

Application No: 16/00587/FULL Full Application

Site: The Annexe, Elkhaven, Sandy Down, Boldre, Lymington, SO41 8PL

Proposal: Replacement Annexe (Demolition of existing annexe)

Applicant: Mr C Watson

Case Officer: Deborah Slade

Parish: BOLDRE

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Tree Preservation Order

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
DP12 Outbuildings
CP2 The Natural Environment
DP6 Design Principles
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. Consider the proposed development to be totally unsympathetic to this rural setting and it will impinge upon the atmosphere created by field and woodland as viewed

from the footpath and bridleway and adjacent Roydon Woods nature reserve. The present building is in sympathy with its surroundings and could be considered for repair. The garden wall is worthy of retention.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

- 9.1 Two letters of support received from neighbouring properties:
- The existing annexe is in poor condition and does not complement the form of the main house - the proposal would be much more in-keeping with the main property
 - Materials and design would fit in with the woodland setting

10. RELEVANT HISTORY

- 10.1 Detached garage (16/00588) approved on 7 September 2016
- 10.2 Replacement dwelling; demolition of existing (08/93180) refused on 26 August 2008 and allowed on appeal on 4 March 2009

11. ASSESSMENT

- 11.1 'Elkhaven' is a modern, distinctive dwellinghouse located within a spacious garden, with woodland to the west and a field to the north with a public footpath across, leading to Royden Woods. To the south and east are other large, detached dwellinghouses of varying design, also within large plots. The house dates from consent for a replacement dwelling in 2009, whereas the existing annexe on the northern boundary pre-dates the modern dwellinghouse. It is white painted brick supported by a timber frame, with a tile hung gable and a clay roof. A white brick wall of around 2 metres in height adjoins the annexe along the northern boundary.
- 11.2 This permission seeks to replace the annexe with a new one of 'like for like' floorspace, but of a design more similar to that of the main house. It would be clearly subservient in scale to the main house, with modest fenestration and sweet-chestnut cladding to the walls and roof. The annexe would benefit from habitable accommodation, as does the existing annexe, and it is considered acceptable to replace the annexe on a 'like for like' basis with a condition that it should only be used ancillary to the main house. This is because there would be no demonstrable impacts upon wider area compared to the existing annexe.
- 11.3 The Parish Council raise concerns about the appearance of the annexe from the footpath to the north. The existing annexe is very prominent from this aspect, and it is considered that the

proposed annexe would have a more demure, barn-like appearance than that of the existing. The existing annexe is 5 metres to ridge and 2.3 metres to eaves, whereas the proposal would be 5.5 metres to ridge and 3 metres to eaves (including 0.3m plinth). A new 2 metre high brick wall would be built to enclose an area of timber deck. Five new fruit trees would be planted near to the boundary, to break views of the building. The deck and the walls could be built as 'permitted development'.

- 11.4 Boldre Parish Design Statement states that '*Buildings and outbuildings of local historic interest should be conserved wherever possible...*' It is not considered that this outbuilding is of any particular local or historical interest, appearing of early/ mid 20th Century character. There is not considered to be an in-principle objection to its replacement in conservation terms. It should be considered that when the replacement dwelling was allowed at appeal, the Inspector noted the '*high quality of the proposed architecture*' compared to the surrounding '*20th Century suburban character*' of Sandy Down, as well as the '*non-descript*' appearance of the existing annexe. Given that the proposed outbuilding would be of the same character as the main house, the design and appearance is considered to be acceptable.
- 11.5 The annexe would be sited where it would not affect any surrounding trees. Phase 1 and 2 ecological surveys have been carried out, and have established the presence of bats within the annexe. A licence from Natural England will be required before works can be carried out. As a Competent Authority, the three tests of the Licence should be considered prior to granting planning consent. The first of the three tests is whether there are imperative reasons of overriding public interest. Natural England guidance states that if a proposed development is in line with the Local Plan, it may meet this test. The second test is that there must be no satisfactory alternative, including the option of not undertaking the development. The application is accompanied by structural details which conclude that the existing annexe is suffering from damp, movement/ slump to the roof, and possible damage to the timber structure. The relevance of this survey is that the purlins have been cut and a whole new roof is likely to be needed in the near future, if the annexe is kept. This would impact upon bats just as much as replacing the annexe.
- 11.6 The third and final test is that the maintenance and favourable conservation status of the species should be ensured. The ecological consultant considers that this would be the case, provided that the mitigation and enhancement measures set out in the ecological report are implemented. Other than bats, no protected species are concluded as likely being affected by the ecological report. Consequently it is concluded that the proposal would comply with Policy CP2, and that measures can be implemented to ensure protected species populations are protected. A condition can be added to restrict external lighting,

for the benefit of protected species and the character of the area.

- 11.7 Overall it is recommended that consent is granted for the replacement annexe, subject to conditions regarding its use, final appearance and to protect bats at the site.

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 or ancillary to the dwelling on the site and shall not be used as a separate independent unit of accommodation.

Reason: To protect the character and appearance of the countryside in accordance with Policies CP12, DP11 and DP12 of the adopted New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 3 Prior to the commencement of development (including site and scrub clearance), measures for ecological mitigation and enhancement (including timescales for implementing these measures) shall be submitted to and approved in writing by the National Park Authority. The measures thereby approved shall be implemented and retained at the site in perpetuity. The measures shall be based on the recommendations set out in the ecological report approved as part of this planning application.

Reason: To safeguard protected species in accordance with Policies DP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 Development shall only be carried out in accordance with:

Drawing nos:

1506_PP00, 1506_PP01, 1506_PP02, 1506_PP03,
1506_PP04

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.

- 5 No external lighting shall be installed on the site or annexe building hereby approved unless details of such proposals have been submitted to and approved in writing by the New Forest National Park Authority.

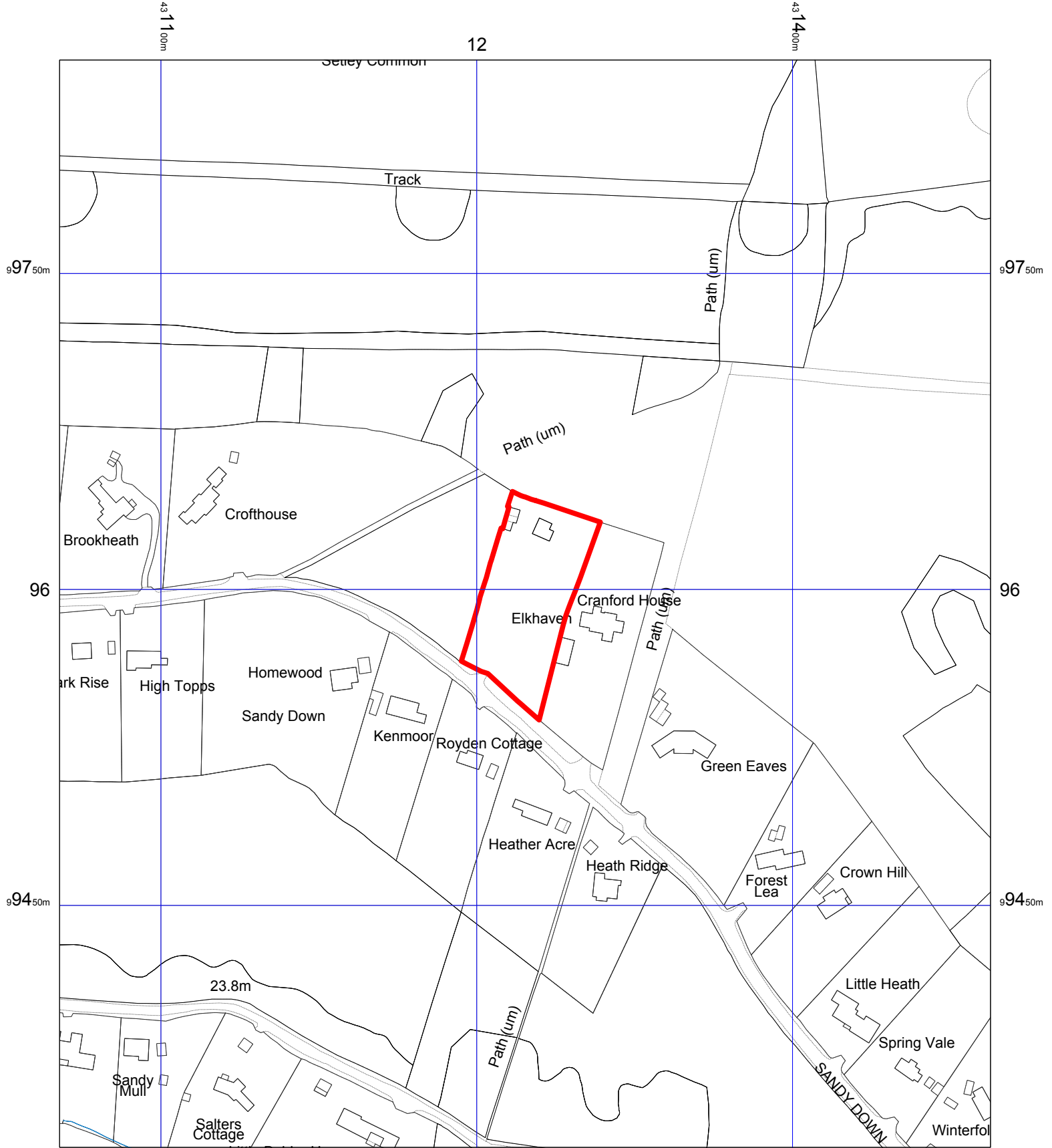
Reason: To protect the amenities of the area in accordance with Policies DP1 and CP6 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 6 The trees on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the recommendations as set out in BS5837:2012.

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).

- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any re-enactment of that Order) no extension or alterations otherwise approved by Class E of Part 1 of Schedule 2 to the Order or means of enclosure otherwise approved by Class A of Part 2 of Schedule 2 to the Order shall be erected or carried out without express planning permission first having been granted.

Reason: To ensure the annexe remains of a size and appearance which is appropriate to its location within the countryside and to comply with Policies DP10, DP11, DP12, DP6 and CP8 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



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