

Application No: 18/00272/FULL Full Application

Site: Oaklands, Ringwood Road, North Gorley, Fordingbridge, SP6 2PJ

Proposal: Dwelling with linked outbuilding; stables (demolition of existing dwelling and stables)

Applicant: Mr S Harley

Case Officer: Liz Young

Parish: HYDE

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
- DP22 Field Shelters and Stables
- DP10 Replacement Dwellings
- CP1 Nature Conservation Sites of International Importance
- CP2 The Natural Environment
- CP8 Local Distinctiveness
- DP12 Outbuildings

4. SUPPLEMENTARY PLANNING GUIDANCE

- Design Guide SPD
- Guidelines for Horse Related Development SPD
- Hyde Village Design Statement

5. NATIONAL PLANNING POLICY FRAMEWORK

- Sec 7 - Requiring good design
- 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

Hyde Parish Council: Recommend refusal:

- Proposed design would be incongruous with neighbouring properties.
- Proposal would not fit in with the local vernacular and would not mellow over time.
- Whilst the proposal would fall within the 30% limit it would be large, modern and urban with a substantial amount of glazing.
- The proposal would not sit comfortably with surrounding properties which include a thatched cottage, rendered bungalow and brick, tile and slate Forest cottages (typical of the Hyde Village Design Statement).
- Concerns have been raised by neighbouring residents in relation to drainage issues. The water table is high, with drainage being an issue for many properties and this would need to be assessed carefully with consideration of flood prevention.
- Conditions should be imposed ensuring all vehicles and materials would be stored within the site to protect the adjacent verges and New Forest SSSI.

8. CONSULTEES

8.1 Ecologist: No objections subject to conditions.

8.2 Building Design & Conservation Area Officer: Raise some concerns relating to reduced boundary screening, scale, articulation and the position of the outbuilding but recommend conditions in the event that consent is granted.

9. REPRESENTATIONS

9.1 One letter of support received from a neighbouring property: Happy that their concerns over drainage will be taken into account.

10. RELEVANT HISTORY

10.1 Continued use of building (Oaklands) as residential dwelling (Use Class C3) (18/00086) approval without conditions 29 March 2018

10.2 Application for a certificate of lawful development for a proposed outbuilding for incidental domestic use (17/00220) Permitted development 3 May 2017

10.3 Application for a certificate of lawful development for a proposed outbuilding for incidental domestic use (16/01054) Permitted Development 09 February 2017

10.4 Change of use of garage to office and storage room and addition of lobby and bathroom (86/31035) approved on 18 March 1986

- 10.5 Erection of a stable block of three loose boxes and tack room (84/25964) approved on 2 May 1984
- 10.6 Change of Use from residential to elderly persons home (83/25445) approved on 2 December 1983
- 10.7 Extension to form sun lounge and swimming pool (RFR/XX/15159) approved on 25 July 1972

11. ASSESSMENT

- 11.1 Oaklands is a detached, chalet style property located in rural surroundings within the Western Escarpment Conservation Area. The property lies within a spacious, mature plot with a belt of mature trees along the roadside boundary. Low lying grazing land lies to the west and south of the site whilst a cluster of modest cottages lie to the north. Oaklands itself is set well back from the road and on slightly elevated ground. The property appears to originate from the 1950s / 60s and is not of any particular architectural merit. It currently occupies a footprint of 220 square metres. The rear section of the house (and a small area of the south eastern corner) falls within Environment Agency Flood Zones 2 and 3, although the house itself lies outside this designation.

Background

- 11.2 In terms of background the property was originally built as a private dwelling, although permission was then granted for the building to be used as a residential care home. More recently however, retrospective consent has been granted under reference 18/00086 for the continued use of the building as a private dwelling (as the care home use ceased some time ago). This was on the basis that the building has been occupied as a private dwelling since 2002, that the existing employment use had effectively been abandoned and there would be no detriment to the local community. It was also noted that there was a high probability that a certificate of lawfulness would be issued for the use of the building as a private dwelling.

Proposal

- 11.3 Following on from this earlier consent regularising the use of the property as a lawful dwelling, consent is now sought to replace the house with a two storey property and to construct a detached garage along with a new stable block (replacing existing stabling). The main house and outbuildings would incorporate a combination of slate roof tiles, facing brick work with lime mortar, timber cladding and a sedum roof on the rear single storey projection. A certain amount of landscaping information has also been included within the application and this includes a gravel driveway additional planting along the north boundary with

neighbouring properties and the roadside boundary (native planting replacing leylandii), a new cattle grid within the site on the main access and a replacement gate.

Consideration of issues

- 11.4 Based upon the lawful use of the dwelling having been regularised recently by way of planning consent, the main issues under consideration would be:
- The impact the development would have upon the intrinsic character of the site along with the wider conservation area.
 - The extent of floorspace increase based upon the house as originally established.
 - Any potential implications for the amenities of neighbouring residents.
- 11.5 In terms of scale, the overall ridge height of the building will increase from 6.3 metres to 8 metres. Whilst this will increase the overall prominence of the building (a concern raised by the Building Design and Conservation Officer), the overall impact will be mitigated by the fact that external footprint would be increased by a relatively modest amount from 220 square metres to 250 square metres and the development is set well back from the road. The proposal would also adhere to many of the principles set out within the Design Guide Supplementary Planning Document with regards to reducing bulk and impact and concealing larger footprints by combining side and rear elements, stepping down roofline's and incorporating narrower widths. The proposed garage (which would not incorporate any habitable accommodation or natural light to the roof space) would relate closely to the main house and its orientation at 90 degrees would reduce the impact upon views from the road whilst would also achieving a more rural composition of buildings.
- 11.6 With regards to the concerns raised by the Parish Council and the Building Design and Conservation Officer, the relatively modest scale of adjacent properties was noted at the time of the site visit. This is largely attributed to the historical origins of these properties and they also lie within significantly more modest plots and are more prominent in the wider street scene. The development proposal is set significantly further back from the road within fairly extensive grounds and the building currently in place is (by virtue of its scale and character) one which does not make any positive contribution to the wider area. The proposed replacement of the building would not detract further from the setting of adjacent properties and would also have the benefit of introducing a more traditional build form and more appropriate material. The replacement dwelling is therefore considered to be in accordance with the requirements of Policies DP1, CP8 and DP10 of the New Forest National Park Core Strategy along with the requirements of the Design Guide Supplementary Planning Document.

- 11.7 The proposed stable block would be comparable in terms of footprint to the existing structure and the use of timber cladding along with slate roof tiles would be appropriate in the context of the conservation area. Retaining stabling within the curtilage of the site would also avoid the encroachment of additional buildings across the open countryside. The stables would relate closely to established boundary screening and would therefore be in accordance with the requirements of Policy DP22 of the New Forest National Park Core Strategy.
- 11.8 The existing dwelling has not been enlarged since its use was formally regularised and re-established following the recent granting of planning consent. Whilst the proposed replacement would result in a floorspace increase, it would (inclusive of the unenclosed roof areas within the main roofline) result in an overall increase of 15%. Whilst it is the case that Policy DP10 seeks to ensure replacement dwellings are no larger than the original building, the proposed additional floorspace would fall well within the limitations set out under Policy DP11 and much of the accommodation would be allocated to lower, single storey elements to the side and rear. Whilst roof lights are shown within the roof space the agent has clarified (through the submission of additional plans) that these would serve the first floor and that no second floor is proposed within the roof. Even if a second floor were to be formed at a later date, the overall resulting floorspace would amount to 27% of the original dwelling (based upon much of the potential additional accommodation having a headroom of less than 1.5 metres). As set out above, the increased size of the building would not result in an unacceptable scale and impact and the development is therefore considered to be in accordance with the requirements of Policies DP11 and DP10 of the New Forest National Park Core Strategy.
- 11.9 Whilst the concerns raised by the Parish Council in relation to drainage are noted, the proposed development footprint would lie wholly outside the designated flood zone. In addition to this, the overall building footprint would not be increased significantly and the hard surfacing would be permeable gravel. Floor levels would remain unchanged and the use of the site would not be intensified. The development is therefore not considered to lead to an increase in flood risk and there would be no conflict with Policy DP4 of the New Forest National Park Core Strategy.

Conclusion

- 11.10 It is evident from the submitted ecology survey that the proposed development would not have any significant impact upon protected species and it is also the case that the boundary trees and natural features of the site would be successfully retained. The proposed dwelling would not encroach any closer towards the boundaries with neighbours and no upper floor windows are proposed on the north elevation of the property. The development

would therefore not lead to any significant loss of amenity to neighbours through loss of light, loss of privacy or overlooking. Further amendments have been submitted by the applicant which seek to address some of the concerns raised by the Building Design and Conservation Officer and these include additional landscaping information and re-positioning of the garage to the north to increase visual separation. Whilst these changes do not fully alleviate the concerns raised, the scheme as a whole would preserve the character and appearance of the Western Escarpment Conservation Area and the wider landscape. The scheme is also broadly in accordance with earlier pre-application advice. As set out above, the proposal would fall within acceptable floorspace limits and it is therefore recommended that planning permission should be granted.

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 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 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 shall be erected or carried out within the site 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).

- 3 No windows or rooflights other than those hereby approved shall be inserted into the roofspace of the dwelling unless express planning permission has first been granted.

Reason: To ensure the accommodation provided on the site remains of a size appropriate to its location within the countryside and to comply with Policy DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 The outbuildings 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 No development shall take place above slab level until samples or exact details of the facing and roofing materials for the house and outbuildings 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).

- 6 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.

- (a) Large scale drawings and sections of all external details such as windows, doors, roof lights and details (1:10 or 1:20)
- (b) Rainwater goods

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).

- 7 No development, demolition or site clearance shall take place until the arrangements to be taken for the protection of trees and hedges on the site (as identified for protection in the approved plans/to be identified by agreement with the Local Planning Authority beforehand), have been submitted to and approved in writing by the Local Planning Authority.

The agreed arrangements shall be carried-out in full prior to any activity taking place and shall remain in-situ for the duration of the development.

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).

- 8 The trees/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 and 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).

- 9 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 (including the proposed gate);
- (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).

- 10 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).

- 11 Unless otherwise agreed in writing by the National Park Authority, development shall only take place in accordance with the recommendations for ecological mitigation and enhancement which are set out in the ecological report hereby approved (prepared by David Leach Ecology, dated November 2017). The specified measures shall be implemented and retained at the site in perpetuity.

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).

- 12 Development shall only be carried out in accordance with drawing nos: PL001, PL003 Rev B, PL004 Rev C, PL005 Rev B, PL006 Rev B, PL007 Rev A, PL008, PL009, PL008 A. 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.

Application No: 18/00276/FULL Full Application

Site: Brookley Lodge, Grigg Lane, Brockenhurst, SO42 7PG

Proposal: Alterations to 2No. existing entrance canopies

Applicant: Pennyfarthing Homes

Case Officer: Ann Braid

Parish: BROCKENHURST

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP7 The Built Environment
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

Brockenhurst Parish Council: Recommend refusal: Object to this application on the basis of loss of amenity (reduction in shelter for existing benches and cycle locking points). Also concerned that the proposed design will not facilitate rainwater drainage and is not in-keeping in appearance with the character of the building nor does it enhance the Conservation Area.

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

- 9.1 One letter of support; the existing entrance canopies are not fit for purpose and need to be replaced. The proposed solution is acceptable
- 9.2 One letter making comments; questioning the design of the porches, confirming that there are related drainage issues. The failing canopies should be removed and replaced.

10. RELEVANT HISTORY

- 10.1 One block of 14 flats (two/ three storey); one block of 6 flats and office accommodation (two/ three storey); alterations to access (80122) granted on 16 March 2004

11. ASSESSMENT

- 11.1 Brookley Lodge is a red brick block of flats fronting Brookley Road in Brockenhurst. The block was built following consent in 2004 around a paved courtyard which is used for parking, and access to the flats is gained via two entrances in the inner corners. Over these entrances are flat roofed canopies which are supported on timber posts. These provide porches for the flats and extend to either side to provide shelter for cycle racks in the case of canopy A and a bench in the case of canopy B.
- 11.2 Consent is sought for the alteration, by partial removal, of these canopies. They are beginning to fail due to water ingress. It is intended to retain the central portion as porches over the existing doors.
- 11.3 The properties in Brookley Lodge are flats, and therefore do not benefit from permitted development rights to provide new porches. The removal of part of the canopy is not demolition that would require consent, even in a conservation area. However, should that part of either canopy which is intended for retention collapse, planning permission would be required for their replacement. The substitution of the proposed slender steel support posts in place of the existing chunky timber supports is also a minor change, and it is arguable that this would also be so minor as not to constitute development. The agent, in consultation with the management company as applicant, has elected to continue the application process and obtain a decision. He has also stated that the remaining sections of the canopies would be carefully retained during works.

- 11.4 The visual impact of the alterations would be minimal in the wider conservation area as the canopies are located in the internal courtyard and there are only restricted views from the public realm. The walls of the block would be made good with matching materials. The flat roof porches that would remain would be minor features within a site of this scale, and would be in keeping with the design of the site.
- 11.5 Representations confirm that there are surface water drainage issues related to the failure of the existing canopies. The planning statement submitted by the agent indicates that residents have requested the removal of the canopies but it is also clear from the Parish Council comments that the existing shelters for the bench and the cycle racks are valued by residents. Although the loss of the shelter over the bench and cycle racks would be regrettable, as there are no material planning objections to this proposal, permission is recommended.

12. RECOMMENDATION

Grant Subject to Conditions

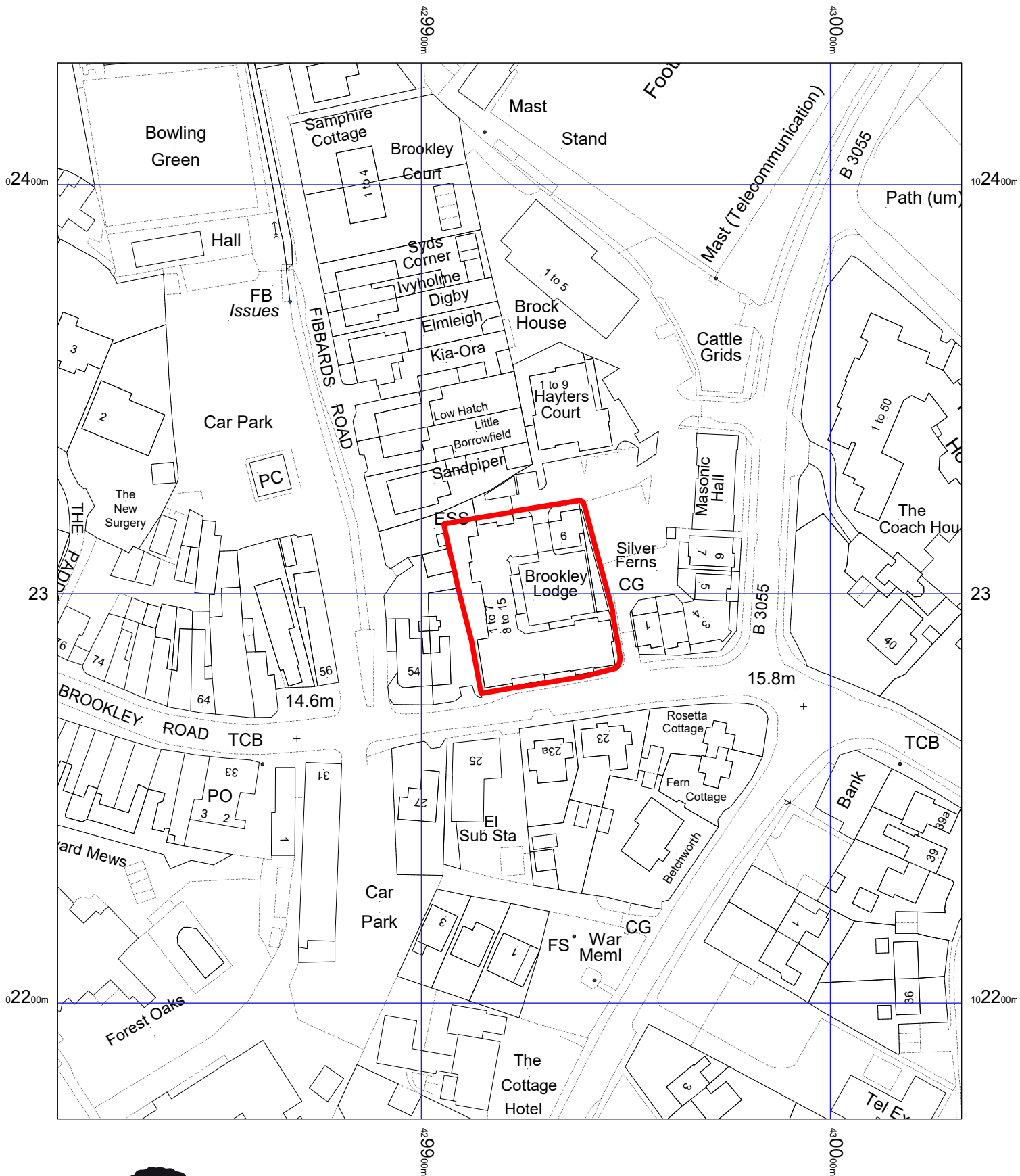
Condition(s)

- 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 numbers: 01, 02, 03, Plan 1 and Plan 2. 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.



NEW FOREST
NATIONAL PARK

New Forest National Park Authority
Lymington Town Hall, Avenue Road,
Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666

Date: 29/05/2018

Ref: 18/00276/FULL

Scale: 1:1250

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Application No: 18/00307/VAR Variation / Removal of Condition

Site: Land Rear Of Primrose Cottage, Cuckoo Hill, South Gorley, Fordingbridge, SP6 2PP

Proposal: Application to remove conditions 1 and 2 (Named Operator) of Appeal Decision T/APP/B1740/A/89/131065/P7 (relating to planning application 89/41215) of planning permission reference 15/00916

Applicant: Mr Barrell

Case Officer: Katie McIntyre

Parish: ELLINGHAM HARBRIDGE AND IBSLEY

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
CP14 Business and Employment Development
CP15 Existing Employment Sites

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

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

Ellingham, Harbridge & Ibsley Parish Council: Recommend refusal:

- Rather than the removal of condition 2, the Parish Council would welcome only the named operators being removed from condition 2, as

this condition states once the site ceases to be occupied, all materials and equipment brought to the site shall be removed.

- The remaining conditions 3-7 require re-examining in order to control the number of vehicle movements and the size of vehicles used on the rural track to the site within the National Park, the impact on neighbouring properties and the appropriateness for the use of this site.
- Should the above not be possible, the Parish Council would welcome a new application setting out the future intended use of the site, along with proposed activity, in order to allow appropriate and stringent conditioning to regulate the site.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 Two objections received:

- Removal of the personal condition could result in multiple users of the site.
- Condition of the original permission to use this site is now out of date in view of the size of the business and associated vehicle numbers and size.
- Site being used as a tree surgery business.
- The original consent was only granted due to circumstances specific to Mr Barrell.

10. RELEVANT HISTORY

10.1 Application to vary conditions 1 and 2 (named operator) of appeal decision T/APP/B1740/A/89/131065/P7 relating to planning application 89/41215 (15/00916) granted on 16 February 2016

10.2 Use of land for log cutting, storage and mulch storage (89/41215) refused on 11 May 1989. Appeal allowed on 9 March 1990

11. ASSESSMENT

11.1 The application site consists of an area of land measuring approximately 0.3ha, which was granted permission in 1990 on appeal, to be used for log cutting, log storage and mulch storage. The site is accessed via a single-width unmade track which serves two other residential properties and is also a bridleway. The permission granted in 1990 was subject to several conditions that limited / controlled aspects of the use including the following personal restrictions:

"The uses hereby permitted shall be carried on only by Mr J Barrell and should be used for a limited period being the period during which the site is occupied by Mr J Barrell."

"When the site ceases to be occupied by Mr J Barrell the uses hereby permitted shall cease and all materials and equipment brought on to the site in connection with the uses shall be removed."

The above two conditions were varied in 2016 (15/00916) and granted by Members to allow both Mr J Barrell and/or Mr R Heron to operate from the site. This application seeks consent for the removal of these two conditions to allow any persons to operate from the site.

- 11.2 By way of background, in 1990 the site was owned and operated by Mr Barrell who also owned the adjacent land (edged blue on the submitted block plan) which was used as a nursery primarily for the growing of Christmas trees. It is important to note that the land edged in blue did not form part of the appeal as this land was being used in accordance with permitted development rights relating to forestry and as such did not require planning permission; this situation has not changed and this application does not relate to this parcel of land.
- 11.3 Since early 2015, the site was leased by another landscaping contractor (Robert Heron). He has since left the site and Mr Barrell, whilst still in occupation of the site, also wishes to find another party to operate the yard within the terms of the original permission. It is not however possible to market the site or make it available to another occupier with the personal conditions still in place. This application therefore seeks to remove these two conditions from the consent. All other restrictive conditions (use of the site, restriction on hours of use for machinery, no retail sales and a restriction relating to the hours of burning) would remain.
- 11.4 The relevant issues to consider are whether the proposed removal of the two conditions relating to a personal consent would have a greater impact upon the character and appearance of the area and the amenities of the nearby residential properties than if Mr Barrell or Mr Heron were to be operating at the premises in accordance with the permission.
- 11.5 Two objections have been received from the occupants of the neighbouring properties 'Primrose Cottage' and 'Chibdons' raising concerns in relation to the intensification of activity including the possibility of multiple businesses operating from the site and the ability of the Authority to enforce the remaining conditions if the personal consent is removed. The Parish Council have also objected to the application on the grounds that all conditions require re-examining in order to control the number of vehicle movements and size of vehicles which use the access track.
- 11.6 The Inspector considered that the *"activities taking place at the site although not strictly forestry, by their nature are related to*

forestry and to a degree would be expected to be found in countryside areas". Furthermore, the site is "well screened from the main road and it does not have a serious impact on the character and appearance of this part of the green belt". The Inspector also had regard to the fact that the permission was granted "having particular regard to the circumstances of the appellant and the use he makes of the site" but that the use would be acceptable "subject to stringent controls being placed on a permission to ensure that subsequent intensification does not take place". It was previously considered that a change in occupier of the site to Mr Heron has not had any greater impact upon the character and appearance of the conservation area than if Mr Barrell were to be operating from the site as there was no change in the lawful use of the site. Furthermore, it was not considered that this change in operator had a greater impact upon the neighbouring properties amenities because the conditions controlling the use, such as restriction on hours of use of machinery and hours of burning were to remain and were still being complied with.

- 11.7 Any conditions imposed on a consent must meet the six condition tests as set out in the Planning Practice Guidance being necessary; relevant to planning and to the development permitted; enforceable; precise; and reasonable in all other aspects. The Planning Practice Guidance states that a "*condition used to grant planning permission solely on grounds of an individual's personal circumstances will scarcely ever be justified in the case of permission*" this is because the permission runs with the land and it is rarely appropriate to provide otherwise. As stated in the latter paragraph, it was found in 2016 that the change in the named operator of the site did not have any greater impact as the intensity of the use of the site is controlled by virtue of conditions 3-7 of the original consent. It is considered this would be the case for any other named operator of the site and as such it is not considered it would be reasonable for the Authority to raise an objection to the proposal to remove conditions 1 and 2 relating to the personal consent.
- 11.8 Notwithstanding the above, it is considered necessary to attach a suitably worded condition to ensure that the removal of the personal consent would not result in multiple users of the site, as this could have the potential to result in an increased level of activity beyond which was assessed by the Inspector. The agent has been informed of this and no objections have been raised by the applicant to this condition. It is not considered that the removal of the personal consent would affect the Authority's ability to enforce the remaining conditions and there has been no evidence of a breach of these conditions at the site since the 2016 permission to allow Mr Heron to operate.
- 11.9 The Parish Council have requested that all remaining conditions of the appeal consent shall also be re-examined. When

determining an application under Section 73 of the Town and Country Planning Act 1990, the local planning authority can grant such permission unconditionally or subject to condition, including different conditions. Therefore it is appropriate and necessary to review the other conditions of the previous permission in order to ensure they are fit for purpose and up to date with correction where necessary and this has been undertaken as part of the recommendation. The Parish Council have suggested that a condition restricting vehicle movements should be attached to any consent issued. This request is not however considered to be reasonable as the Planning Inspectorate when considering the use stated "*although it is narrow and in fairly poor condition the level of additional usage arising from the appeal activities is very low and in terms of wear and tear on the track, congestion and highway safety I consider that the impact of allowing the use to continue, at this sort of level of usage, would be minimal*".

- 11.10 To conclude, the use of the site for log cutting, log storage and mulch storage has been deemed acceptable on appeal. On balance, it is not thought the removal of the conditions relating to the personal consent to allow any persons to operate from the site would have a greater impact upon the character and appearance of the conservation area or the amenities of the nearby residential properties, subject to a condition ensuring that the site is not used by multiple businesses. It is therefore recommended that permission is granted.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

- 1 The site shall only be occupied as a single unit at any one time, and shall not be split into multiple parts or occupied by more than one business.

Reason: To ensure the development would not lead to a more intensive use of the land and in the interests of the amenities of the surrounding neighbouring properties in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 2 The permission hereby granted shall relate to the use of the site for log storage, log cutting and mulch storage and for no other purpose.

Reason: Planning permission is granted on the basis of the case submitted for the specific use applied for. An unrestricted use would be likely to have an adverse impact on the amenities of neighbouring occupiers, contrary to Policy DP1 of the New Forest

National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 3 No machinery shall be used on site in connection with the log storage, log cutting and mulch storage hereby permitted, except between the hours of 08:00 and 18:00 Mondays to Fridays and 09:00 and 13:00 hours on Saturdays and not at all on Sundays or bank Holidays.

Reason: In the interest of the amenity of the surrounding neighbouring properties in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 Within the permitted hours of operation in Condition 3 above, the use of wood cutting machinery, including hand-held chain saws, shall be limited to no more than 1 working day per week and the use of major tree sawing equipment to no more than 5 days per year.

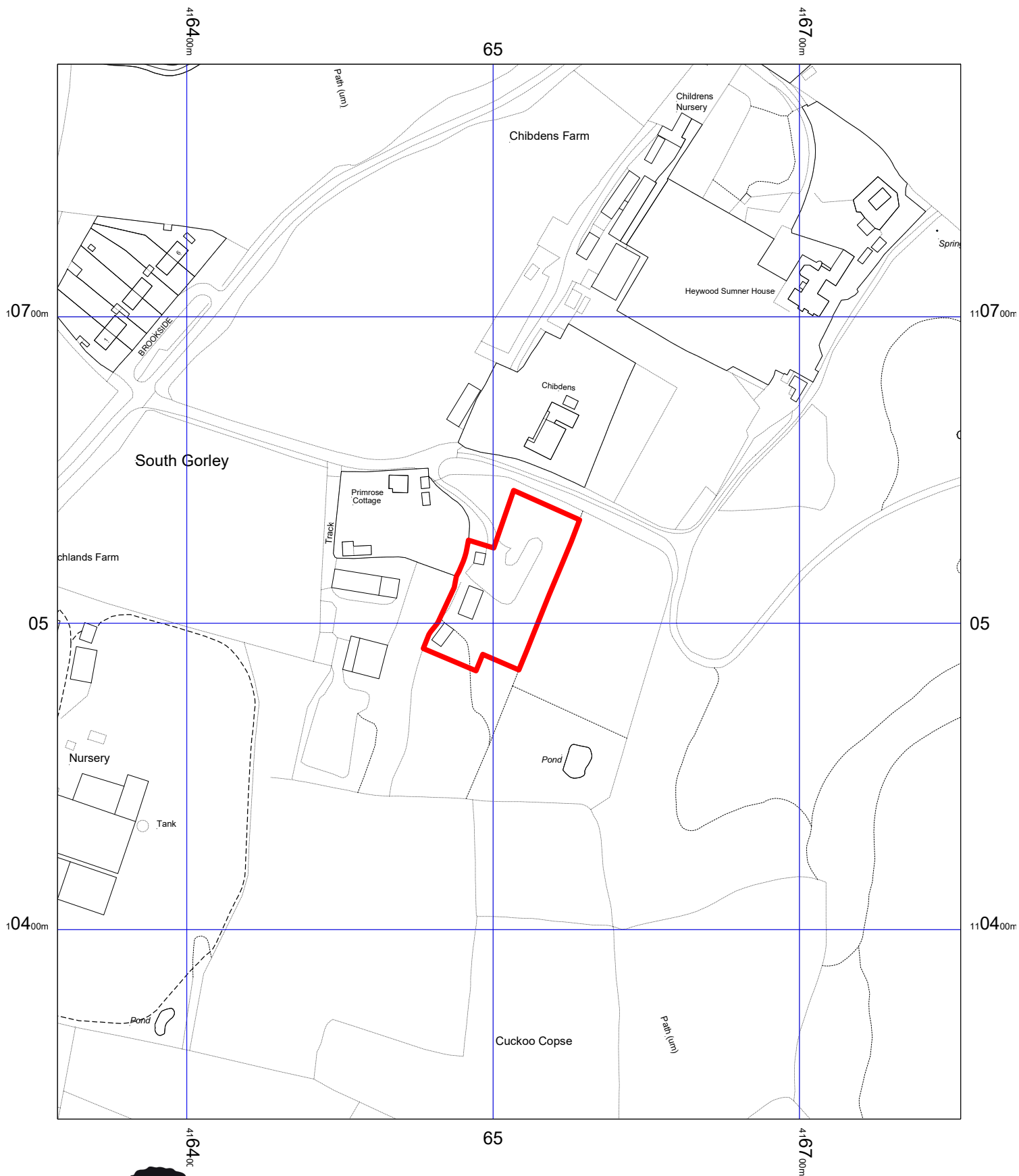
Reason: In the interest of the amenity of the surrounding neighbouring properties in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 5 No burning of material shall take place on site except between the hours of 08:00 and 18:00 Mondays to Fridays and not at all on Saturdays, Sundays and Bank Holidays.

Reason: In the interest of the amenity of the surrounding neighbouring properties in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 6 No retail sales, in connection with the uses hereby permitted, shall take place from the site.

Reason: In the interest of the amenity of the surrounding neighbouring properties 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: 05/06/2018

Ref: 18/00307/VAR

Scale: 1:2500

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Application No: 18/00320/FULL Full Application

Site: Old Farm, Cowpitts Lane, Poulner, Ringwood, BH24 3JX

Proposal: Two storey extension; link to outbuilding to create single storey extension; rear dormer window; roof alterations to existing garage; access alterations; demolition of existing single storey extension

Applicant: Mr & Mrs Surman

Case Officer: Liz Young

Parish: RINGWOOD

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Flood Zone
Listed Building
Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
DP11 Extensions to Dwellings
DP12 Outbuildings
CP8 Local Distinctiveness
CP2 The Natural Environment
DP6 Design Principles
DP4 Flooding and the Coast
CP7 The Built Environment

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
Sec 12 - Conserving and enhancing the historic environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Ringwood Town Council: Recommend permission:

- Proposal should be considered as an exception to the 30% rule.
- Policy DP11 permits an exception to meet design consideration relating to the special character of the building.
- Because the additional floorspace relates to the carport it is considered that a legal agreement could be entered into to retain it for this use in perpetuity.

8. CONSULTEES

- 8.1 Ecologist: No comment.
- 8.2 Building Design & Conservation Area Officer: Objection.
- 8.3 Tree Officer: No objections subject to conditions.

9. REPRESENTATIONS

- 9.1 Two letters of objection received:
- Submitted Design and Access Statement does not address policy issues.
 - Outbuildings and mezzanines should be included within floorspace.
 - Permitted development rights for listed buildings do not exist.
 - The extensions would not be in keeping with the farmhouse.
 - Harmful impact upon views from The Old Coach House.
 - Proposal would not be in keeping with neighbouring properties.

10. RELEVANT HISTORY

- 10.1 Two storey extension; link to outbuilding to create single storey extension; rear dormer window; roof alterations to existing garage; access alterations; demolition of existing single storey extension (Application for Listed Building Consent) (18/00321) Pending Decision
- 10.2 Repairs to single storey extension and chimney (Application for listed building consent) (14/00930) approved on 10 January 2015
- 10.3 Alterations to conservatory (98/64578) approved on 16 September 1998

11. ASSESSMENT

- 11.1 This application relates to a prominent, Grade II Listed farmhouse originating from the late eighteenth century which comprises facing brick work with a plain tiled roof. The building comprises

two storeys along with some more recent additions. A detached garage and row of stables lie along the east boundary and the garden backs onto a paddock which is currently in use as a certified caravan site. The site lies just within the Western Escarpment Conservation Area (Character Area J) which is at the southern edge of the escarpment. A small cul-de-sac of modern detached properties lie to the south across Cowpitts Lane (part of a network of small rural lanes), although these fall just outside the Conservation Area designation. The property is a very prominent feature when viewed from the Gorley Road which lies to the west.

Proposal

11.2 Consent is sought to add a two storey extension with glazed link to the rear of the property and to link an existing outbuilding to the house with a single storey extension. Three rear pitched roof dormers window are proposed (replacing an existing flat roofed dormer) on the existing house along with roof alterations to the existing garage. The plans also include proposals for access alterations to the east comprising a brick wall and new gate off the track. An existing single storey side extension would be demolished. The main roof of the proposed two storey element would be zinc, with solar panels on the inner (south) elevation. Larch cladding is proposed across the outbuilding and open covered areas and the new roof over the existing outbuilding would incorporate plain tiles to match the existing house. New window openings would be aluminium.

11.3 The main issues under consideration would be:

- The extent of floorspace increase based upon the house as it stood in 1982.
- The impact the development would have upon the historic fabric and character of the listed building along with the wider Conservation Area.
- Any potential loss of amenity to neighbouring residents.

Floorspace

11.4 The existing property has only been subject to a modest amount of extension since 1982. Whilst an earlier addition (which is not of any notable historic interest would be removed the proposal would result in a gross internal floorspace of 335m² (a total resulting increase of 85%). This issue was raised with the agent at the pre-application stage when the Authority advised that the overall floorspace of the property should not be increased beyond 239m². It was also made clear at this stage that all attached outbuildings would be included within this calculation. In acknowledging the significant exceedance of the 30% limit the submitted Design and Access Statement states as follows:

- The carport and void above the dining room space have not

been included in the agent's calculations because pre-application discussions with the design officer led them to locate the extension close to the outbuildings.

- Permitted development rights do not exist for listed buildings; therefore any further internal works would require formal consent.
- The applicant would be willing to accept a legal agreement preventing any further internal alterations to form additional habitable accommodation.

11.5 The arguments put forward by the agent with regards to floorspace are not considered to give the Authority sufficient reason to permit an extension which would significantly exceed the 30% limit because the agent was specifically advised at the pre-application stage to ensure the 30% limit was met and because the Building Design and Conservation Team raise specific concerns relating to the size and scale of the addition and suggested that a single storey addition would be preferred (enabling both design and floorspace issues to be overcome). The agent was also specifically advised that linking the outbuilding to the house would be unacceptable in terms of both design and character and also floorspace implications. Whilst future internal alterations would require listed building consent these would only be assessed in terms of implications for historic fabric, rather than any floorspace considerations. In any event the significant roof space would, regardless of use, appear as a full two storey addition in terms of scale, bulk and natural light and future restrictions on internal use would therefore be of limited benefit.

11.6 The Authority is carrying forward the floorspace limits set out under Policy DP11 in the emerging Local Plan. The emerging local plan recognises that for some time, proposals to incrementally extend dwellings in a nationally designated landscape can affect the locally distinctive character of the built environment of the New Forest. In addition, extensions can over time cause an imbalance in the range and mix of housing stock available. For these reasons it is considered important that the emerging Local Plan continues to include a clear policy to guide decisions for extensions to dwellings. Successive development plans for the New Forest have included such policies which strike an appropriate balance between meeting changes in householder requirements and maintaining a stock of smaller sized dwellings. The proposal at Old Farm would clearly conflict with Policy DP1 and the objectives of the emerging Local Plan for the reasons set out above.

Character, Setting and Historic Significance

11.7 The Conservation Area Character Appraisal recognises that each of the historic buildings in this character area enhance the locality and represent good vernacular detailing, reflecting part of the cultural heritage of the area. The appraisal also notes the

prevalence of plain clay roof tiles in the locality and the later increase in use of natural slate. One of the key issues affecting the Conservation Area identified within the document includes the new outbuildings which can have a significant cumulative impact. It also recognises that development on the edge of the Conservation Area can have a detrimental impact from outside the designated area. In addition to this Conservation background, pages 27, 28, 29 and 30 of the Design Guide Supplementary Planning Document set out the need to ensure extensions would incorporate stepped down ancillary roof lines, smaller spans and widths and setting back flank walls to help conceal depth.

- 11.8 Whilst the existing building has been subject to a limited amount of extension and alteration, these earlier alterations are low key, subservient and do not compete with the scale and form of the main house, or impact significantly upon its frontage. The proposed extensions would, in contrast add significantly to the scale and bulk of the main house, and therefore would create less than substantial harm to the special interest of the listed building. The impact of development on a listed building has to be considered in terms of the harm caused, and even if it is deemed to be less than substantial harm, it is still harm which should be avoided. The additions would also fail to adhere to the design guidance referred to above because the width of the extension would equal that of the main house and because the extension would project beyond its flank wall, impacting significantly upon the building frontage. The proposed glazed link would not appear sufficiently light weight to reduce its impact and would relate awkwardly to the main house. Having regard to the prevalence of slate and plain clay tiles in the locality the proposed facing materials would fail to compliment the Listed Building (an issue raised by the Building Design and Conservation Officer).
- 11.9 The Building Design and Conservation Officer also raises concern that the overly large gable width and roof span would fail to reflect the traditional proportions of the main house. The combined impact of the significant height increase to the garage roof and the proposed rear extension would dominate the original building. The proposals would also clearly conflict with earlier pre-application advice which suggested a single storey addition and advised against attached outbuildings (a feature more typical of suburban developments). The overall impact of the development would be exacerbated further by the alterations proposed to the original boundary walls and frontage to the listed building, particularly with regards to the widening of the driveway. The Building Design and Conservation Officer raises concern that the discrete and narrow character of the current walling, drive access, garden space and relationship with the neighbouring property would all be lost, adding further to the harm to the historic interest and setting of the farmhouse. In addition to this the additional open parking area would have a suburbanising impact on the conservation area. The applicant fails to acknowledge that the site lies within the

designated Conservation Area and the submitted Design and Access Statement has therefore not fully assessed the impact of the development upon the character of the area.

Other considerations

- 11.10 Notwithstanding the concerns raised by neighbouring residents the proposal is not considered to have any direct implications in terms of loss of light, overlooking or visual intrusion. The proposal would also not impact upon any important or prominent trees. However the absence of any direct implications for wider amenity would not outweigh the policy considerations referenced above.

Conclusion

- 11.11 An appeal decision (reference APP/B9506/D/15/3004446) which demonstrates the importance of ensuring extensions to dwellings fall within acceptable limits relates to a large property at Bucklers Hard. This property had undergone previous extensions and the appeal proposal would have then exceeded the 30% limit by 2% (significantly less than the current proposal). Despite the modest size of the proposal the Inspector dismissed the appeal concluding that it was an immediate conflict with Policy DP11. In contrast to the proposals at Old Farm the Inspector noted that the addition would bring about an overall improvement to the appearance of the building but stated that if this were accepted as an argument then this approach could be repeated on many other sites. The Inspector concluded that the policy should be applied both "rigidly and consistently". The fact that the current proposal would exceed the 30% limit by 85% only serves to highlight the excessive size and scale of the proposal which would clearly be at odds with the form and scale of the main house (and also the policy objectives of DP11). In light of this and the significant identified harm to the historic fabric of the listed building and the character and appearance of the Conservation Area, it is recommended that the application should be refused.

12. RECOMMENDATION

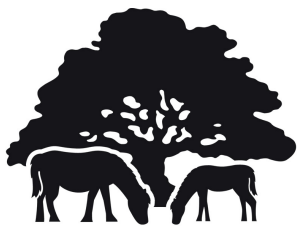
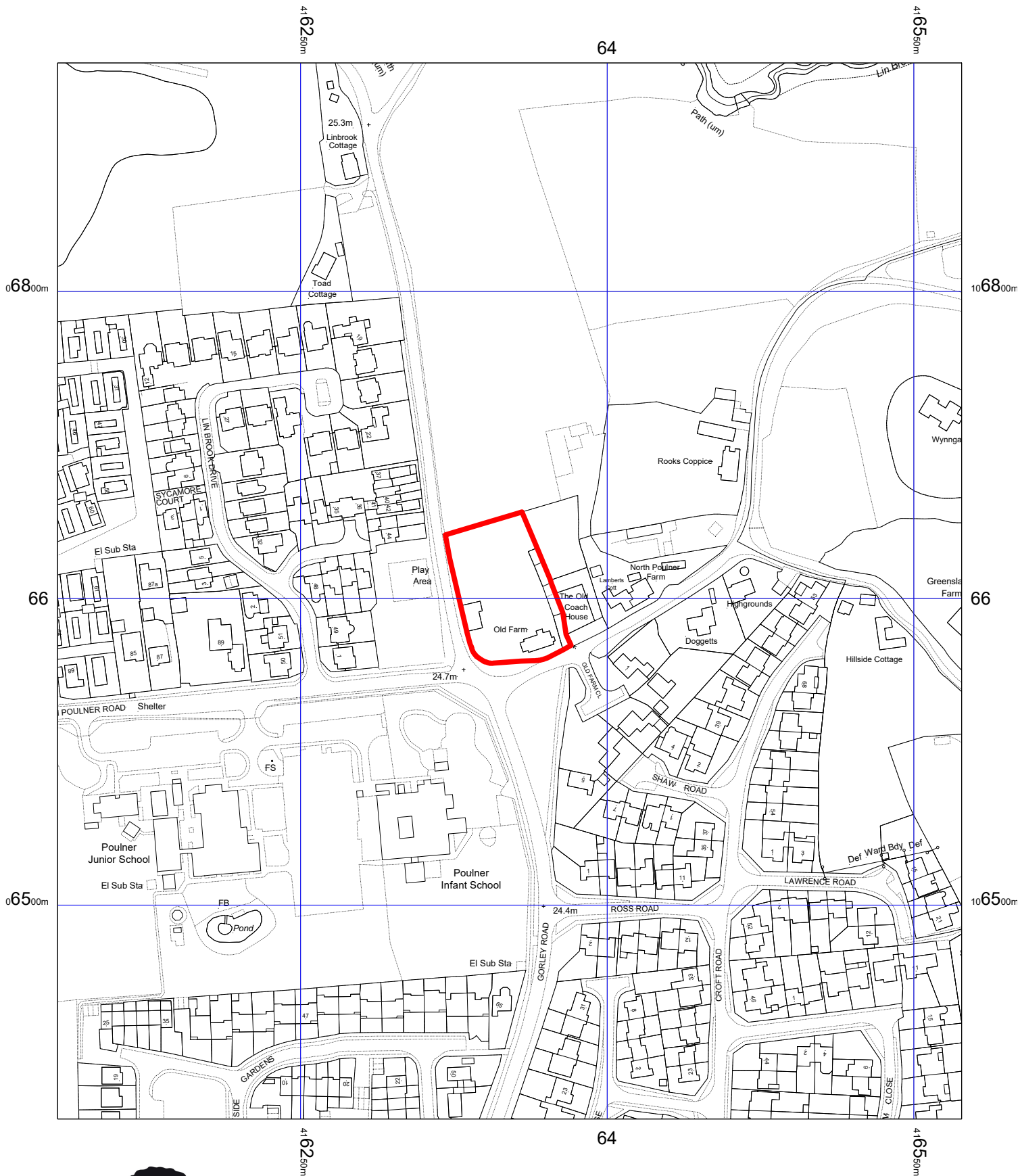
Refuse

Reason(s)

- 1 In order to help safeguard the long term future of the countryside, the Local Planning Authority considers it important to resist the cumulative effect of significant enlargements being made to rural dwellings. Consequently Policy DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010) seeks to limit the proportional increase in the size of such dwellings in the New Forest National Park recognising the benefits this would have in minimising the impact

of buildings and activity generally in the countryside and the ability to maintain a balance in the housing stock. This proposal, taking into account a previous enlargement, would result in a building which is unacceptably large in relation to the original dwelling and would undesirably add to pressures for change which are damaging to the future of the countryside.

- 2 The proposed extensions and alterations would, by virtue of their scale, form and materials, create less than substantial harm to the special interest of the Listed Building and fail to preserve the character and appearance of the Western Escarpment Conservation Area. The proposal would therefore be contrary to Policies DP1, DP11, CP7 and CP8 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010) along with the requirements of the Design Guide Supplementary Planning Document.



NEW FOREST
NATIONAL PARK

New Forest National Park Authority
Lymington Town Hall, Avenue Road,
Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666

Date: 05/06/2018

Ref: 18/00320/FULL

Scale: 1:2500



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Application No: 18/00321/LBC Listed Building Consent

Site: Old Farm, Cowpitts Lane, Poulner, Ringwood, BH24 3JX

Proposal: Two storey extension; link to outbuilding to create single storey extension; rear dormer window; roof alterations to existing garage; access alterations; demolition of existing single storey extension (Application for Listed Building Consent)

Applicant: Mr & Mrs Surman

Case Officer: Liz Young

Parish: RINGWOOD

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Listed Building
Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

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

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

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

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Ringwood Town Council: Recommend permission:

- Proposal should be considered as an exception to the 30% rule.
- Policy DP11 permits an exception to meet design consideration relating to the special character of the building.
- Because the additional floorspace relates to the carport it is considered that a legal agreement could be entered into to retain it for this use in perpetuity.

8. CONSULTEES

8.1 Building Design & Conservation Area Officer: Objection.

9. REPRESENTATIONS

9.1 Two letters of objection received:

- Submitted Design and Access Statement does not address policy issues.
- Outbuildings and mezzanines should be included within floorspace.
- Permitted development rights for listed buildings do not exist.
- The extensions would not be in keeping with the farmhouse.
- Harmful impact upon views from The Old Coach House.
- Proposal would not be in keeping with neighbouring properties.

10. RELEVANT HISTORY

10.1 Two storey extension; link to outbuilding to create single storey extension; rear dormer window; roof alterations to existing garage; access alterations; demolition of existing single storey extension (18/00320) pending decision

10.2 Repairs to single storey extension and chimney (Application for listed building consent) (14/00930) approved on 10 January 2015

10.3 Alterations to conservatory (98/64578) approved on 16 September 1998

11. ASSESSMENT

11.1 This application relates to a prominent, Grade II Listed farmhouse originating from the late eighteenth century which comprises facing brick work with a plain tiled roof. The building comprises two storeys along with some more recent additions. A detached garage and row of stables lie along the east boundary and the garden backs onto a paddock which is currently in use as a certified caravan site. The site lies just within the Western Escarpment Conservation Area (Character Area J) which is at the

southern edge of the escarpment. A small cul-de-sac of modern detached properties lie to the south across Cowpitts Lane (part of a network of small rural lanes), although these fall just outside the Conservation Area designation. The property is a very prominent feature when viewed from the Gorley Road which lies to the west.

- 11.2 Consent is sought to add a two storey extension with glazed link to the rear of the property and to link an existing outbuilding to the house with a single storey extension. Three rear pitched roof dormers window are proposed (replacing an existing flat roofed dormer) on the existing house along with roof alterations to the existing garage. The plans also include proposals for access alterations to the east comprising a brick wall and new gate off the track. An existing single storey side extension would be demolished. The main roof of the proposed two storey element would be zinc, with solar panels on the inner (south) elevation. Larch cladding is proposed across the outbuilding and open covered areas and the new roof over the existing outbuilding would incorporate plain tiles to match the existing house. New window openings would be aluminium. A number of internal alterations are also proposed. The main issue under consideration would be the impact the proposed works would have upon the historic fabric and character of the listed building.
- 11.3 In terms of heritage context the Conservation Area Character Appraisal recognises that each of the historic buildings in this character area enhance the locality and represent good vernacular detailing, reflecting part of the cultural heritage of the area. The appraisal also notes the prevalence of plain clay roof tiles in the locality and the later increase in use of natural slate. One of the key issues affecting the Conservation Area identified within the document includes new outbuildings which can have a significant cumulative impact. It also recognises that development on the edge of the Conservation Area can have a detrimental impact from outside the designated area. In addition to this Conservation background, pages 27, 28, 29 and 30 of the Design Guide Supplementary Planning Document set out the need to ensure extensions would incorporate stepped down ancillary roof lines, smaller spans and widths and setting back flank walls to help conceal depth.
- 11.4 Whilst the existing building has been subject to a limited amount of extension and alteration, these earlier alterations are low key, subservient and do not compete with the scale and form of the main house, or impact significantly upon its frontage. The proposed extensions would, in contrast add significantly to the scale and bulk of the main house, and therefore would create less than substantial harm to the special interest of the listed building. The impact of development on a listed building has to be considered in terms of the harm caused, and even if it is deemed to be less than substantial harm, it is still harm which should be avoided. The additions would also fail to adhere to the design

guidance referred to above because the width of the extension would equal that of the main house and because the extension would project beyond its flank wall, impacting significantly upon the building frontage. The proposed glazed link would not appear sufficiently light weight to reduce its impact and would relate awkwardly to the main house. Having regard to the prevalence of slate and plain clay tiles in the locality the proposed facing materials would fail to compliment the Listed Building (an issue raised by the Building Design and Conservation Officer).

- 11.5 The Building Design and Conservation Officer also raises concern that the overly large gable width and roof span would fail to reflect the traditional proportions of the main house. The combined impact of the significant height increase to the garage roof and the proposed rear extension would dominate the original building. The proposals would also clearly conflict with earlier pre-application advice which suggested a single storey addition and advised against attached outbuildings (a feature more typical of suburban developments). The overall impact of the development would be exacerbated further by the alterations proposed to the original boundary walls and frontage to the listed building, particularly with regards to the widening of the driveway. The Building Design and Conservation Officer raises concern that the discrete and narrow character of the current walling, drive, access, garden space and relationship with the neighbouring property would all be lost, adding further to the harm to the historic interest and setting of the farmhouse. In addition to this the additional open parking area would have a suburbanising impact on the conservation area. The applicant fails to acknowledge that the site lies within the designated Conservation Area and the submitted Design and Access Statement has therefore not fully assessed the impact of the development upon the character of the area.
- 11.6 As set out by the Building Design and Conservation Officer the proposed internal alterations have not been sufficiently justified and there is insufficient information to enable a full assessment of the impact of the proposals upon the historic fabric of the listed building to be carried out. It is evident that a thorough investigation of the age and origin of areas of the building affected by the works has been not undertaken, particularly with regards to the wall from the bedroom to the proposed ensuite, the areas of roof affected by the dormers and the entrance to the new bedroom. Further clarification would also be required in relation to the alterations at the top of the staircase, floor reduction and wet room.
- 11.7 In conclusion the proposed extensions and alterations would fail to preserve the historic fabric of the listed building and would be harmful to its character and setting. This is due to the scale and form of the works, the external facing materials, their impact upon the building frontage and boundaries and the lack of information relating to the proposed internal alterations. The proposals would

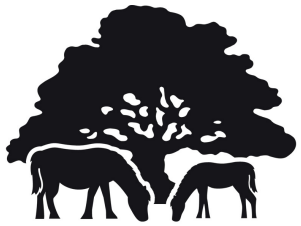
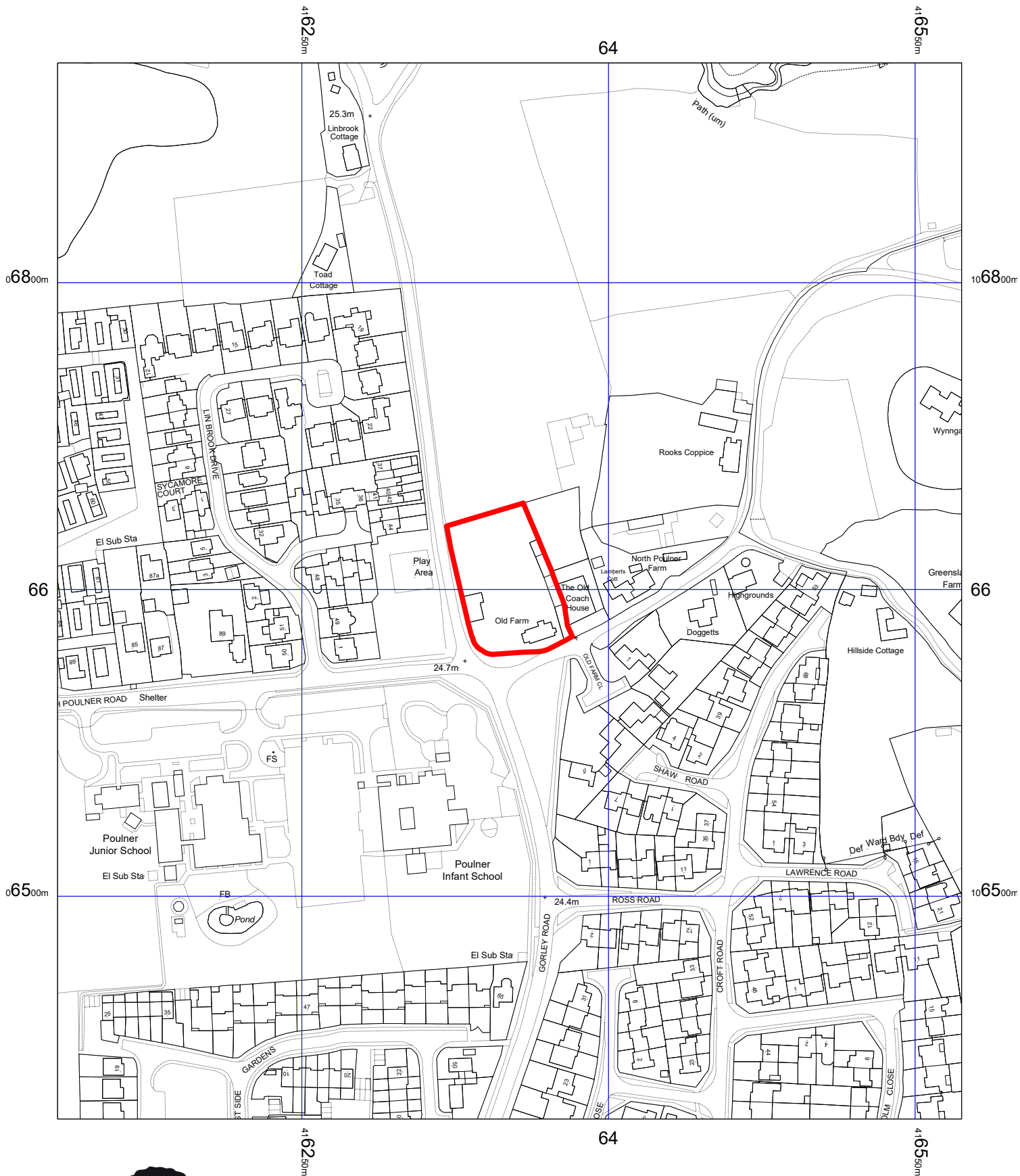
therefore be contrary to Policies DP1, CP7, CP8 and DP11 of the New Forest National Park Core Strategy along with the requirements of the Design Guide Supplementary Planning Document. It is therefore recommended that the application should be refused.

12. RECOMMENDATION

Refuse

Reason(s)

- 1 The proposed extensions and alterations would, by virtue of their scale, form and materials, create less than substantial harm to the special interest of the Listed Building and fail to preserve the character and appearance of the Western Escarpment Conservation Area. The proposal would therefore be contrary to Policies DP1, DP11, CP7 and CP8 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010) along with the requirements of the Design Guide Supplementary Planning Document.



NEW FOREST
NATIONAL PARK

New Forest National Park Authority
Lymington Town Hall, Avenue Road,
Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666

Date: 05/06/2018

Ref: 18/00321/LBC

Scale: 1:2500

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Application No: 18/00323/FULL Full Application

Site: Home Farm, Canada Road, West Wellow, Romsey, SO51 6DE

Proposal: Single storey rear extension; replacement balcony; new roof to porch

Applicant: Mr & Mrs Curl

Case Officer: Liz Young

Parish: WELLOW

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
 DP11 Extensions to Dwellings
 CP8 Local Distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
 Wellow Village Design Statement

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 7 - Requiring good design
 Sec 7 - Requiring good design

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Wellow Parish Council: Recommend permission; the proposal would not result in overlooking and would not be detrimental to its surroundings.

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

- 9.1 One letter of support received from the occupant of a neighbouring property; No harmful impact, well screened by hedgerow.

10. RELEVANT HISTORY

- 10.1 Stable block (12/97226) approved on 22 May 2012
- 10.2 Erection of detached four bedroom replacement dwelling with detached double garage and associated works (TV/S/99/08505/1) approved on 5 February 1999

11. ASSESSMENT

- 11.1 This application relates to a substantial and relatively imposing detached 2.5 storey property which lies within relatively rural surroundings close to Canada Common. The property is adjoined by paddocks to the east and also to the south whilst the north boundary is adjoined by a detached property. The property is a relatively recent replacement of an earlier, more modest property following the granting of planning consent in 1999.
- 11.2 Consent is sought to add a large single storey extension to the rear of the property. The extension would form a new kitchen and dining area and would incorporate a contemporary style with zinc roof, render and aluminium windows. The addition would project by just under 9 metres from the rear wall of the existing house. A number of other external works are also proposed, including the re-roofing of the front porch and the replacement of the timber balustrade on the rear balcony with a glazed enclosure of the same height.
- 11.3 The main issues under consideration would be:
- The extent of floorspace increase based upon the house as it stood on 1 July 1982.
 - The impact the development would have upon the character and appearance of the dwelling and the character of the wider area.
 - Any potential loss of amenity to neighbouring residents.
- 11.4 Policy DP11 seeks to ensure dwellings within the New Forest are not enlarged by more than 30% (based upon what existed on site on 1 July 1982). Whilst there are no full floor plans available on previous planning files which establish the total internal floorspace of the dwelling which originally existed on site, the site plan submitted in relation to the replacement dwelling consent shows that the original building had an external footprint of 64 square metres. In this case of a fully two storey dwelling this

would suggest a potential original floorspace of 128 square metres. The dwelling currently on site has a gross internal floorspace of just over 330 square metres (a 160%) increase. Whilst the applicant does make the case that the proposed extension would result in a 30% floorspace increase based upon the dwelling on site, the overall cumulative increase proposed would amount to a 220% increase. Whilst it is the case that the previous enlargement of the property was the result of a replacement rather than an enlargement Policy DP11 makes it clear that the 30% would always be based upon the *original* building. Based upon this (and the fact that current policy on replacements is more restrictive in terms of seeking to ensure no further increase) the approach of measuring overall cumulative increase in this case is considered appropriate.

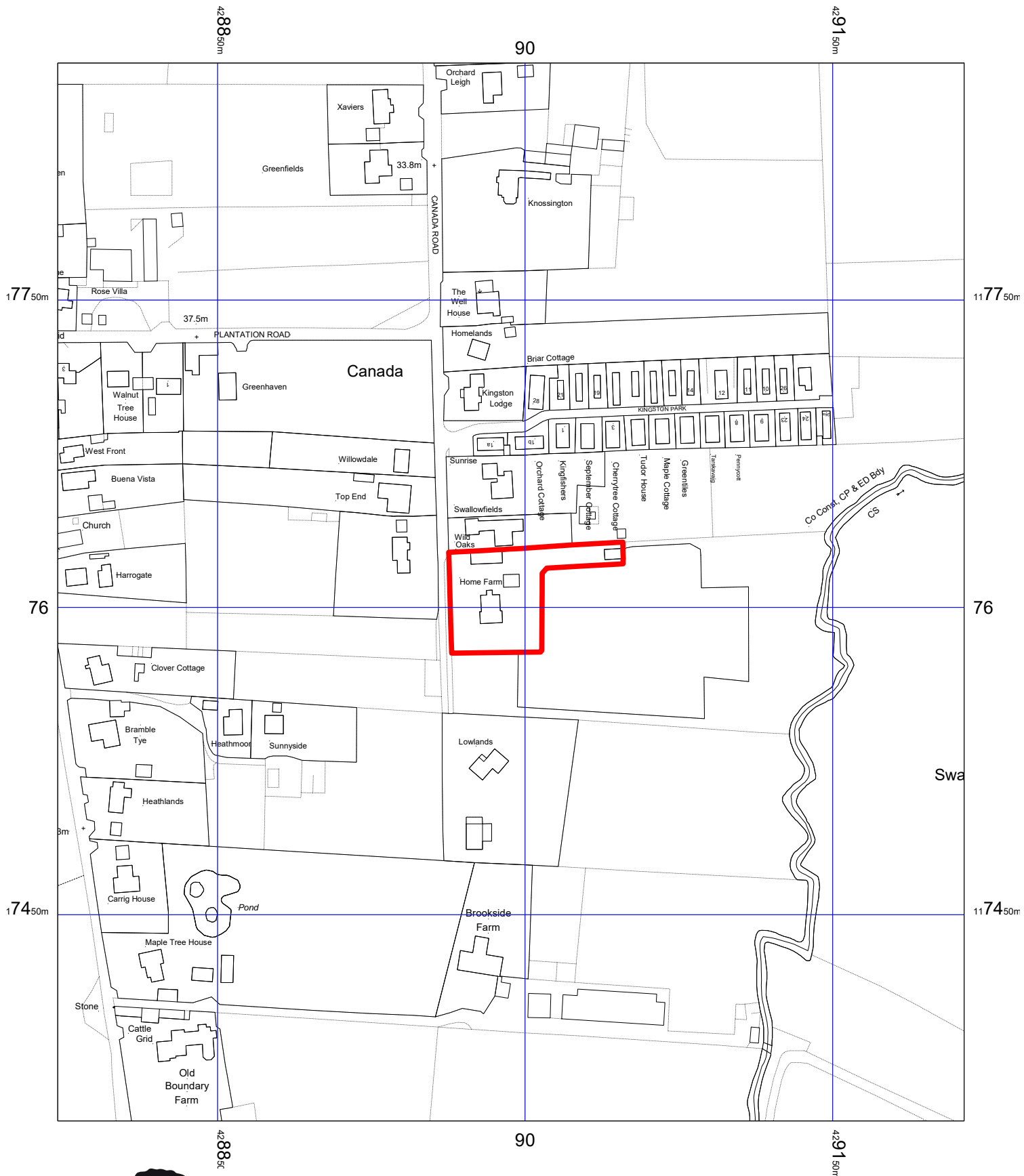
- 11.5 The Authority is carrying forward the floorspace limits set out under Policy DP11 in the emerging Local Plan (for both extensions and replacement dwellings). The emerging local plan recognises that for some time, proposals to incrementally extend dwellings in a nationally designated landscape can affect the locally distinctive character of the built environment of the New Forest. In addition, extensions can over time cause an imbalance in the range and mix of housing stock available. An appeal decision (reference APP/B9506/D/15/3004446) which demonstrates the importance of ensuring extensions to dwellings fall within acceptable limits relates to a large property at Bucklers Hard. This property had undergone previous extensions and the appeal proposal would have then exceeded the 30% limit by 2% (significantly less than the current proposal). Despite the modest size of the proposal the Inspector dismissed the appeal concluding that it was an immediate conflict with Policy DP11. This appeal decision only serves to highlight that the excessive size and scale of the current proposal would clearly be at odds with the modest form of the original building and its rural context.
- 11.6 It has been observed on site that the layout of the plot and the proposal is such that there would not be any direct harm to the amenities of neighbouring residents. Whilst the existing dwelling is not of any significant aesthetic interest and the general principle of introducing a contemporary design would not be unacceptable, the proposed extension would add significantly to the overall size of the building and would add to its overall scale, bulk and form contrary to the objectives of Policy DP11. Whilst an additional plan has been submitted by the agent, this is an Ordnance Survey map relating to the wider area dated 1964 at a scale of 1:2500. This map is therefore not considered to be as reliable as the more recent and more accurate site plan referred to above. In any event the footprint shown on the Ordnance Survey map is not significantly larger than that of the site plan. There are no overriding material considerations put forward by the applicant which would justify the further enlargement of the property over and above the limits imposed by Policy DP11 and it is therefore recommended that the application should be refused.

12. RECOMMENDATION

Refuse

Reason(s)

- 1 In order to help safeguard the long term future of the countryside, the Local Planning Authority considers it important to resist the cumulative effect of significant enlargements being made to rural dwellings. Consequently Policy DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010) seeks to limit the proportional increase in the size of such dwellings in the New Forest National Park recognising the benefits this would have in minimising the impact of buildings and activity generally in the countryside and the ability to maintain a balance in the housing stock. This proposal, taking into account a previous enlargement, would result in a building which is unacceptably large in relation to the original dwelling and would undesirably add to pressures for change which are damaging to the future of the countryside.



New Forest National Park Authority
Lymington Town Hall, Avenue Road,
Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666

Date: 29/05/2018

Ref: 18/00323/FULL

Scale: 1:2500

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