

Application No: 17/00407/FULL Full Application

Site: Bromley Cottage, Goose Green, Lyndhurst, SO43 7DH

Proposal: Construction of porch, erection of garage and erection of an outbuilding.

Applicant: Mr Price

Case Officer: Ann Braid

Parish: LYNDHURST

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Defined New Forest Village
Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP11 Extensions to Dwellings
DP12 Outbuildings
CP8 Local Distinctiveness
DP1 General Development Principles

4. SUPPLEMENTARY PLANNING GUIDANCE

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

Lyndhurst Parish Council: Recommend that permission be granted provided the new building is used as ancillary accommodation and not as a separate dwelling.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

- 9.1 One letter expressing concerns relating to the size and proximity of the building, and loss of light to the neighbouring garden.

10. RELEVANT HISTORY

- 10.1 Retention of single storey extension; replacement dormer window; roof lights; juliet balcony; re-roofing; cladding; alterations to fenestration; altered access and amended ground surfacing (16/00342) granted on 16 June 2016

11. ASSESSMENT

- 11.1 Bromley Cottage is a two storey dwelling located on a level plot set back from Gosport Lane in Lyndhurst. It is situated within the Lyndhurst Conservation Area. The house has recently undergone extensive refurbishment, and the garden has been cleared and is now mainly laid to lawns and patios. The site is accessed via a driveway from Gosport Lane, which runs between the neighbouring properties, Lynwood and 103 The Meadows.
- 11.2 Consent is sought for a porch to be added to the east elevation of the house which faces the access drive. It is also proposed to construct an outbuilding in the north east corner of the site, consisting of a double garage with an additional room served by french doors. In addition to this building, it is proposed to build a larger outbuilding to the east of the house, alongside the boundary with the garden of Lynwood, which is shown to comprise a gym, shower and a large room referred to as a summer lounge.
- 11.3 The porch would be glazed and enclosed, adding 2.8 m² of habitable floorspace to the overall floor area. Both outbuildings would have crowned roofs, and the garage would measure 8.2m by 6.6m by 3.7m to the crown. The larger outbuilding would measure 13.5m by 8.7m by 3.8m to the crown.
- 11.4 The issues to be assessed in this case are whether the porch and proposed outbuildings would be appropriate to the dwelling, its site and the surrounding area and whether there would be any adverse impact on neighbouring amenity.
- 11.5 With regard to the porch, at 3.6m² ground area it would be too large to be permitted development, and would constitute an extension to the dwelling. As the dwelling is situated within the defined village boundary of Lyndhurst, the floor area of the resulting dwelling does not need to be considered in this instance.

The existing east elevation is the side wall of the former garage, which has been extended and converted to habitable accommodation. The porch would be around a new door which would serve the kitchen. The proposed design of the porch would not be out of keeping with the existing house and would add interest to this elevation of the property. It is considered to be acceptable in accordance with Policies DP11 and DP1 which seek to ensure that extensions to dwellings are appropriate and sympathetic to the existing dwelling as well as Policies CP7 and CP8 which seek to ensure that the character of the Conservation Area is preserved or enhanced, and the existing character of the wider National Park is not eroded.

11.6 Policy DP12 relates to outbuildings and requires all outbuildings to comply with three criteria;

1. to be located within the domestic curtilage
2. to be required for purposes incidental to the use of the main dwelling, and
3. not to provide additional habitable accommodation.

The proposed double garage would be sited within the domestic curtilage of Bromley Cottage and the uses within the building would be incidental to the main house, and would therefore meet the requirements of Policy DP12. The garage would not appear out of scale with the existing dwelling, and would not appear unduly obtrusive in its setting. It would be sited in a corner of the plot, close to the outbuilding at 103 The Meadows and to the side of 105 The Meadows. In terms of its roof height it would not be excessive, although the crowned roof form would not appear traditional or echo the more rural form of outbuildings characteristic of the Park. The adopted Design Guide recommends that outbuildings should harmonise with the style, profile and materials of the main building, which in this instance is a traditional style of building, in a mix of timber, brick, slate and tiles. The suburban style of the proposed garage would be contrary to Policy DP6 which seeks to enhance the built heritage of the National Park through good design, and to the advice in the adopted Design Guide SPD.

11.7 With regard to the larger of the two outbuildings, it would also be sited within the domestic curtilage but it must be clearly incidental to the dwelling in order to comply with Policy DP12. In considering whether the proposals would be acceptable, it is necessary to consider whether the scale and nature of the uses are such that they would be incidental to the use of the dwelling. Factors to consider are:

- The size of building, especially in comparison with the size of the host dwelling.
- The proposed uses to which the building would be put.

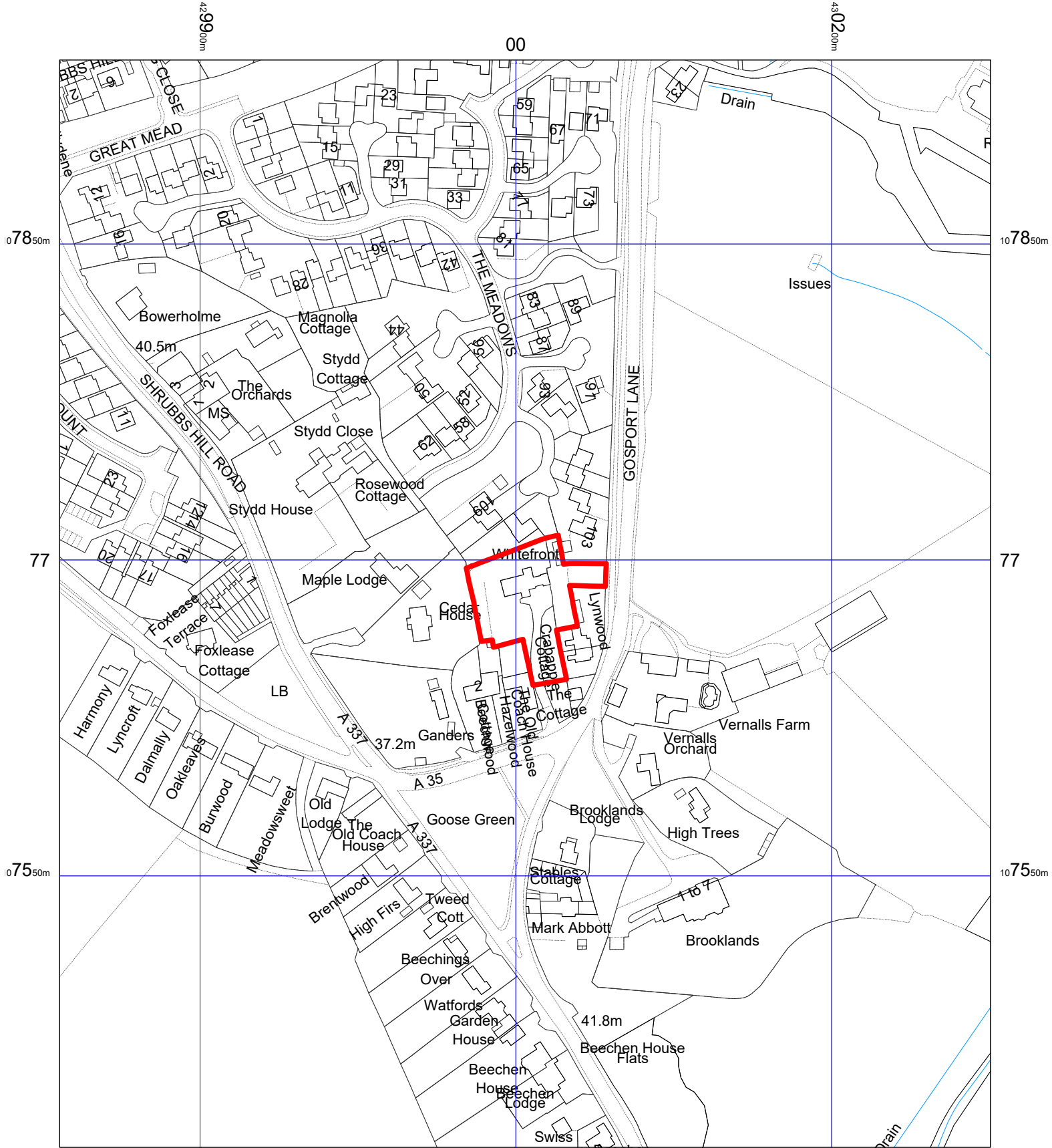
- 11.8 In the case of this outbuilding it is considered that the floor area of the building itself at 103 m² would be excessive. Together with the proposed garage, the total floor area of outbuildings on the site would be 148m², approximately 61% of the floor area of the main house. The uses within the larger building include a gym and shower facilities. A bathroom would usually be seen as primary living accommodation, but appeal decisions have indicated that it is reasonable to allow shower facilities in an incidental outbuilding to support a use such as a gym. However, the plans also show a "summer lounge" which would be a room measuring 64m². This clearly goes beyond what would usually be considered a normal size for an incidental summer house, or garden room. Although it may not be the intention of the current applicant, it is clear that the building would be more than an incidental outbuilding, and there is a realistic prospect that it would be put to use as ancillary or habitable accommodation in future. It is therefore concluded that the proposed building is larger than is reasonably required as an incidental outbuilding, and it would therefore be contrary to Policy DP12. As with the proposed garage, this building, by reason of its scale as well as its style, profile and materials, would also fail to meet the requirements of Policy DP6 and the advice of the adopted Design Guide SPD.
- 11.9 Furthermore it is considered that the extent and spread of proposed buildings across the site would be excessive and out of character. The form of the buildings and the intensity of development would contribute to the urbanization of this part of the village, which forms part of the Lyndhurst Conservation Area. The site would appear congested with buildings and there would be little space to soften its appearance with planting or provide an appropriate setting for either the house or the outbuildings. Overall, the development would fail to protect, maintain or enhance the Conservation Area, as required by Policy CP7 and would also be contrary to Policy CP8 which seeks to prevent the erosion of the character of the Park.
- 11.10 With regard to the impact of the proposal on neighbours, the garage would be close to the side wall of the neighbour to the north, but would not have an undue adverse impact in terms of visual intrusion or shading. Therefore, the garage outbuilding and the proposed porch would comply with Policy DP1 in terms of their impact on neighbouring amenity. The larger outbuilding would be sited to the north of the neighbour Lynwood, and there are ground and first floor windows in this dwelling that would look onto the building. The 8 metre extent of wall and 3.8 metre high roof that would be sited alongside the wall of the neighbouring property would appear overbearing and intrusive, and would have an adverse impact on neighbouring amenity that would be contrary to Policy DP1.

12. RECOMMENDATION

Refuse

Reason(s)

- 1 The two proposed outbuildings, by virtue of their siting, size and suburban design would not be appropriate to the existing dwelling, and would consolidate the impact of built development within the site, resulting in a more suburban character, to the detriment of the character of the Conservation Area. As such the proposal would be contrary to Policies DP1, CP7, CP8 and DP6 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010), and the advice contained in the adopted Design Guide SPD.
- 2 The larger of the two proposed outbuildings, by reason of its size and the nature of the accommodation to be provided could be readily altered to facilitate the provision of additional habitable accommodation, contrary to Policy DP12 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).
- 3 The larger of the proposed outbuildings, by reason of its size, scale and proximity to the boundary with the neighbour to the south, would have an overbearing impact on the amenities of neighbouring occupiers by reason of visual intrusion, contrary to Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



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