable and whether there would be any adverse impact on neighbouring amenity.

11.3 With regard to the proposal, the proposed buildings would comply with Policy DP12 in that they would be sited within the domestic curtilage of the dwelling and are required for purposes that are incidental to the main house. No habitable accommodation is proposed within the buildings.

11.4 With regard to the impact of the buildings, the form and height of the buildings would be appropriate in the setting. The design and materials proposed would ensure that the proposed outbuildings would have a rural character. The proposed outbuildings would not appear out of keeping in the locality and would comply with Policies CP8 and DP1.

11.5 The proposed outbuildings would have no adverse impact on the residential amenities of the neighbouring properties by way of loss of light, outlook or privacy. The buildings would be visible from neighbouring properties but would be screened to an extent by existing vegetation. They would not appear unduly overbearing to any significance that would warrant the refusal of the application.

## 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.

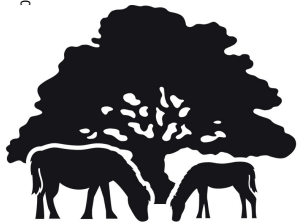
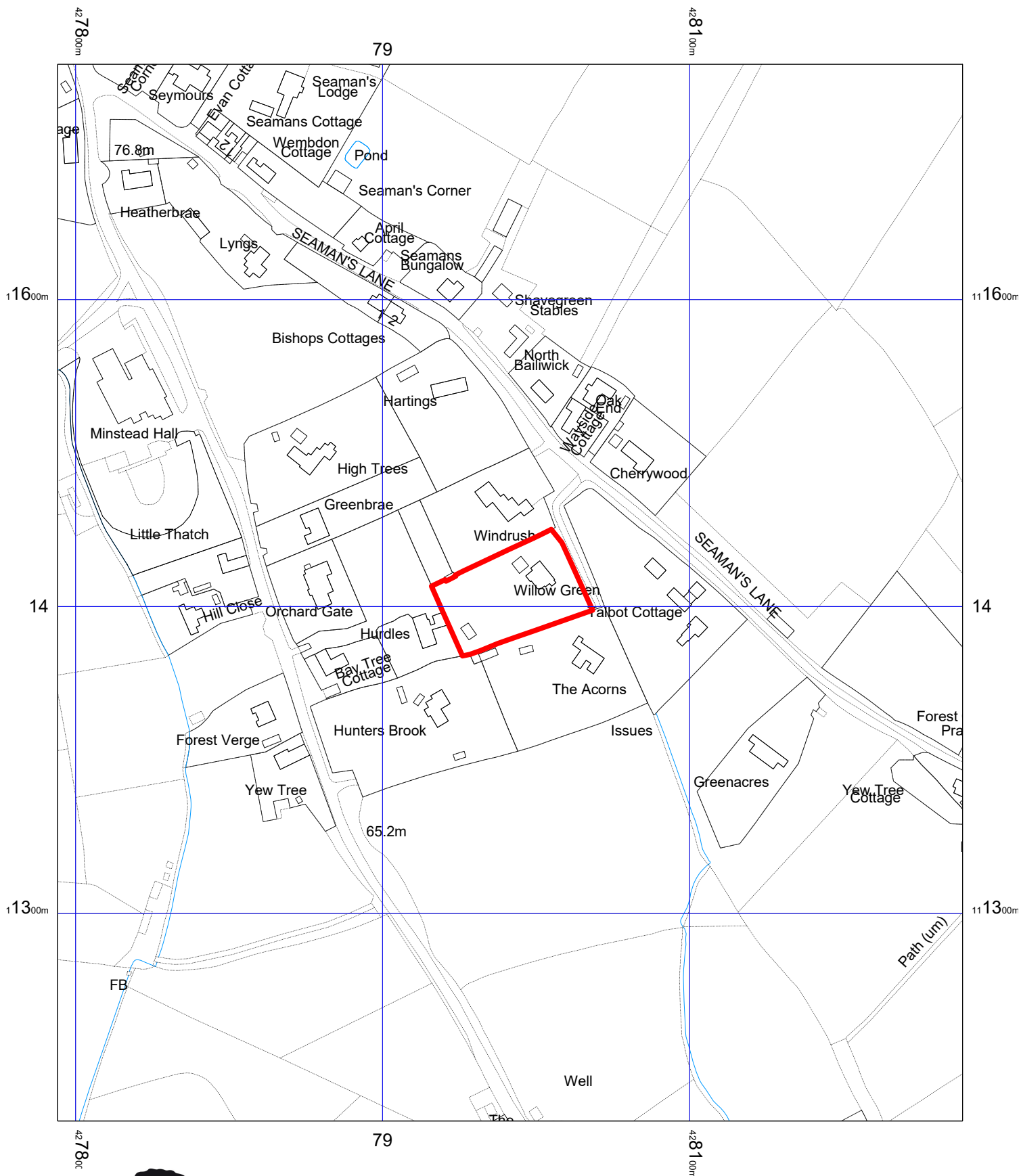
Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 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).

- 3 Development shall only be carried out in accordance with drawing nos: 1, 2 and 3. 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.



NEW FOREST  
NATIONAL PARK

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Date: 05/09/2017

**Ref: 17/00615/FULL**

**Scale: 1:2500**



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