

Application No: 16/00828/FULL Full Application

Site: Paysanne, Godshill Wood, Fordingbridge, SP6 2LR

Proposal: Dwelling; detached garage with office over; sewage treatment plant
(demolition of existing dwelling and outbuilding)

Applicant: Dr Gotham & Ms English

Case Officer: Deborah Slade

Parish: GODSHILL

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
DP11 Extensions to Dwellings
DP6 Design Principles
CP7 The Built Environment
CP2 The Natural Environment
DP12 Outbuildings
DP10 Replacement Dwellings

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 11 - Conserving and enhancing the natural environment
Sec 12 - Conserving and enhancing the historic environment
Sec 7 - Requiring good design

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Godshill Parish Council: Objection:

- The Parish Council considers that the proposal exceeds the 30% due to an attached outbuilding on the original dwelling;
- There is concern about light spillage to the south and from the garage rooflights
- There is concern about the maintenance and position of the sewerage tank proposed;
- Surface water drainage has not been adequately considered
- More details of the temporary access should be provided
- There is insufficient access and turning for construction vehicles to reach the site
- Plans for the garage are unclear
- If approved, planning conditions should ensure that the garage remains in incidental use and tree protection is employed.

Overall, refusal is recommended.

8. CONSULTEES

8.1 Tree Officer: No objection subject to condition

9. REPRESENTATIONS

9.1 Four letters of objection/ concerns received from neighbouring residents:

- The site is visible from footpaths to the south and east as well as the gravel track to the north;
- The outbuilding would be too large and bulky
- Vehicles could not adequately access the site for construction
- The existing building could be retained
- The new dwelling would be incongruous and unsightly. It would not preserve or enhance the Conservation Area. It would contain excessive glazing
- The proposal would exceed the 30%
- No details of external lighting have been included
- Topographical representation in the plans is inaccurate
- The proposal would impact upon trees
- The proposed drainage proposals are inadequate
- The position of the proposed LPG tank is not shown
- The bat survey is out of date

9.2 Objection received from New Forest Association:

- The proposal exceeds a 30% floorspace increase;
- The design of the house is inappropriate for the location and would not preserve or enhance the character of the Conservation Area;
- Conditions should be added to remove permitted development rights.

10. RELEVANT HISTORY

- 10.1 Replacement dwelling and detached triple garage with office over; sewage treatment plant; demolition of existing dwelling and garage (16/00392) withdrawn on 5 July 2016

11. ASSESSMENT

- 11.1 'Paysanne' is a detached, single storey, early 20th Century bungalow, constructed of painted brick and tile, with flat-roofed additions. It is located within the Western Escarpment Conservation Area, on a sloping site, with generally wooded surrounds. There is a scattering of dispersed residential development in the vicinity. Access to the property is narrow but can be achieved from two directions. The site is rural in character, and the existing dwellinghouse is not considered to be of any vernacular or architectural merit.
- 11.2 Permission is sought for a replacement dwelling and a detached outbuilding. The new dwelling would be sited on the same position as the existing dwelling, and the outbuilding would be located over the footprint of an existing smaller outbuilding at the site. The replacement dwelling would incorporate a floorspace increase of just less than 30% over the existing dwelling. It would be a single storey building in the main, with a ridge height of 4.8 metres, and a narrower, one-and-a-half storey component, with a ridge height of 5.9 metres. The building would have a total length of 15.5 metres and a depth of 9.6 metres. The overall floorspace of the dwelling would be 158 square metres (compared to 123 in the existing dwelling). The existing dwelling has a ridge height of 6 metres, so the proposal would be no higher than the existing dwelling at its highest point.
- 11.3 Concern has been raised by the Parish Council and neighbouring properties that an existing lean-to element of the building should not be included within the 'existing' floorspace calculation, and that it should instead be discounted as an 'attached outbuilding'. The element in question has been included by officers as it of very small scale, of similar appearance to components of the main house, and is a utility room to the main house. It does not have any separate character, form or identity, which would be identifiable in an 'attached outbuilding'.
- 11.4 The existing building is not considered to be of local or historic interest by the Conservation Area Character Appraisal. The proposed dwelling would be more contemporary in its appearance, but with vernacular references such as timber framing and Flemish brick work. A high quality palette of materials would be utilised including a slate roof with zinc dormers. The site falls within character area E of the Conservation Area (Castle Hill and escarpment edge and scattered isolated development). The topography of the landscape dominates this

area, with scattered isolated dwellings. Each of the buildings of interest is very different in character, and no particular form prevails. However, many buildings include good local vernacular detailing.

- 11.5 The dwelling does not form part of a streetscene, and is viewed in isolation of other surrounding buildings. The form would avoid a standard suburban dwelling, as advocated by the Design Guide. The low ridge height, and split form of the building, would prevent it appearing bulky from outside the site and would help to reduce its visual impact. Glazing would be tempered by a generous eaves overhang, subdivision by a series of timber mullions, and small-scale windows to most elevations. When viewed from the track to the north, the existing dwelling is positioned at a lower land level, which reduces any visual impacts. When viewed from the south, glazing would be more extensive, to compensate for minimal glazing to other elevations. However, its impact would be reduced to some degree by a proposed accompanying planting scheme. The building would be visible in the landscape from the south, and whilst views from the footpaths to the south and east would be restricted by extensive vegetation in part, there would be some open views of the property from across the valley. At present, the house is notable in the landscape by virtue of its white paint. The proposed house would recede in part through its traditional brick work, albeit the glazing could be more prominent at night. When considering the planting and restricted views, it is not considered that this would be significantly detrimental to the landscape.
- 11.6 The applicants point to a contemporary house showcased on the National Park Authority's website as design inspiration for this proposal. The similarities include a run of south-facing glazing to maximise passive solar gain.
- 11.7 The terracing effect, caused by the additional depth of the building and the proposed patio area, has been considered. The patio would be created by grading the land rather than including any hard-engineering retaining wall. This would be planted with a grassed bank and shrubs, as shown on the plans. This can be secured by condition to ensure that the dwelling assimilates well into its landscape setting.
- 11.8 The outbuilding would be notably larger than the existing outbuilding, which is a simple double garage with a low monopitch roof. The proposed outbuilding would have three bays, with a home office above two of the bays. The building would have a height of 5.2 metres and an eaves height of 2.3 metres; however it would be cut into the hillside so that its height on the north elevation would only be 3.4 metres above ground level at that point. As the ground rises to the north, views from the public realm would be down towards the roof of the outbuilding, so it would not be imposing or cause significant visual impact. Policy

DP12 supports working from home, and also outbuildings within the curtilage for incidental purposes - this would be secured by condition. 4 rooflights would be proposed in the roof, 2 on each elevation. These would be 'conservation' rooflights, fitted flush to the roof. Due to the siting of the outbuilding, it would hardly be visible from surrounding views, and would not be considered to have significant visual impact upon the wider area.

- 11.9 Trees on this site are protected by virtue of growing in the Conservation Area. The Tree Officer concludes that the proposed tree losses will have little or no effect on the character of the Conservation Area and long term removal of certain trees with replacement of native broadleaved trees would be an improvement. One large tree would need to be removed, that is a large Ash tree at the north of the site. Cutting the outbuilding into the bank could de-stabilise this tree, hence the need to remove it. Within the wooded context of the site, the loss of this tree would not compromise the character of the area.
- 11.10 Drainage would be provided for on-site, including a new sewage treatment plant within the curtilage. This is considered to be an acceptable drainage solution. There is not considered to be any substantial addition in hard surfacing at the site that would significantly affect surface water run-off characteristics.
- 11.11 Access would be via the existing track and entranceway, except for a new construction access which would be created on the western side of the site through a less-vegetated part of the boundary, and where the site is most level. This would be re-planted with native trees/ hedging post-construction. The application is accompanied by a Construction Management Statement. This seeks to minimise the amount of construction traffic movements along the single-carriageway road to the site, and the decanting of materials to smaller vehicles wherever possible. The applicants are aware of their duty to maintain the quality of the road and track to the site and are willing to do this as necessary, including a photographic record of the quality of the track prior to any works commencing.
- 11.12 An ecological report has been submitted with the application. This was carried out in May 2015, and ecological reports are generally considered valid for up to 3 years unless there are specific changes in a site or the report confirms otherwise. This initial ecological work was followed up with further bat work, and pre-emptive reptile fencing, which has been in place at the site for several months. The bat emergence surveys from June and July 2015 confirmed that no bats are currently using the property. However as the house has historically housed bats, mitigation and enhancement measures are proposed, and these can be secured by condition.

- 11.13 Overall it is considered that the proposal would preserve the character of the Conservation Area and that consent should be granted, subject to conditions, in accordance with Policies CP7, DP10 and DP11 of the Core Strategy.

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 above slab level until samples or exact details of the facing and roofing materials for the dwelling and outbuilding hereby approved have been submitted to and approved in writing by the New Forest National Park Authority.

Development shall only be carried out in accordance with the details approved.

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 No windows/doors shall be installed until the following details have been submitted to, and approved in writing by the New Forest National Park Authority.

Typical joinery details including windows, doors, eaves, verge, bargeboards.

Development shall only take place in accordance with those details which have been approved.

Reason: To protect the character and architectural interest of the building in accordance with Policies DP1, DP6 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 No development shall take place until the proposed slab levels in relationship to the existing ground levels set to an agreed datum shall be submitted to and approved in writing by the New Forest National Park Authority.

Development shall only take place in accordance with those details which have been approved.

Reason: To ensure that the development takes place in an appropriate way in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 5 No development shall take place until a scheme of landscaping of the site shall be submitted to and approved in writing by the New Forest National Park Authority. This scheme shall include :

- a) the existing trees and shrubs which have been agreed to be retained;
- b) a specification for new planting (species, size, spacing and location);
- c) areas for hard surfacing and the materials to be used;
- d) other means of enclosure;
- e) a method and programme for its implementation and the means to provide for its future maintenance.

No development shall take place unless these details have been approved and then only in accordance with those details.

Reason: To safeguard trees and natural features and to ensure that the development takes place in an appropriate way and to comply with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 6 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner.

Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the National Park Authority gives written consent to any variation.

Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policy DP1 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 Classes A, B or C of Part 1 of Schedule 2 to the Order, garage or other outbuilding 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: In view of the physical characteristics of the plot and the restrictions on floorspace, the New Forest National Park Authority would wish to ensure that any future development proposals do not adversely affect the visual amenities of the area and the amenities of neighbouring properties, contrary to Policies DP10, DP11, CP7 and CP8 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 8 No external lighting shall be installed on the site 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).

- 9 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).

- 10 All new roof lights shall be of a 'Conservation' type and shall be fitted so that, when closed, their outer surfaces are flush with the plane of the surrounding roof covering.

Reason: To protect the character and architectural interest of the building in accordance with Policies DP1, DP6 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 11 The outbuilding 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).

- 12 All materials, machinery and any resultant waste materials or spoil shall be stored within the red line application site unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of protecting the New Forest Site of Special Scientific Interest and the character of the Western Escarpment Conservation Area in accordance with Policies CP2, CP7 and CP8 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 13 Prior to the commencement of development, an updated Construction Management Statement shall be submitted to and approved in writing by the National Park Authority. This shall be based upon relevant details in the Construction Management Statement submitted with the planning application, dated April 2017, and additional information from the applicant dated 11 November 2016. The development shall be carried out only in accordance with the approved methods.

Reason; To prevent harm to the New Forest SSSI, trees, verges and other character features of the Western Escarpment Conservation Area in accordance with Policies CP2, CP7 and CP8 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

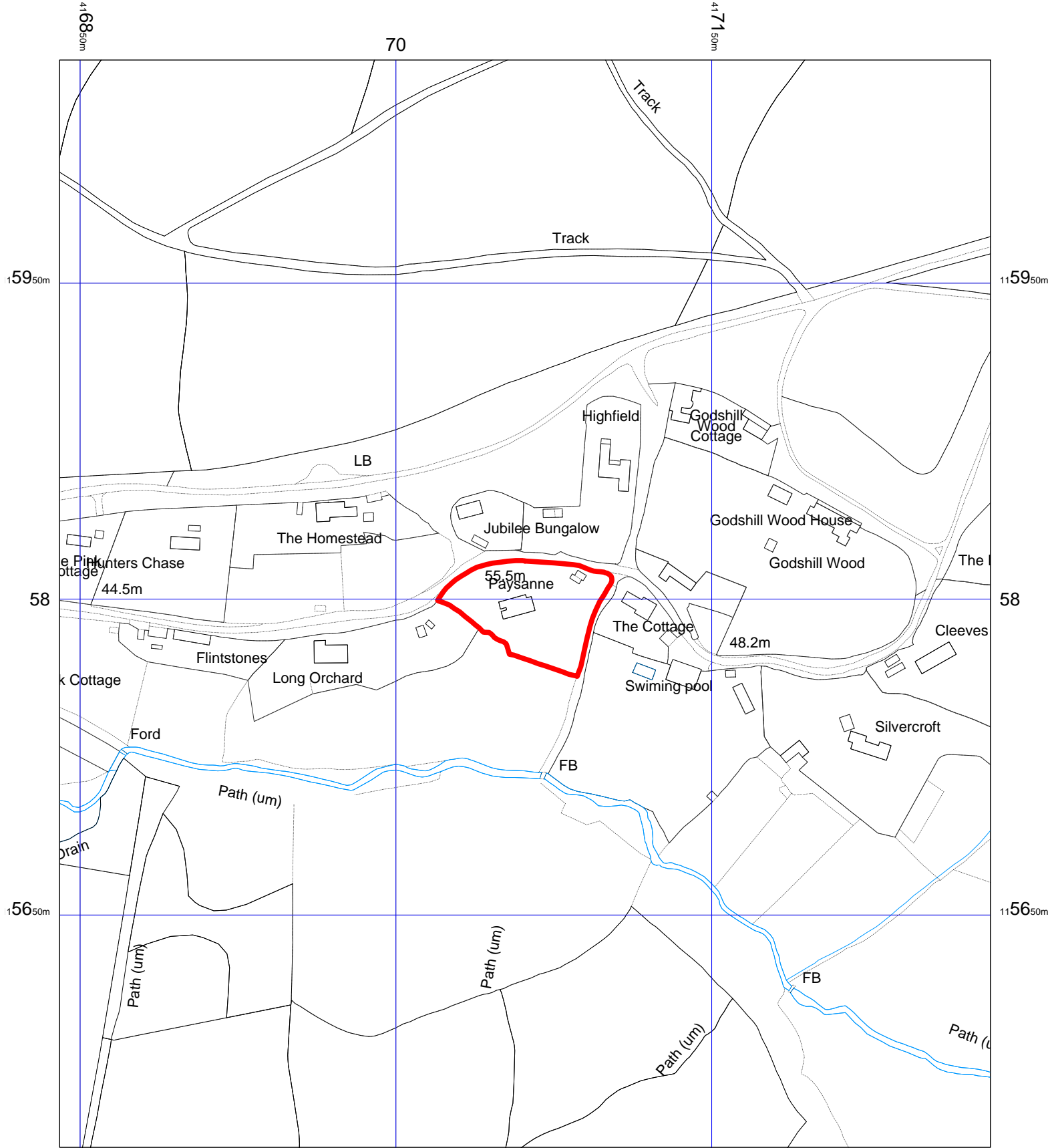
- 14 The trees and hedges on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the submitted arboricultural statement. Tree protection measures shall be erected prior to the construction of the temporary access.

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).

- 15 Prior to the first occupation of the dwelling, the existing temporary access to the site shall be stopped up and abandoned. The boundary treatment shall be reinstated, in accordance with a scheme to be submitted to and approved by the Local Planning Authority, immediately after the completion of the new access and prior to occupation of the buildings.

Reason: In the interest of highway safety and the character of the area, and to comply with Policies CP7, CP8 and CP19 of the New Forest National Park Core Strategy and Development

Management Policies (DPD) (December 2010) and Section 4 of the National Planning Policy Framework.



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