

Application No: 18/00440/FULL Full Application

Site: Land At Harlicks Hill, Hatchet Lane, Beaulieu, SO42 7YB

Proposal: New dwelling; detached double garage; associated access

Applicant: Beaulieu Settled Estate

Case Officer: Clare Ings

Parish: BEAULIEU

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view
Referred by Ward Councillor

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP2 The Natural Environment
CP7 The Built Environment
CP8 Local Distinctiveness
CP9 Defined Villages
CP12 New Residential Development
DP1 General Development Principles
DP6 Design Principles

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 5 - Delivering a sufficient supply of homes
Sec 12 - Achieving well-designed places
Sec 15 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

Councillor Harris – supports reallocating the residential consent which is required to facilitate the new car park.

7. PARISH COUNCIL COMMENTS

Beaulieu Parish Council: Support; this is a sensible relocation of an existing permission which will then enable a much needed discreet car park, to occupy Haywards Field, benefiting local residents and businesses only, therefore low impact and improving the Village High Street environment for all. The proposed relocated building sited at Harlicks is most appropriate for the village and the topography lends itself to low impact development on a wider landscape.

8. CONSULTEES

- 8.1 Ecologist: Lack of survey information to assess level of bat activity in the light of loss of trees, and also due to increased ambient light levels.
- 8.2 Landscape Officer: Insufficient details to allow a full assessment of the dwelling in the proposed location.
- 8.3 Building Design & Conservation Area Officer: Need further information to establish impact on the setting of the conservation area.
- 8.4 Tree Officer: Objection to loss of trees. Draft Tree Preservation Order has been served (and has received objections from applicant).
- 8.5 Highway Authority (HCC): No change to access - standing advice applies.

9. REPRESENTATIONS

- 9.1 One representation received in support.
- 9.2 Representation received from Friends of the New Forest objecting on the following grounds:
 - transfer of permission from another site is not a valid reason to allow this dwelling outside a defined village - contrary to policy CP12
 - would not meet criteria of other policies - DP12 or CP11

10. RELEVANT HISTORY

- 10.1 None relating to the application site, but of relevance:
- 10.2 Creation of a car park at Hayward's Field, Beaulieu High Street (18/00439) approved on 22 October 2018.
- 10.3 Two houses; three apartments; extension and change of use of Bank building to A1/A3; canopy building (site a); one house and outbuilding (site b) at Fairweather Garden Centre, Beaulieu High

Street (10/95509) approved on 4 October 2010. This essentially sought to renew the earlier permission and has only partially been implemented - the extension and change of use of the Bank building - and the remainder remains extant.

- 10.4 5 apartments and carport, 1 house, alterations & extensions of former bank building including change of use from A1 to A1/A3 use (08/92755) approved on 2 September 2008. This was not implemented.
- 10.5 Erect (a) 4 terraced dwellings and (b) 1 detached dwelling, garages and accesses on land south of (a) 555 High Street and (b) 57 High Street (NFDC/96/60449) approved on 28 August 2003. This was not implemented.

11. ASSESSMENT

- 11.1 Through this application, the applicant is seeking to “relocate” an earlier, extant consent for a single dwelling house to free up land within the village (on Hayward’s Field) for use as a private car park. This application was submitted in tandem with the application for the private car park (which has now been granted planning permission - see 10.1 above). The applicant maintains that the planning permission for the new private car park will not be implemented unless the Estate can relocate the earlier 2003 consent for the dwelling to another site – the application site.
- 11.2 The application site lies to the north of the B3054 (Hatchet Lane), and comprises a parcel of land which is heavily treed (a former orchard) lying between Harlicks and 1 and 2 Harlicks Hill Cottages. There is a mature hedgerow along the road frontage, and the land slopes down significantly to the east. Access to the site uses an existing access serving the two cottages which sweeps around to the rear of them. The verges along Hatchet Lane are designated SSSI, and the site adjoins the Beaulieu Conservation Area.
- 11.3 The proposal is for the erection of a four-bedroomed dwelling and detached two-bay garage. The external facing materials would be red brick and clay plain tiles, with doors and windows to be painted (white) timber. The access would continue to extend from the existing access serving the two cottages into the site.
- 11.4 The key considerations are the implications for policy, design considerations and the impact of the proposal on trees, landscape and the setting of the adjoining conservation area, ecology and the amenities of the adjoining properties.
- 11.5 The site lies outside the four defined villages which, under policy CP12, are the settlements to which any new residential development is directed. Otherwise, policy CP12 permits new residential development where it is a replacement dwelling, is

required for agricultural or forestry workers, or is affordable housing. The proposal would therefore be clearly contrary to policy. In view of the very strong policy stance against additional new dwellings outside the defined villages, it is not considered that the extant permission (originally granted consent in 2003) provides sufficient reason to set aside this policy and build a new dwelling outside of the defined villages. To do otherwise would set a highly dangerous precedent that could easily be repeated elsewhere within the National Park.

- 11.6 The site is also heavily constrained by trees, the majority of which are small fruit trees. However to the north of and within the site are a number of Oak trees, and those within the site (six) together with four other groups, are shown to be removed. The loss of these trees would significantly alter the character of the site and wider area, and would affect public amenity on a well-used tourist route, and therefore a Tree Preservation Order (TPO) has been served (not yet confirmed) to which the applicants have objected. Further discussions over the extent of the TPO have been held and although it has now been agreed that two small Oak trees, which do contribute to the amenity of the area and are affected by the proposal, could be replaced on a like-for-like basis, it is necessary to retain the TPO as the mechanism by which to ensure all trees are protected and replacements can be sought. There is also concern that, should the dwelling be built, there would be future pressure to fell further trees to allow useable domestic curtilage which could be difficult to resist. There is therefore still an objection on tree grounds.
- 11.7 Concerns have also been raised that there is insufficient information submitted with the application to assess the proposal on either landscape grounds, or to determine its impact on the setting of the adjoining conservation area. Whilst the site characteristics and mature vegetation along the road frontage and the distance from the conservation area would help to ameliorate these impacts, the introduction of a new dwelling in this location would neither conserve nor enhance the landscape character of the National Park.
- 11.8 Although an ecology report was submitted (considered to be broadly suitable), there are concerns over the lack of survey work to assess the level of bat activity in connection with the trees. In addition, further survey work would be necessary to assess fully the extent of other woodland species associated with the site.
- 11.9 The design of the proposal is considered acceptable and broadly echoes that of the original permission (NFDC/96/60449) in terms of size and design, and given the distances to the adjoining properties, there is unlikely to be any significant impact on their private amenities through overlooking or overshadowing.

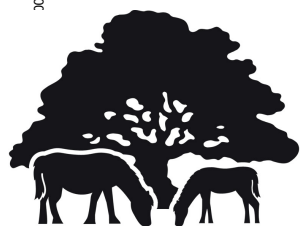
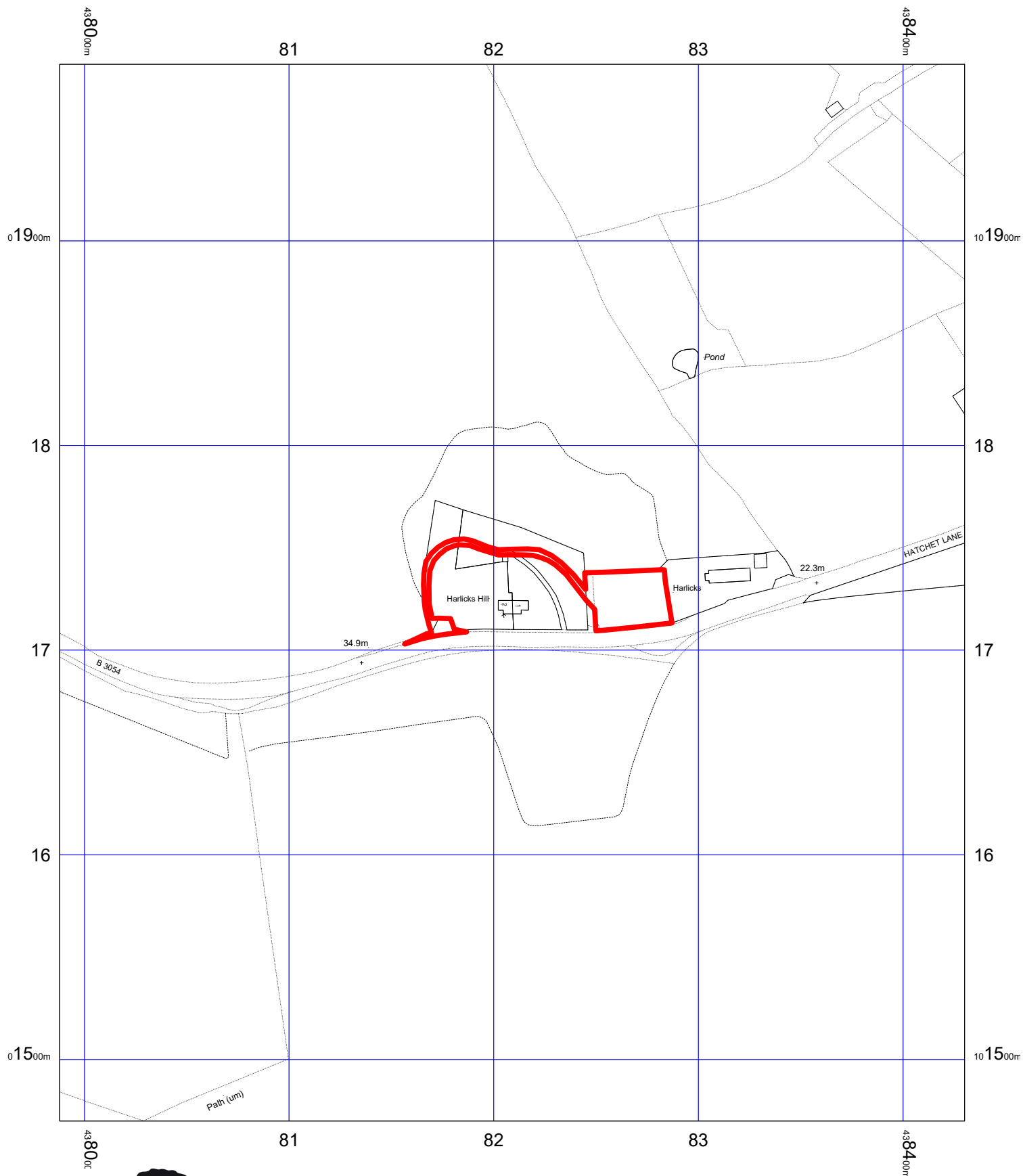
- 11.10 In conclusion, there is a strong and overriding policy objection to a new, unrestricted dwelling in this countryside location within the National Park and together with the loss of trees affecting the public amenity of the area, the application is recommended for refusal.

12. RECOMMENDATION

Refuse

Reason(s)

- 1 New residential development is only permitted in the National Park within the four defined villages, the exceptions being affordable housing for local needs and new dwellings required in connection with agriculture or forestry. The justification advanced by the applicant to support an isolated, unrestricted new dwelling in this area of open countryside (relocating an earlier consent) is not accepted by the Authority. The proposal is therefore contrary to policy CP12 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010) and the National Planning Policy Framework 2018 (paragraph 79).
- 2 The introduction of a new dwelling in this isolated countryside location neither conserves nor enhances the landscape and scenic beauty of the National Park and is therefore contrary to Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010) and the National Planning Policy Framework 2018 (paragraph 172).
- 3 The proposed development would result in the loss of a significant number of trees (currently protected by a Tree Preservation Order), and could also lead to the future loss of other trees, all of which have a high public amenity value, which would be to the detriment of the site and the wider area. The proposal would therefore be contrary to policies CP2 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: 06/12/2018

Ref: 18/00440/FULL

Scale: 1:2500

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Application No: 18/00659/FULL Full Application

Site: Mundens, 7 Tanners Lane, East End, Lymington, SO41 5SP

Proposal: Completion of single storey extension; first floor extension; re-roofing; internal and external alterations and repairs

Applicant: Mr & Mrs Manning

Case Officer: Carly Cochrane

Parish: BOLDRE

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
CP2 The Natural Environment
CP7 The Built Environment
CP8 Local Distinctiveness
DP10 Replacement Dwellings
DP11 Extensions to Dwellings

4. SUPPLEMENTARY PLANNING GUIDANCE

Boldre Parish Design Statement
Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 12 - Achieving well-designed places
Sec 15 - Conserving and enhancing the natural environment
Sec 16 - Conserving and enhancing the historic environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Boldre Parish Council: Recommend refusal. Whilst supporting the restoration of this heritage asset, Boldre Parish Council is very concerned by the proposed raising of the roof height and some of the other changes. The use of traditional materials is to be welcomed but the original proportions of roof and windows should be retained.

The application was discussed further following further information submitted by the agent, however the recommendation of the Parish remained one for refusal.

8. CONSULTEES

8.1 Building Design & Conservation Area Officer: Objection raised if it is the case that the ridgeline height is increasing.

9. REPRESENTATIONS

9.1 One letter of representation has been received, raising an objection to the application. The comments made are summarised as follows:

- Increase in roof height and chimney will result in a more dominating and overbearing effect to both [our] front and rear gardens.
- Seeks confirmation that the permitted development extension will not be made larger as part of this application, as any further increase will have a further impact.
- Concerns with regard to notification under the Party Wall Act.
- Concerns with regard to the proposed replacement boundary treatment.
- The proposal does not comply with the Boldre Village Design Statement, particularly in that it states that 'roof heights should not be raised disproportionately in relation to the existing or surrounding dwellings'.
- Loss of visual amenity.

10. RELEVANT HISTORY

10.1 Single storey rear extension; 2.no rooflights (17/00773) Withdrawn 23 October 2017

10.2 Single storey rear extension; 2no. rooflights; alterations to fenestration (17/00394) Withdrawn 08 August 2017

10.3 Application for a Certificate of Lawful Development for a proposed single storey rear extension (17/00046) Certificate Issued on 14 February 2017

11. ASSESSMENT

- 11.1 The application site is located to the eastern side of Tanners Lane, within the Forest South East Conservation Area. The property has been identified within the Conservation Area Character Appraisal as being of local vernacular interest, and as such, is considered a non-designated heritage asset. A Lawful Development Certificate for a single storey extension was issued in early 2017; since then, there have been a number of applications submitted for a single storey side extension, which included site visits and a number of amended plans, however, both proposals were withdrawn due to insurmountable issues with regard to design and impacts upon neighbouring amenity.
- 11.2 By way of background, in May 2018, works began at the property to repair the thatched roof, however this resulted in the total demolition of the roof structure, first floor and chimney stack. The Authority maintains that the replacement of these elements constitutes development which requires planning permission, and as such, an application was invited. A site visit undertaken by the Authority confirmed that the only parts of the dwellinghouse remaining were the walls below the eaves; internally, walls and features had been removed, and that the chimney stack had also been demolished.
- 11.3 This application seeks planning permission for the completion of the permitted development extension, and the re-build of the roof structure (and thereby, the first floor internally). Amended plans have been submitted, removing the proposed French window and Juliet balcony upon the eastern elevation. All materials would match those which existed prior to demolition.
- 11.4 It has been difficult establishing the height of the "existing" ridgeline in the light of the partial demolition, and concern has also been raised with the applicant over the accuracy of the submitted plans with this (and previous) applications on the site. The result of this is that, whilst the height of the ridgeline is likely to have been increased by up to 900mm (although this is disputed by the applicant), the Authority cannot be certain. Effort has been made by the Authority to ascertain that there would be no change in the eaves height, and amendments to the fenestration have also been requested and made, resulting in no change from what was existing.
- 11.6 The relevant material planning considerations in this case therefore relate to the impact of the potential increased height of the ridgeline (up to 900mm) and whether this increase would be significantly harmful to the character and appearance of the non-designated heritage asset and conservation area, and impact upon neighbouring amenity.

- 11.7 Whilst it is not disputed that, should the ridgeline height be increased, the overall height of the dwelling and bulk of the thatch roof would also increase, it has been established that there would be no proportionate change in the eaves height. The dwelling is sited with its gable end adjacent to the highway (perpendicular to that of the dwellings immediately to the north), at the end of a row of development; beyond, to its south, east and west, are agricultural fields. Resultantly the dwelling as it existed prior to the demolition was already prominent within Tanners Lane and the wider conservation area, and the span of the pre-existing thatched roof was clearly visible when approaching from the north and south. Whilst the replacement roof would be visible, it is not considered that it would result in the building becoming prominent to a degree where it becomes unduly and harmfully dominant upon the conservation area, or inappropriate to the non-designated heritage asset, as the symmetry and proportions of the roof would remain.
- 11.8 Both the application property and its neighbour of 'Tanner House' (6 Tanners Lane) are located in close proximity to the boundary, with Mundens being located to the south of Tanner House. Tanner House comprises a small courtyard area adjacent to the southern boundary, which forms the only rear private amenity space; the main garden area of Tanner House is located to the front of the dwellinghouse, and overlooked by the neighbouring property of 4 Tanners Lane. As a result of the low eaves height of Mundens, and the high boundary treatment between the properties, it is the span of the roof which is dominant when viewed from within the rear garden area of Tanner House. However, the pitched roof slopes away from the boundary, and whilst it is considered reasonable to suggest that an increase in the height of the roof may result in an increase in the levels of overshadowing currently experienced by virtue of the orientation of the respective properties, this increase is not considered to be significantly harmful, given the existing relationship. Similarly, the roof span of Mundens is already overbearing and dominant when viewed from the rear garden area of Tanner House, and therefore any additional height, whilst perceivable, would not necessarily be significantly harmful upon neighbouring amenity.
- 11.9 In respect of the completion of the single storey rear extension, it is calculated that the 30% additional floorspace limitation would not be exceeded, and as such, is policy compliant in this respect. However, it is considered appropriate and necessary to remove permitted development rights to ensure no such further extension is carried out.
- 11.10 Overall, whilst the agent maintains that the roof structure would be replaced on a like-for-like basis, when assessing the worst-case scenario of an increase in the ridgeline height, on balance, it is considered that there would not be any significant additional harm upon the non-designated heritage asset, the character or

appearance of the conservation area, or upon neighbouring amenity.

11.11 It is therefore recommended that the application be approved.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

- 1 Development shall only be carried out in accordance with

Drawing nos: 001 Rev A, 002 Rev A, 202 Rev A, 203 Rev A, 300 Rev H, 301 Rev B.

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.
- 2 The external facing materials to be used in the development shall match those used on the existing building and be as stated within the application form, unless otherwise agreed in writing by the New Forest National Park Authority.

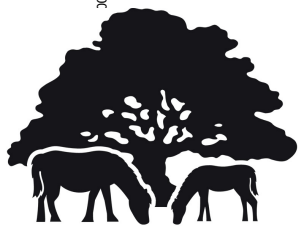
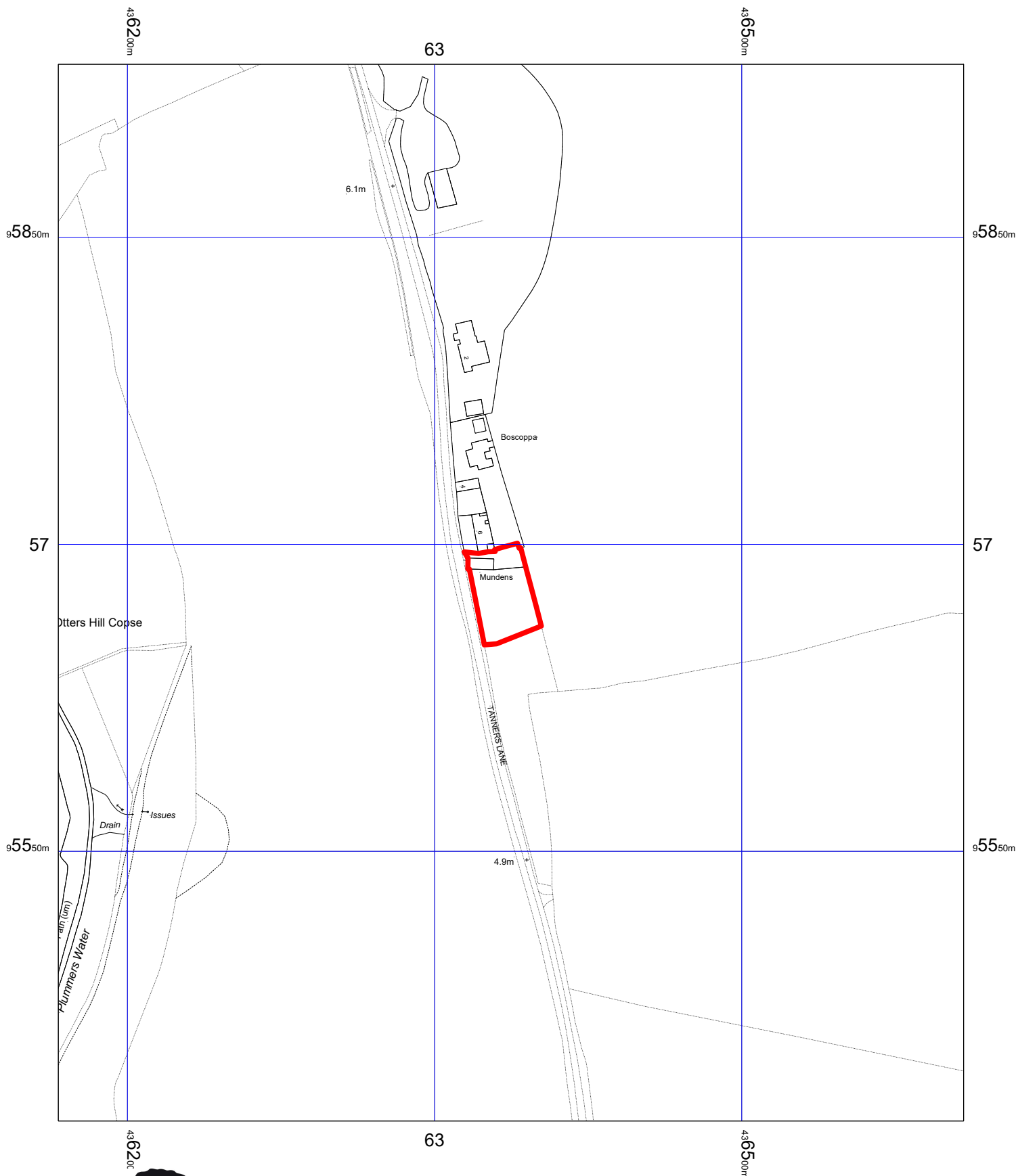
Reason: To ensure an acceptable appearance of the building in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).
- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) England Order 2015 (or any re-enactment of that Order) no extension (or alterations) otherwise approved by Classes A, C or D of Part 1 of Schedule 2 to the Order, shall be erected or carried out without express planning permission first having been granted.

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 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 in accordance with Policy CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

Informative(s):

- 1 It is noted that the development hereby approved involves construction on or near a boundary with an adjoining property. The applicant is advised that this planning permission does not authorise any other consent which may be required in accordance with the Party Wall Act or other legislation.



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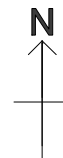
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Date: 29/11/2018

Ref: 18/00659/FULL

Scale: 1:2500

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Application No: 18/00727/FULL Full Application

Site: Moulonds Farm, Winsor Road, Winsor, Southampton, SO40 2HN

Proposal: Single storey rear extension; first floor rear extension

Applicant: Mr Dawe

Case Officer: Liz Young

Parish: COPYTHORNE

1. REASON FOR COMMITTEE CONSIDERATION

Applicant is related to member of staff.

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
DP11 Extensions to Dwellings
CP8 Local Distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 16 - Conserving and enhancing the historic environment
Sec 15 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Copythorne Parish Council: Recommend permission but will accept a delegated decision; The Council raise no objection to the proposed plan.

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

- 9.1 No comments received.

10. RELEVANT HISTORY

- 10.1 Notification of proposed change of use of agricultural building (less than 150 sq. metres) to C1 use (18/00682) - no further details required 10 October 2018
- 10.2 Application for a Certificate of Lawful Development for proposed single storey rear extension (17/00985) - planning permission required on 5 January 2018
- 10.3 Farmhouse (existing dwelling to be demolished) (28064) approved on 19 December 1984

11. ASSESSMENT

- 11.1 This application relates to a modest, two storey cottage which originates from the 1980s and is a replacement of an earlier property. The site lies within rural surroundings and within the Forest North East Conservation Area. The south and east boundaries of the site are adjoined by agricultural land which also falls within the applicant's ownership. An attractive barn (recently subject to a prior notification submission) of local historic interest straddles the boundary between the curtilage and the land to the south. The house itself is set back from the road and is orientated at 90 degrees to the roadside boundary within its main elevation facing west onto the access drive and yard area. The site is not directly adjoined by any other residential properties.
- 11.2 Consent is sought to infill the recessed area on the south east corner of the property with a single storey extension and to add a first floor extension above this and the existing utility area. The enlarged ground floor area would comprise a dining room and utility room with a bedroom above. A dormer window is proposed to the rear, together with an increased ridge height. The external facing materials (roof tiles, facing brick work and UPVC windows) would match those on the existing building.
- 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 conservation area.
 - Any potential loss of amenity to neighbouring residents.
- 11.4 No existing floor plans were submitted as part of the 1984 application for the replacement dwelling and the Authority would not be in a position to clearly establish the size of the dwelling

which existed on site in 1982. In this instance it would therefore be necessary to take the earliest measurable plan of the building as the original floor area (the replacement dwelling in 1984 under Consent 28064). The house as approved had a gross internal floor area of 162 square metres. The proposed extensions would result in a gross internal floor area of 185 square metres and this would amount to an overall increase of 14%. This falls within the floor space limits set out under Policy DP11 of the New Forest National Park Core Strategy.

- 11.5 The existing dwelling is not of any particular historic or aesthetic interest. However the building is characterised by a relatively modest scale, compact form and steep gabled roofline. Because much of the proposed enlargement would infill a recessed area to the rear of the property it would not add significantly to the overall scale, bulk and impact of the existing dwelling. Whilst additional first floor accommodation is proposed, the eaves line would remain very low, maintaining the steep roof pitch. The ridge would remain subservient to the ridge line of the main house and the use of matching materials and narrow window openings would ensure a sympathetic character and appearance. The proposal would therefore preserve the character and appearance of the Conservation Area in accordance with Policy CP8 of the New Forest National Park Core Strategy.
- 11.6 The proposed development would be at least 50 metres from the closest neighbouring property and the proposed dormer window would face eastwards away from this property. The proposal would therefore not give rise to any additional harmful impact in terms of loss of light, overlooking or visual intrusion. The development would therefore be in accordance with Policy DP1 of the New Forest National Park Core Strategy and it is 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; or
- The carrying-out of any further extension or enlargement to the dwelling otherwise permitted under Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order subsequently revoking or re-enacting that Order;
- whichever is the sooner.

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 and to ensure the dwelling remains of an appropriate size in accordance with Policies DP10 and DP11 of the adopted New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 2 The external facing materials to be used in the development shall match those used on the existing building, unless otherwise agreed in writing by the New Forest National Park Authority.

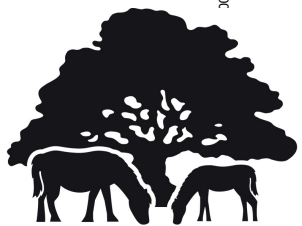
Reason: To ensure an acceptable appearance of the building in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 3 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, C or D of Part 1 of Schedule 2 to the Order, shall be erected or carried out 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).

- 4 Development shall only be carried out in accordance with drawing nos: 234.05A, 234.10 and 234.09A. 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.



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Date: 29/11/2018

Ref: 18/00727/FULL

Scale: 1:2500

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Application No: 18/00736/FULL Full Application

Site: Land At Quarr House, Manchester Road, Sway, SO41 6AS

Proposal: 1no. new dwelling

Applicant: Newprem Limited

Case Officer: Natalie Walter

Parish: SWAY

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Tree Preservation Order
Defined New Forest Village

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP7 The Built Environment
CP8 Local Distinctiveness
CP12 New Residential Development
DP1 General Development Principles
DP6 Design Principles
CP2 The Natural Environment
DP9 Residential Density in the Defined Villages

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
Sway Village Design Statement

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 5 - Delivering a sufficient supply of homes
Sec 11 - Making effective use of land
Sec 12 - Achieving well-designed places
Sec 15 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Sway Parish Council: Recommend refusal.

The Parish Council has looked at the revised plans and notes the updated Tree Officer's report and Surface Water Drainage. Note the Parish's original notes and the comments of neighbours, and also that the new proposal moves the development closer to Quarr House; and the weakness of adding crates in an area where the water table is so high – such crates just fill with water from the saturated surrounding and add nothing to surface water disposal.

Sway would also comment:

- This application contravenes DP1: due to the risk to biodiversity; increased traffic; and siting in relation to Quarr House;
- Whilst smaller than the previous application, it cannot be classed as a small dwelling and contravenes CP9 because Sway's local needs are for small dwellings outside the 400m zone that are affordable in perpetuity and for locals in need of housing;
- The proposal to dispose of surface water via crates will inevitably fail in this area, and thus contravenes CP6 as it will add to local flooding;
- This contravenes Sway Village Design Statement SPD (page 18 first and fifth guidelines) which encourages the protection of spacious plot sizes;
- This is far inside the 400m zone which should be protected where possible – in alignment with Natural England's recommendations;
- If by any perverse reasoning this were to be granted, then all Permitted Development Rights should be removed.

8. CONSULTEEES

- 8.1 Tree Officer: No objection subject to conditions. Further to previous negotiations and consultation comments, the proposal does not require the removal of any important amenity trees and the proximity to protected trees is considered the most suitable location on site.
- 8.2 Ecologist: Support subject to conditions. The ecological assessment has appropriately assessed the impacts of the development and policy accordance with CP2 and the NPPF can be secured.

9. REPRESENTATIONS

- 9.1 Sixteen individual representations have been received objecting to the application. The comments made are summarised as

follows:

- Unsympathetic impact on street view;
- Design out of keeping with surrounding plots;
- Footprint too large for the site;
- Impact on designated sites;
- Impact on protected trees;
- Impact on amenity of residents of Quarr House;
- No garage provided;
- Lack of sunlight to the rooms of the proposed dwelling;
- Potential loss of wildlife;
- Contrary to Sway Village Design Statement;
- Noise intrusion to Quarr House gardens;
- Access onto Manchester Road is dangerous;
- Light pollution from new dwelling;and
- Increase in surface water runoff.

9.2 One letter of comment stating that a major change from the previous application is the footprint of the dwelling and which includes no provision for a garage. If permission is granted, could additional extensions or a garage be restricted?

9.3 Twelve individual representations have been received in relation to the amended plans. The comments made are summarised as follows:

- Ecological impact;
- Poor drainage and risk of flooding to grounds of Quarr House;
- Increase in noise levels;
- Lack of private amenity space for proposed dwelling;
- Amended siting does not overcome previous concerns;
- Amended siting is more intrusive; and
- Suburbanisation of the National Park.

10. RELEVANT HISTORY

10.1 1 no. dwelling, detached garage and associated parking (17/00737) refused on 7 November 2017.

10.2 Construction of vehicular access (NFDC/80/17045) approved on 1 August 1980.

11. ASSESSMENT

11.1 The application site is located within the defined village of Sway and lies to the west of Manchester Road from which it is accessed via an existing access and gate. The site is currently undeveloped with the exception of several small timber outbuildings. Mature trees front the boundary with Manchester Road and the site is separated from the grounds of Quarr House by a mature hedge. Opposite the site and to the south are detached dwellings of

mixed styles, whilst to the north and west is Quarr House, which is separated into seven flats, and its extensive grounds.

- 11.2 The application is for a single dwelling, of a coach house design, with a shingle parking area accessed from the existing access on Manchester Road.
- 11.3 Pre-application discussions in relation to larger schemes on the site have taken place since 2015. The current application follows the refusal of application reference 17/00737/FULL for a two-storey dwelling, garage and car parking. Further pre-application discussions have taken place since this refusal.
- 11.4 The current scheme, as compared to the refused scheme, includes amendments in relation to scale and siting; removal of the proposed garage; and more detailed aspects relating to materials. The proposed siting has also been amended further within the current application process in order to address concerns raised by the Authority's tree officer, which have now been overcome.
- 11.5 The key considerations are:
- The principle of development;
 - Design and impact on the street scene;
 - The impact on trees;
 - The impact on amenity (of occupiers of the proposed dwelling and occupiers of Quarr House);
 - The impact on users of Manchester Road in terms of additional traffic; and
 - Ecological considerations.

Principle of Development

- 11.6 The site is located within a defined New Forest village. Policy CP12 states that new residential development will be permitted within the New Forest National Park where the proposal is within the defined New Forest villages. Paragraph 68 of the National Planning Policy Framework (NPPF) states that local planning authorities should support the development of windfall sites giving great weight to the benefits of using suitable sites within existing settlements for homes. The proposed development would accord with these policies and is acceptable in principle, subject to other considerations below.

Design and Impact on Street Scene

- 11.7 Policy DP9 of the Core Strategy states that development densities within defined villages should be informed by consideration of the character of the local area. The Sway Village Design Guide (2013) includes guidelines on page 18 including that any new developments should consider the need to maintain generous plot

sizes. The NPPF (July 2018) promotes the effective use of land and states in paragraph 117 that decisions should promote an effective use of land in meeting the need for homes. In this case, the proposed density is considered to be appropriate to the site and locality, given the site's constraints and location.

- 11.8 The design of the proposed dwelling would comprise a coach house design built of buff brick with gables. Dormers would be incorporated on the eastern elevation. Materials would also include a slated roof and tile hanging. Boundary treatments would comprise retention and improvement of existing hedges; timber fencing; and a timber gate. A large number of trees on the site would be retained and would provide a screen to Manchester Road.
- 11.9 The amendments to the design following refusal of the previous scheme are considered to be appropriate to the site and its setting. The proposed dwelling would be set back within the site and the view from the street scene would be acceptable. The relationship with Quarr House is now considered to be appropriate, given the constraints of the site.
- 11.10 On balance, the proposed design is considered to be acceptable and to accord with Policies DP1, DP6 and DP9 of the adopted Core Strategy.

Impact on Trees

- 11.11 Trees on and adjacent to the site are protected by Tree Preservation Orders which provide a significant amenity value to the area. The Authority's tree officer objected to the original site layout due to the proximity of the dwelling to protected trees.
- 11.12 During the application process, amended plans were received which amended the siting of the dwelling. The amended proposal would not require the removal of any important amenity trees. The Authority's tree officer considers that the amended siting is the most suitable location on the site in relation to proximity to protected trees and has no objection to the proposal subject to conditions. There is also a good tree screen to Manchester Road which would be retained and which provides good screening to the site. With the imposition of appropriate conditions, the impact of the proposed development on trees is considered to be acceptable.

Impact on Amenity

- 11.13 A large number of representations have been received from occupiers of the flats at the neighbouring Quarr House in respect of the outlook and impact on neighbouring amenity. The current application has sought to address the previous reasons for refusal relating to overlooking of the flats and the private amenity space

of Quarr House. The ridge height of the proposed dwelling has been reduced by approximately 1.4 metres; the siting has been amended and the first floor windows are directed away from the Quarr House site with the exception of one bathroom window, which would be opaque glazed. The proposed dwelling would be located over 20 metres from Quarr House at its closest point and over 5 metres from the boundary with the grounds of Quarr House. Overall, the proposed relationship with Quarr House is now considered to be acceptable and would not give rise to unacceptable loss of amenity at the neighbouring Quarr House. Concerns have also been raised in relation to the impact of lighting and relevant conditions are proposed to address this.

- 11.14 The applicant has indicated that the site area is 1,019 square metres and that the area of amenity space would comprise approximately 890 square metres. Whilst the sylvan nature of the site is noted, it is considered that occupiers of proposed new dwelling would be provided with sufficient amenity space.

Impact on Users of Manchester Road

- 11.15 The proposal would utilise the existing access and includes a shingle driveway with adequate space for car parking. The Local Highway Authority's standing advice states that for single residential developments, turning areas will not be required unless it is considered by the local planning authority to be necessary for the internal operation of the development. The proposal includes space for turning which will enable vehicles to leave the site in forward gear. In terms of vehicle movements, one additional dwelling in this location is not anticipated to give rise to an unacceptable increase in traffic movements on Manchester Road.

Ecological Considerations

- 11.16 The site lies within 400m of the New Forest SPA and the application is supported by an ecology report. The Authority's ecologist has been consulted on the application and has confirmed that the ecology report has adequately assessed the impact of the proposed development. The Authority's ecologist has no objection to the application subject to conditions to secure final details of biodiversity mitigation and enhancement.
- 11.17 In accordance with the Conservation of Habitats and Species Regulations 2017, an Appropriate Assessment has been carried out as to whether granting planning permission would adversely affect the integrity of the New Forest and Solent Coast European sites, in view of the sites' conservation objectives. The assessment concludes that the proposed development would, in combination with other developments, have an adverse effect due to the recreational impacts on European sites, but that the adverse impacts would be avoided if the planning permission were to be conditional upon the approval of proposals for the

mitigation of that impact in accordance with the Authority's Mitigation Strategy or mitigation to at least an equivalent effect. Contributions are therefore sought on this basis and the applicant has agreed to the proposed contributions. Subject to the imposition of the necessary conditions, the proposed development would accord with Policy CP2 of the adopted Core Strategy.

Other

- 11.18 The Environment Agency's Flood Map indicates that the site lies in an area at low risk of surface water flooding. The applicant has indicated that disposal of surface water runoff will be assessed in accordance with the hierarchy of preference for different types of surface water as set out in Approved Document H of the Building Regulations.
- 11.19 In accordance with the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the applicant's written agreement has been received in relation to the proposed pre-commencement conditions recommended.

Conclusion

- 11.20 The application proposes a single dwelling on a site located within the defined village of Sway on a site adjacent to Quarr House. The siting and design of the proposal have been amended following a previous refusal and the application has sought to address the previous concerns. The design is now considered to be appropriate to the site and setting and no objections have been received from the Authority's tree officer or ecologist.
- 11.21 On balance, it is recommended that the application be approved 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 Development shall only be carried out in accordance with drawing nos: 1261.03.C, 1261.04.C, 1261.06.B, 15075-BT5. 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 No development shall take place above slab level 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).

- 4 The first floor window on the western elevation hereby approved shall at all times be obscurely glazed.

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).

- 5 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 safeguard the privacy of the adjoining neighbouring properties in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).

- 6 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 shall be erected or carried out 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).

- 7 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).
- 8 No development shall take place until details of a compound to be provided for the storage of materials, machinery, waste materials and spoil have been submitted to and approved in writing by the National Park Authority. All materials, machinery, waste materials and spoil shall be stored within the approved compound.
- Reason: In the interests of protecting the New Forest Site of Special Scientific Interest in accordance with Policy CP2 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.
- 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 Prior to the commencement of development ecological mitigation for the Solent and New Forest Special Protection Areas, Special Areas of Conservation and/or Ramsar sites shall be submitted to and approved in writing by the New Forest National Park Authority. The ecological mitigation may take the form of a planning obligation which secures financial contributions in accordance with the Authority's adopted Development Standards (SPD) and the Solent (SRMP) Explanatory Note.
- To safeguard sites of international ecological importance in accordance with Policies CP1 and CP2 of the adopted New Forest National Park Core Strategy and Development Management Policies DPD, Development Standards SPD and the SRMP.
- 11 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 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.

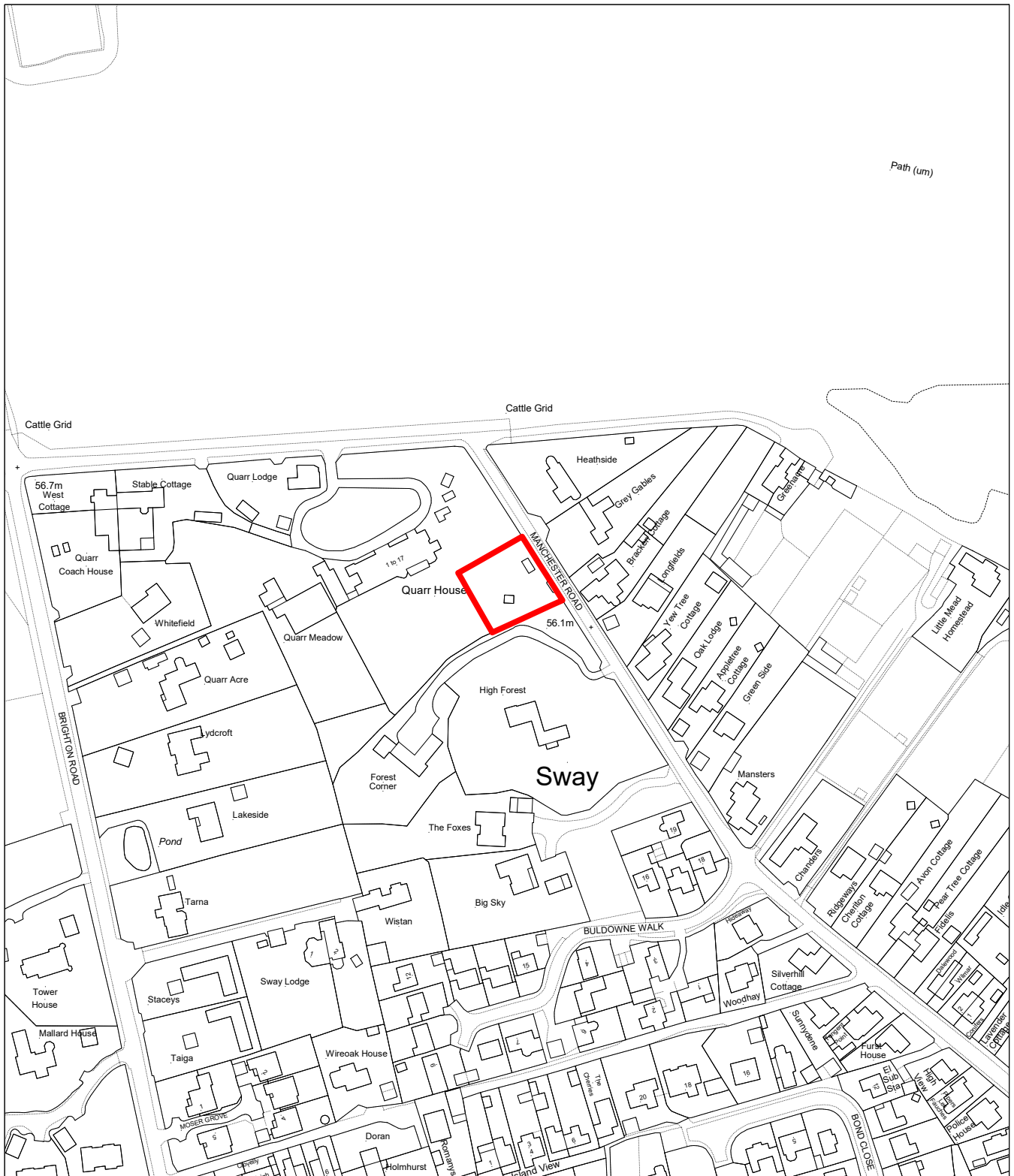
Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).

- 12 No development, demolition or site clearance shall take place until a plan showing:

Service routes, including the position of soakaways;
Location of site compound and mixing areas;

are submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with these approved details.

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).



NEW FOREST
NATIONAL PARK

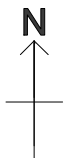
New Forest National Park Authority
Lymington Town Hall, Avenue Road,
Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666

Date: 30/11/2018

Ref: 18/00736/FULL

Scale: 1:2500



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Application No: 18/00740/FULL Full Application

Site: 2 Pitts Deep Cottages, Sowley Lane, East End, Lymington, SO41 5SQ

Proposal: Infill single storey extension to outbuilding to create garage and covered way

Applicant: Mrs S Campbell

Case Officer: Ann Braid

Parish: BOLDRE

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Flood Zone

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP8 Local Distinctiveness
DP1 General Development Principles
DP12 Outbuildings

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
Boldre Parish Design Statement

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 12 - Achieving well-designed places
Sec 15 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Boldre Parish Council: Recommend refusal and would not accept the decision reached by the National Park Authority's Officers under their delegated powers.

Boldre Parish Council feels this application does not respect the existing historic landscape

8. CONSULTTEES

8.1 Building Design & Conservation Area Officer: No objection

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 Extensions to existing barn; demolition of existing lean-to shed and external staircase (16/00945) refused on 12 January 2017

11. ASSESSMENT

11.1 Pitts Deep is a historic hamlet of the New Forest which now comprises two cottages and remnant farm buildings, immediately adjacent to the Solent. The cottages date back to the 18th Century. 2 Pitts Deep Cottages is shown on mid-19th century OS maps with the range of outbuildings to the north of the site. As such these buildings are considered to be of local historic interest due to their date and construction materials and are therefore non-designated heritage assets of local vernacular and historic interest. The buildings are not listed nor situated within a conservation area. They surround an area of walled kitchen garden, with a shed, a greenhouse and raised beds.

11.2 Consent is sought for a new outbuilding to be located in the corner of the existing range, at the western end of the walled garden, just outside the Flood Zone. The development would comprise a new garage, the roof of which would extend over the remaining space to join an existing shed, forming a covered way over the existing access into the walled garden area. The garage would be constructed in timber with a corrugated steel roof and a sliding timber-faced door. The existing brick shed would be re-roofed in corrugated steel.

11.3 The issues to assess are whether the proposed development would comply with the relevant Core Strategy Policies and whether there would be any adverse impacts on the range of historic buildings, and the character of the locality, in particular the coastline. Policy DP12 relates to outbuildings and requires that they should be located within the domestic curtilage and used for purposes that are incidental to the dwelling. The curtilage of this dwelling extends northwards from the house and includes the walled garden and the buildings, which are clearly in domestic use. The proposed use of the building as a garage would be incidental to the dwelling and a condition may be attached to

ensure it is not converted in future. The proposal would therefore comply with this Policy.

- 11.4 The proposed single storey infill link would be modest and subservient and contained by the existing garden wall. It would have no adverse impact on the character of the existing range of outbuildings nor on the historic cottage. Historic mapping, and traces in the fabric of the existing walls, indicate that there were buildings in this location in the past. The historic settlement would not be unduly consolidated by the proposal and the proposal would have no impact in seaward or landward coastal views. The development would therefore comply with Policies CP8 and DP5 which seek to ensure the character of the National Park and its coastline are not eroded.
- 11.5 The most logical site for materials and vehicles would be on the access track to the west of the proposed development. This area has no special designation, but the site is bounded to the south and east by a Site of Special Scientific Interest and the Solent Special Protection Area. It is unlikely that materials would be sited on the designated land, which is the beach, as the land is on the far side of the garden of 2 Pitts Deep Cottages, fifty metres from the site of the development. Little will be required in terms of materials, and if sited on the access track, their storage would not compromise the protected areas. As the track does not form part of the application site, or form part of the applicant's ownership, it is not therefore appropriate to impose an additional condition.
- 11.6 The Parish Council is concerned that the proposal would not respect the historic landscape, and certainly the previous application for a building in this location, which comprised a two storey building, was refused because of its impact on the character of the range of buildings and upon coastal landscapes. These concerns have limited weight in this instance in view of the modest and subservient nature of the proposed development.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

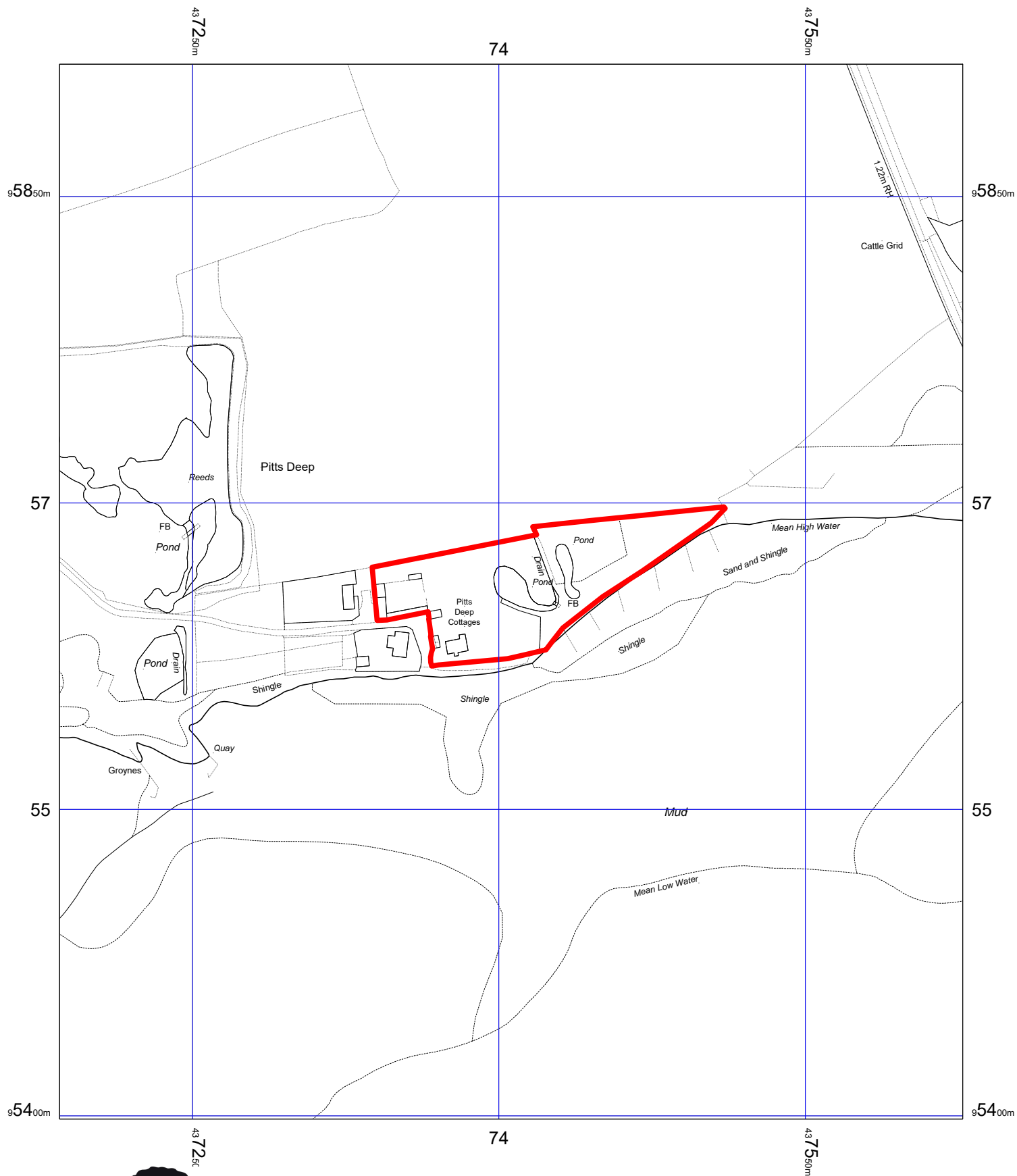
- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The building the subject of this permission shall only be used for purposes incidental 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).

- 3 Development shall only be carried out in accordance with drawing nos: 002, 202 Rev A and 201 Rev 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.



NEW FOREST
NATIONAL PARK

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

Tel: 01590 646600 Fax: 01590 646666

Date: 30/11/2018

Ref: 18/00740/FULL

Scale: 1:2500

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Application No: 18/00825/FULL Full Application

Site: Land Rear Of Spring Cottage, St Johns Road, New Milton, BH25 5SA

Proposal: Retention of stables and hay barn; hardstanding

Applicant: Mr A Jones

Case Officer: Katie McIntyre

Parish: NEW MILTON

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
DP6 Design Principles
CP8 Local Distinctiveness
DP22 Field Shelters and Stables

4. SUPPLEMENTARY PLANNING GUIDANCE

Guidelines for Horse Related Development SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 16 - Conserving and enhancing the historic environment
Sec 12 - Achieving well-designed places

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

New Milton Town Council: Recommend refusal:

- Contrary to policy DP22 due to the increase in footprint
- Contrary to policy CP6. Members noted that there was no lighting included on the plans, but lights were on display during a site visit.

Negative impact on the rural landscape. Members raised concerns over the

retrospective nature and the fact the plans did not include any parking arrangement details.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

- 9.1 One representation of support received:
- With regards to the latest application there are no objections. It is understood a condition governing the control of external lighting is to be attached.

10. RELEVANT HISTORY

- 10.1 Manege; soakaway (18/00318) granted 28 June 2018.
- 10.2 Retention of existing stable block; hay loft extension; hardstanding (12/97522) granted 25 July 2012.

11. ASSESSMENT

- 11.1 The application site consists of a relatively level field which is accessed via an un-made track from St Johns Road. The access track is also a public right of way which is screened by hedging. Stables and a yard area previously existed at the site however these were destroyed in a fire. There is also a recently constructed manege which was granted consent earlier this year. This application seeks to replace the stables at the site and consists of a building serving three loose boxes and a separate hay store. Both buildings are already in situ and this application seeks consent for their retention.
- 11.2 The relevant issues to consider are;
- The impact upon the character and appearance of the area;
 - Whether the proposal would comply with policy DP22 and the adopted Horse Related Development SPD.
- 11.3 By way of background, the stables which were granted consent in 2012 had a footprint of circa 40m² and provided stabling for two horses and an attached hay store. It was noted in the Officer Report as part of the assessment in 2012 that the parcel of land would result in less than 0.5 hectares of grazing land per horse and as such this would suggest a more intensive use of the land. Notwithstanding this, it was concluded that, having regard to the nature of the site and the significant precedent for horse keeping within the locality, the change in character of the land arising from a change of use to horse keeping would not be at odds with the surrounding area and would not impact upon views from the wider countryside.

- 11.4 The stable block the subject of this application has a footprint of approximately 11m by 3.6m (4.6m including overhang) and a ridge height of 3m. It is constructed of timber with a corrugated roof and serves three loose boxes. A hay store has also been erected at the site and this has a footprint of 3.85m by 3.6m (4.6m including the overhang) and a ridge height of 3m. It has been constructed in the same materials as the stables. The stable is sited on a concrete apron. The stable block which has been constructed is of the same size as that which was previously granted at the site, however the circa 14m² provided within the detached hay store is additional floor space. The stables also now accommodate three horses rather than two as previously granted in 2012. Policy DP22 supports the provision of stables provided that they are sensitively sited be unobtrusive in the landscape, simple in appearance, modest in scale and constructed of appropriate materials. The Guidelines for Horse Related Development SPD also echoes these requirements.
- 11.5 It is considered that the stables are sensitively sited being located in a similar position to the previous stables at the site and close to the existing field access. Views of the buildings are available from the adjacent right of way, however, it is not considered they have any greater visual impact than the previous building which served the site having a simple appearance and utilising rural materials. It is recognised that there is less than the recommended 0.5 hectares of grazing land per a horse, however, having regard to the Officer assessment in 2012, as summarised in the above paragraph 11.3, the more intensive use of the land would not be at odds with the surrounding area and as such is considered to be acceptable in this instance.
- 11.6 External lighting had been installed at the site, however this has since been removed by the applicant and a condition is recommended restricting any further external lighting being installed at the site without the prior consent of the Authority. A condition restricting the use of the stables for private use only is also recommended. The Town Council have also raised a concern that the proposal does not include a plan for parking arrangements. The position of the stables is such that there is space for the parking of vehicles at the site to the side of the stables.
- 11.7 To conclude, subject to appropriate conditions, it is recommended that permission be granted for the development at the site.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

- 1 The building the subject of this permission shall only be used for the stabling of horses belonging to the owner of the site (or their successors in title) and shall not be used for any commercial riding, breeding, training or livery purposes.

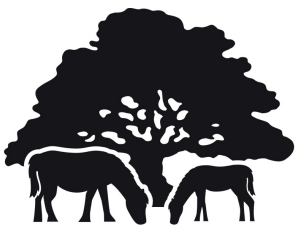
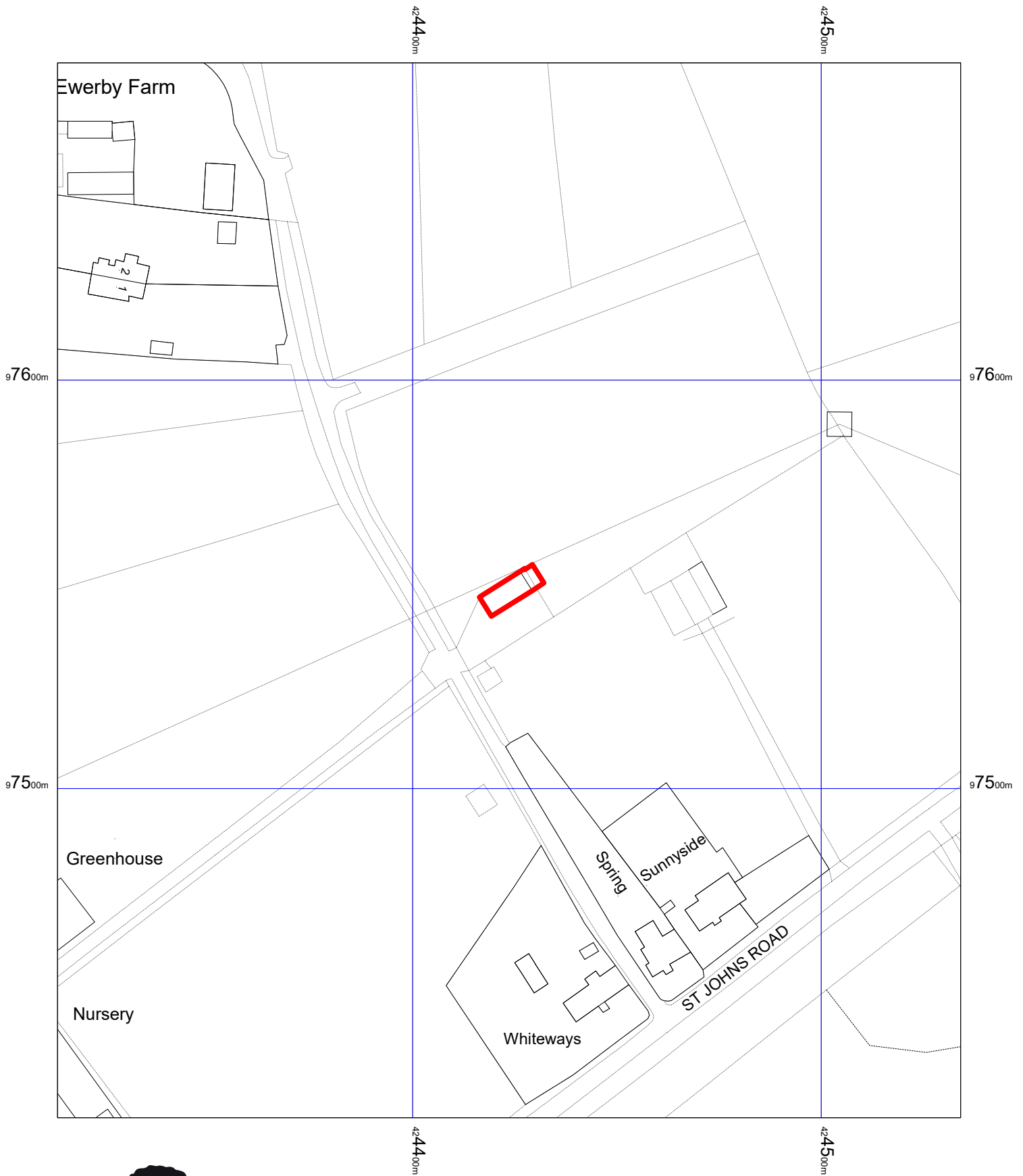
Reason: The introduction of a commercial equestrian use in this location would cause harm by reason of increased activity and pressure on the National Park and this would be contrary to Policy DP22 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 2 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).

- 3 Development shall only be carried out in accordance with drawing nos: 427-18-1, 427-18-2, 427-18-3, 427-18-4, 427-18-5, 427-18-6. 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

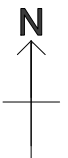
Tel: 01590 646600 Fax: 01590 646666

Date: 05/12/2018

Ref: 18/00825/FULL

Scale: 1:1250

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Application No: 18/00827/FULL Full Application

Site: Pegasus, Barrow Hill Road, Copythorne, Southampton, SO40 2PH

Proposal: Roof alterations from hipped to gable and 2No. new front dormer windows to facilitate addition habitable accommodation; pitched roof to existing dormer window; single storey rear extension; single storey rear extension to existing outbuilding; demolition of existing conservatory

Applicant: Ms L Luck

Case Officer: Liz Young

Parish: COPYTHORNE

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
DP12 Outbuildings
CP8 Local Distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 16 - Conserving and enhancing the historic environment
Sec 15 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Copythorne Parish Council: Recommend Refusal:

- The occupants of neighbouring properties have raised objections to the proposed plans.
- Officer comments are noted in relation to the character and appearance of the conservation area and the amenities of neighbouring residents.

8. CONSULTEEES

8.1 Tree Officer: No objection.

9. REPRESENTATIONS

9.1 Three letters of objection received from the occupants of neighbouring properties:

- Proposal would have an adverse impact on the amenities of neighbours by reason of overlooking, loss of privacy and overbearing impact, particularly with regards to Homeleigh.
- The two ground floor windows proposed to the north and the two windows adjacent to the existing dormer to the west would give rise to loss of privacy.
- Proposal and its relationship with adjoining buildings would be harmful to the character of the area and would change the character of the existing building.
- Inappropriate development within the Conservation Area, adjacent to a Grade II Listed hovel and opposite a scheduled monument.
- Proposal would increase the visibility of the roofline in the wider area.
- The building should retain its character as a 1950s dwelling.
- The proposed introduction of another bathroom and toilet to a property not on mains drainage could cause a rise in water levels in the immediate area.

10. RELEVANT HISTORY

10.1 Rear conservatory (04/81729) approved on 30 July 2004

11. ASSESSMENT

11.1 This application relates to a detached bungalow with rooms in the roof. The property lies within the Forest North East Conservation Area and is positioned within a moderately sized plot. Whilst the site lies within a large cluster of residential properties the setting is essentially rural and open fields lie immediately across the road to the east. Detached residential properties lie immediately to the north and south.

11.2 Consent is sought to carry out roof alterations on the main house in order to form additional accommodation within the roof and also to extend the garage which lies in the rear garden area to form a workshop and garden room. The roof alterations to the main

house would comprise a slight increase in ridge height from 5.7 metres to 6 metres, the change from a hipped to gabled roofline, the introduction of two dormer windows and a roof light to the front elevation and the introduction of a hipped roof and two roof lights to the rear elevation. The proposed garage extension would comprising facing materials to match existing (brick and tile). A roof light is proposed to each roof slope and patio doors are proposed to the north elevation facing inwards towards the garden.

11.3 The main issues to assess would be:

- The extent of floor space increase based upon the house as it stood in 1982.
- The impact the development would have upon the character and appearance of the Conservation Area,
- Any potential loss of amenity to neighbouring residents.

11.4 The original dwelling had a gross internal floor space of 122 square metres. The proposed development (including the conservatory which was previously added in 2004) would have a gross internal floor space of 156 square metres which would amount to a 28% increase. The proposals would therefore fall within the floor space limitations set out under Policy DP11 of the New Forest National Park Core Strategy.

11.5 The existing dwelling, whilst relatively unobtrusive and low key, is not of any particular historic or aesthetic interest and does not make a notable contribution to the character and appearance of the Conservation Area. Whilst the proposed roof alterations would, to some degree, increase the prominence of the building in the street scene, there would only be a marginal increase in ridge height and the proposed dormer windows would not be disproportionate to the main building. Furthermore the ridge would be no taller than that of the immediate neighbour, Homeleigh, which lies to the north of the site. The proposals would maintain the low eaves height of the building and the overall design would be similar in character to Homeleigh (which also includes a dormer window). The proposal would therefore preserve the character and appearance of the conservation area in accordance with Policy CP8. Whilst concerns raised in relation to the listed building to the south and the tumuli to the east are noted, the proposed development would not encroach any closer towards them. An access road lies between the application site and the listed cottage and it would remain the case that the property would not form part of the immediate setting to the listed building.

11.6 With regards to trees, the Authority Tree Officer considers that the proposal would not have an impact on any trees on or off site. Whilst there is an off-site maturing oak tree adjacent to the outbuilding there is a sufficient degree of separation to ensure it would not be adversely affected by the proposed development.

The existing boundary fence will act as sufficient tree protection fencing so there would be no necessity to impose any tree protection conditions. The proposals are therefore considered to be in accordance with the requirements of Policies CP2 and CP8 of the New Forest National Park Core Strategy.

- 11.7 The proposed outbuilding extension would not impact upon public views and would maintain the existing low roofline. The external footprint would remain modest at just over 40 square metres and a condition ensuring the building would not subsequently be used for habitable accommodation would ensure it would meet the requirements of Policy DP12.
- 11.8 Having regard to the fact that there is already a rear facing bedroom dormer on the property it is considered that the proposals would not give rise to any additional or harmful loss of amenity towards the immediate neighbour. It would remain the case that the upper floor windows would be positioned at an angle to the boundary with the neighbouring property and would only enable oblique views towards the further end of their rear garden area. Furthermore the proposed dormer window would serve a bathroom and (in contrast to the existing opening) could reasonably be conditioned to remain obscurely glazed. Whilst the occupants of the neighbouring property raise concerns over the windows proposed to each side of the dormer these would be rooflights and would therefore not give rise to any additional potential for overlooking in comparison with the existing situation. The proposed ground floor windows to the north would look towards the neighbour's front drive and parking area and would partially be screened by the close-boarded fence along this boundary. The windows would be modest in size and would be set back by at least 2 metres from the fence.
- 11.9 The footprint of the dwelling would remain unchanged and the development would not encroach towards the boundary with the neighbour; these views would also partially be obscured by the neighbour's outbuilding located adjacent to the boundary. The proposed outbuilding extension would not be visible from any neighbouring properties and the proposals are therefore considered to be in accordance with Policy DP1 of the New Forest National Park 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; or

The carrying-out of any further extension or enlargement to the dwelling otherwise permitted under Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order subsequently revoking or re-enacting that Order;

whichever is the sooner.

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 and to ensure the dwelling remains of an appropriate size in accordance with Policies DP10 and DP11 of the adopted New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 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, C or D of Part 1 of Schedule 2 to the Order, shall be erected or carried out 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 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).

- 4 The external facing materials to be used in the development (extension and outbuilding) shall match those used on the existing buildings, 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).

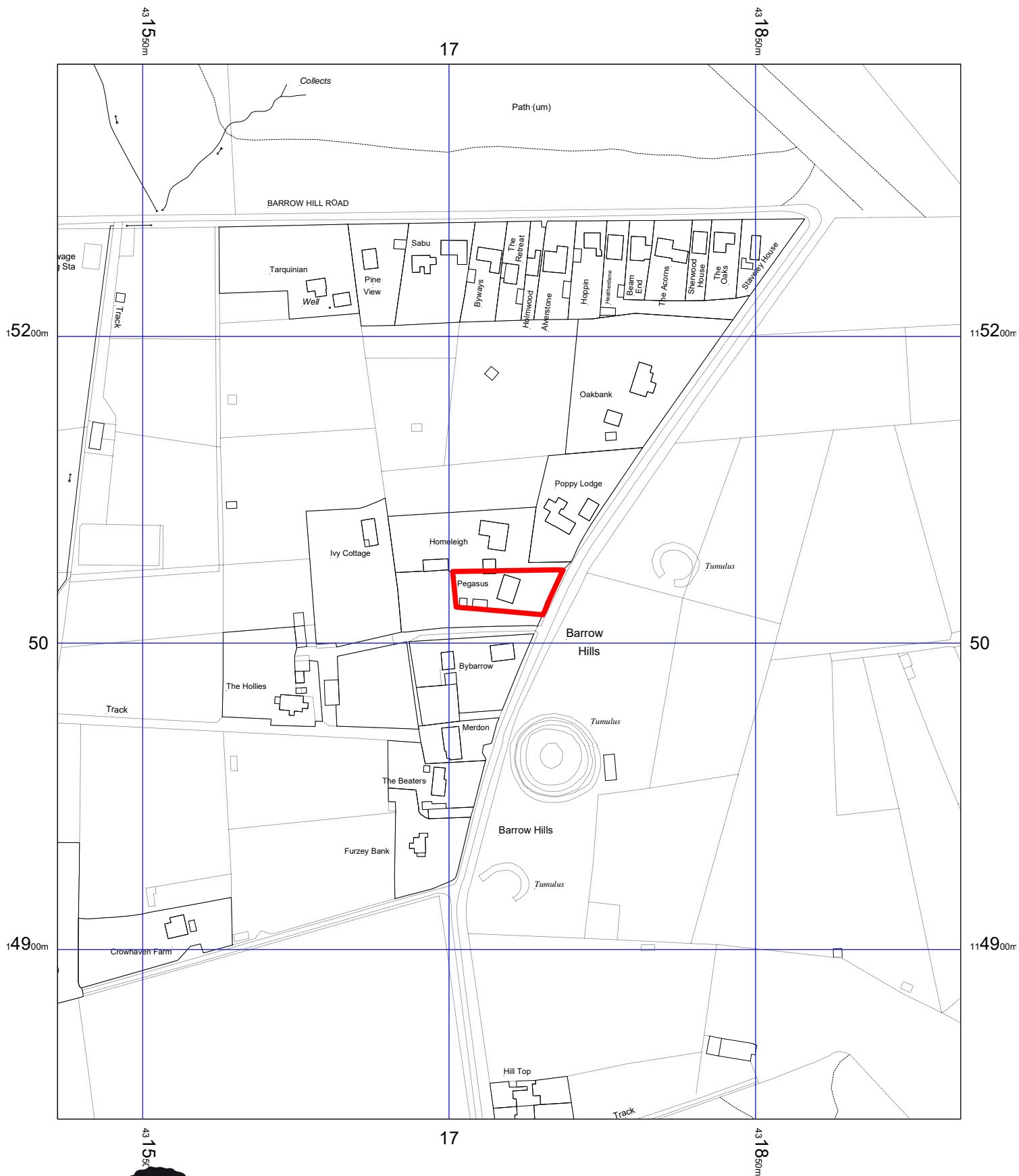
- 5 Development shall only be carried out in accordance with drawing nos: R106, R103 Rev B and R104 Rev A. No alterations to the approved development shall be made unless otherwise agreed in

writing by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the buildings in accordance with policies CP7, CP8, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.

- 6 The first floor dormer window on the west (rear) elevation hereby approved shall at all times be obscurely glazed and non-opening (other than the fan light).

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



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