

Application No: 15/00854/FULL Full Application

Site: Gablemead, Manchester Road, Sway, SO41 6AS

Proposal: Replacement Annex for Ancillary use, and 12 roof mounted solar panels

Applicant: Mr & Mrs Cookson

Case Officer: Deborah Slade

Parish: SWAY

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
DP12 Outbuildings
DP11 Extensions to Dwellings
CP12 New Residential Development
CP8 Local Distinctiveness
DP6 Design Principles

4. SUPPLEMENTARY PLANNING GUIDANCE

Sway Village Design Statement

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 11 - Conserving and enhancing the natural environment
Sec 12 - Conserving and enhancing the historic environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Sway Parish Council: Recommend refusal:

- Overdevelopment of the site;

- Too large in scale, unreasonable in siting and layout, and would adversely affect neighbours in terms of intrusion, overlooking and/or shading;
- Inaccurate existing plan was misleading;
- Within 400m of the SPA;
- This development would not be accessible so would contravene DP6 c); it would not maintain the spacious plots referred to in DP9.
- DP12 c) suggests that outbuildings should not provide habitable accommodation. The Sway Village Design Statement SPD guidelines also say that the overcrowding of plots should be avoided (page 18).

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

- 9.1 Objections received from 7 neighbouring properties, as well as a petition against the development:
- Overlooking of neighbouring property;
 - the existing building is a workshop/ store not an annexe;
 - contrary to the Sway VDS
 - contravenes Policy DP12
 - cumulative impact of development
 - out of character with surroundings
 - visually incongruous
 - could become a holiday let
 - overdevelopment of the plot
 - would result in loss of privacy
 - would be hazardous in the event of fire
 - would affect space between properties
 - a revised 'existing' plan was submitted too late in the process

10. RELEVANT HISTORY

- 10.1 Replacement outbuilding for use as ancillary annexe to the main dwelling; 13 no. roof mounted photovoltaic solar panels (15/00617) withdrawn on 28 October 2015
- 10.2 Replacement dwelling and garage with storage over; demolition of existing dwelling and garage (14/00261) approved on 6 June 2014

11. ASSESSMENT

- 11.1 The site comprises a replacement dwelling which is nearing completion, located within the Defined Village of Sway. Within the back garden of the property is a flat-roofed outbuilding, which the applicant intends to use as an annexe for an elderly relative. The use of the existing building for ancillary purposes would be lawful and would not require planning permission.
- 11.2 However the existing building is not of high quality design or appearance, and the applicant would like to replace the building with a more modern and suitable structure of the same footprint.
- 11.3 Planning Policy DP12 normally only allows outbuildings for incidental rather than ancillary purposes, however it is considered material in this case that there is an existing building of the same size that could provide ancillary accommodation. It is therefore not considered that there is a policy conflict as the provision would be 'like for like' in terms of residential impacts. A condition would be added to ensure that the building could not be used separate from the main house e.g. a holiday let. The building does not have separate access from that of the main house so severance of the plot would be difficult in this case.
- 11.4 In terms of visual impact, the proposed building would have a pitched, hipped roof and an overall height of 4m, compared to the 2.5 metre high, almost flat-roofed building which is presently there. The roof would include two low-profile rooflights and 12 south-east facing solar panels. The additional height of the roof would not be visible from the public realm and would not affect the wider character of the area.
- 11.5 Concern has been raised that the roof would be visible from neighbouring gardens, affecting residential amenity. The new roof would be close to the garage roof of Forest Mead, and around 20m from the houses of Forest Mead and Forest View. The proposed annexe building would not be so close to private amenity space as to be overbearing upon either neighbour, nor to directly block light. There would be no overlooking as the annexe is separated by an established hedgerow and the rooflights would be high level. Therefore whilst it is appreciated that the neighbours may prefer not to see the roof from their gardens, there is no tangible impact upon amenity which warrants refusal of the application.
- 11.6 The building would be of higher quality design and more traditional materials than the existing building.
- 11.7 Overall it is recommended that recommended that permission is granted subject to conditions.

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 external facing materials and joinery details to be used in the development shall match those stated on the application form and plans hereby approved , unless otherwise agreed in writing by the New Forest National Park Authority.

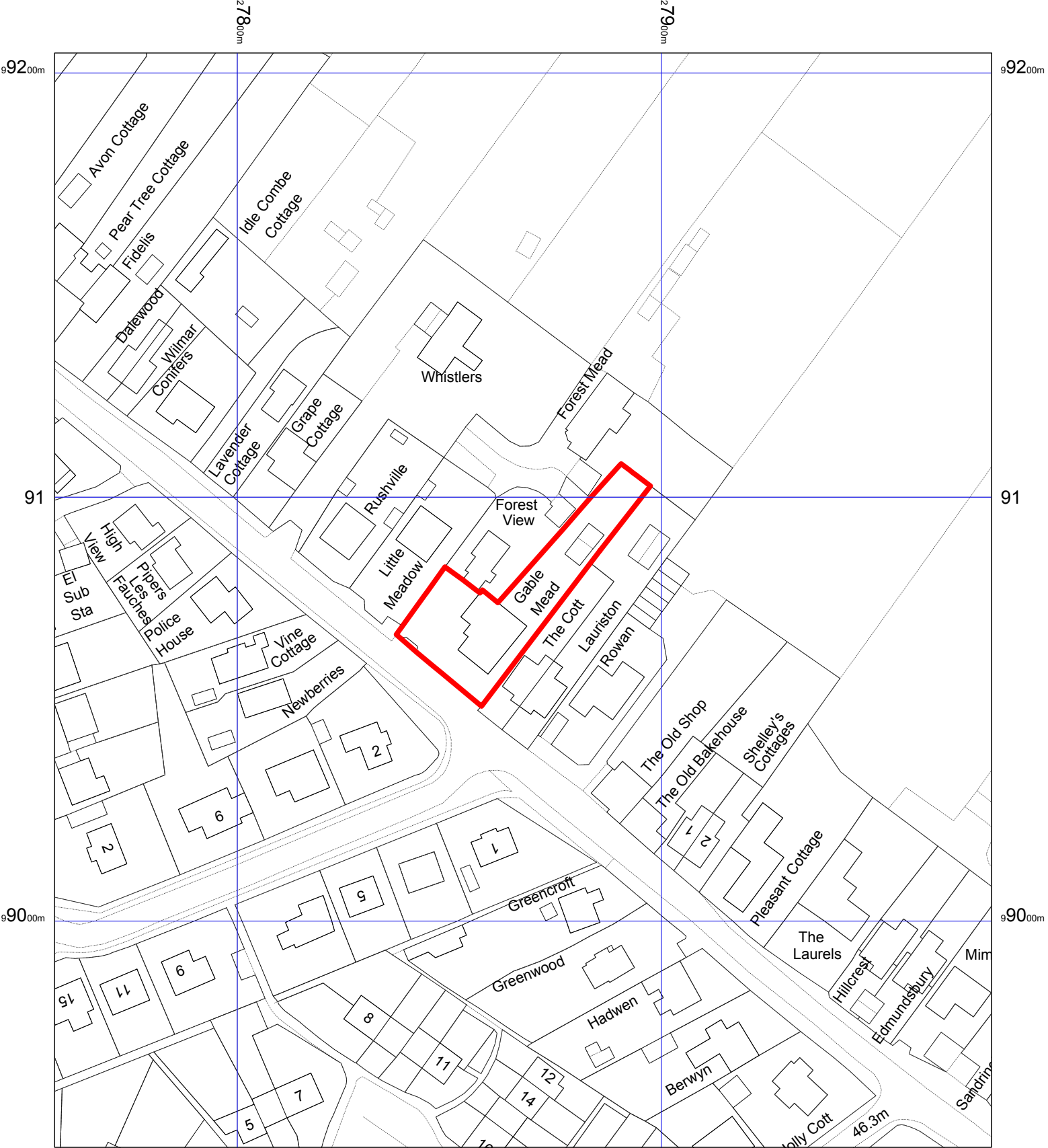
Reason: To ensure an acceptable appearance of the building in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 3 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 dwelling in its own right or a holiday let.

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

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

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



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