

Application No: 16/00593/FULL Full Application

Site: The Meadows, High Street, Woodgreen, Hampshire, SP6 2AR

Proposal: Outbuilding with attic room

Applicant: Mr Elton

Case Officer: Carly Cochrane

Parish: WOODGREEN

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
DP6 Design Principles
DP12 Outbuildings
CP8 Local Distinctiveness

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

Woodgreen Parish Council: Recommend refusal for the reasons listed below:

- effect on the street scene
- the proposed work is positioned in front of the building line
- height of roof is felt to be too high

The Parish Council would not want any habitable use on the first floor

8. CONSULTEEES

8.1 Tree Officer: No Objection raised

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 None relevant

11. ASSESSMENT

11.1 The application site comprises a two storey detached dwellinghouse, located to the southern side of High Street adjacent to a T-junction. The property comprises an existing single storey garage with an attached car port, located adjacent to the front boundary; the roof and front elevation are visible from the street scene. The property is located within the Western Escarpment Conservation Area.

11.2 This application seeks planning permission for the erection of a double garage with a first floor, built upon the footprint of the existing garage and carport. The proposed outbuilding would measure approximately 6.7 metres in width, including a small lean-to upon the side (south west) elevation, 5.7 metres in depth, 2.2 metres in height to the eaves and 5.1 metres in height to the ridge. The outbuilding would be timber clad with a timber frame, and a natural slate roof to match that upon the main dwellinghouse. There would be a window within the south west gable end, and 2 rooflights within the front roof slope.

11.3 This scheme was previously submitted as a pre application enquiry. This proposal included an external staircase, dormer window to the front elevation, eaves height of 2.2 metres and ridgeline height of 5.3 metres. It was recommended that the staircase was made internal, dormer window removed and eaves and ridgeline height reduced. All recommended changes, with the exception of the reduced eaves height, have been made.

11.4 The land to the west and north west of the application site is within the applicants' ownership, and comprises agricultural land. The window within the gable end would face into the site, and the rooflights to the front would face the front garden area of the application property. It is not considered that the proposal would have any adverse impact upon neighbouring amenity.

11.5 Woodgreen Parish Council have recommended refusal of the application. The reasons for refusal relate to the siting and height

of the outbuilding and its subsequent effect upon the street scene, and concerns regarding the use of the first floor of the outbuilding as a habitable space.

- 11.6 The proposed outbuilding would be constructed of timber (oak) with a natural slate roof; the use of these materials is supported within the Design Guide. The design would be of a similar appearance to a number of outbuildings approved across the National Park. The proposed outbuilding would essentially extend the existing outbuilding, which whilst of a lower profile, can also be viewed within the street scene. Whilst the application site is located within a Conservation Area, and would be visible within the street scene as a result of its location adjacent to the boundary, it is not considered that it would result in any significant harmful impact.
- 11.7 The first floor would be used as a home office, which is supported through the Core Strategy subject to there being no change of use of the main dwelling, adverse impact upon neighbouring amenity or upon the special qualities of the National Park. A condition can be attached (as stated within the Core Strategy) to ensure that the use of the outbuilding as a whole is incidental to the main dwellinghouse, and shall not include any living space.
- 11.8 There are a number of Ash trees at the site and along its boundary which are protected by virtue of the Conservation Area. The Tree Officer considered that the trees were not worthy of a Tree Preservation Order, and were unlikely to be adversely affected by the proposal.
- 11.9 It is therefore recommended that permission is granted subject to conditions, as the proposal accords with Policies DP1, DP6, DP12 and CP8 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 Development shall only be carried out in accordance with

Drawing nos: PL 001, PL 002 REV D, PL 003, PL 004,

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.

- 3 Unless otherwise first agreed in writing by the New Forest National Park Authority the external facing and roofing materials shall be as stated on the application form hereby 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).

- 4 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).

- 5 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).

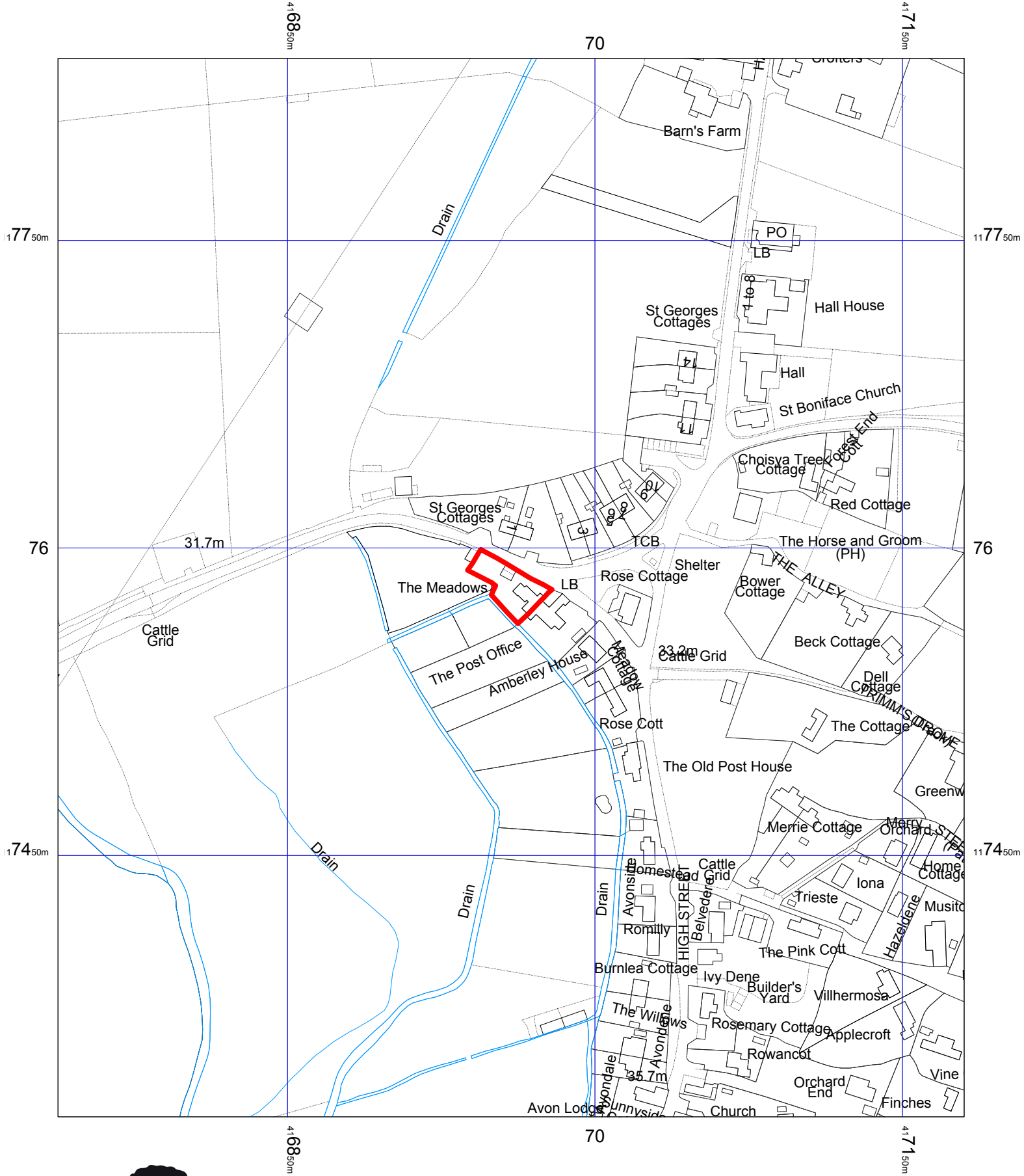
- 6 All materials, machinery and any resultant waste materials or spoil shall be stored within the red line application site unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of protecting the locally distinctive character of the Western Escarpment Conservation Area in accordance with Policy CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010) as well as the Western Escarpment Conservation Area Management Plan.

- 7 No development shall take place until samples or exact details of the facing and roofing materials 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).



New Forest National Park Authority
 Lymington Town Hall, Avenue Road,
 Lymington, SO41 9ZG
 Tel: 01590 646600 Fax: 01590 646666
 Date: 01/09/2016

Ref: 16/00593/FULL
Scale: 1:2500

© Crown copyright and database rights 2016 Ordnance Survey 1000114703