

**Application No: 17/01075/FULL Full Application**

**Site:** North Commons Farm, North Common Lane, Landford, Salisbury, SP5 2EL

**Proposal:** Change of use of former agricultural buildings to residential/domestic use; addition of glazed link; external alterations; associated landscaping

**Applicant:** Mr & Mrs Newman

**Case Officer:** Clare Ings

**Parish:** LANDFORD

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**1. REASON FOR COMMITTEE CONSIDERATION**

To consider the importance and special character of the existing buildings and whether these constitute exceptional circumstances to justify an exception to policy.

**2. DEVELOPMENT PLAN DESIGNATION**

No specific designation

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

CP7 The Built Environment  
CP8 Local Distinctiveness  
DP1 General Development Principles  
DP6 Design Principles  
DP11 Extensions to Dwellings  
DP12 Outbuildings

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Design Guide SPD  
Landford Village Design Statement SPD

**5. NATIONAL PLANNING POLICY FRAMEWORK**

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

**6. MEMBER COMMENTS**

None received

## **7. PARISH COUNCIL COMMENTS**

Landford Parish Council: Happy to accept officer decision under delegated powers. Comments:

- The Parish Council note the sensible and sympathetic approach used toward the suggested renovations and, but for the following calculations, would have been happy to recommend approval, but are concerned over the additional floorspace provided which will exceed the 30% allowance provided for in policy DP11.
- In addition to the excess floorspace issue, details are lacking with respect to the new gate to the courtyard, any external lighting, type of new rooflight and proposals (if any) for other outbuildings not shown on the application drawings.
- Note that North Commons Farm is included in Appendix 3 of the Landford Village Design Statement (VDS) as one of the "Buildings of Special Interest" in the area, effectively giving it a "local listed" status.

## **8. CONSULTEES**

8.1 Ecologist: No objection, subject to conditions.

8.2 Building Design & Conservation Area Officer: The proposed scheme is acceptable. The ground treatment of the courtyard should be in keeping with the character of the site. Opportunities should be taken to salvage and re-use materials where possible.

## **9. REPRESENTATIONS**

9.1 No comments received.

## **10. RELEVANT HISTORY**

10.1 Temporary siting of static caravan (16/00658) - 2 year temporary permission granted on 13 October 2016

## **11. ASSESSMENT**

11.1 North Common Farm lies in a fairly isolated position and is located at the end of a long gravel track to the west of the A36. The site comprises a brick farmhouse overlooking the adjoining fields, with a rear entrance from the dwelling into a concrete yard that is surrounded by a number of outbuildings, largely timber clad and in various states of repair. The outbuildings have had various uses in the past connected with the farm. Other more modern farm buildings lie outside the red edge of the application. The site adjoins farm land, with a wooded area to the west. Currently on the adjoining land is a mobile home with various storage containers, occupied by the applicant.

- 11.2 North Common Farm is a mid-late 19<sup>th</sup> century farmstead which by virtue of its historic date and vernacular character is considered to be an undesignated heritage asset. It is a valuable survival of an essentially unspoiled mid-late 19<sup>th</sup> century cottage and farmstead with two small staddlestone barns, a hay barn, stables and pig pens all set around a traditional farmyard. As such the buildings individually and as a group are valuable local heritage assets and are recognised as such in the Landford VDS. The range of buildings have been considered a vulnerable Heritage Asset for a number of years.
- 11.3 The proposal is to re-instate the habitable use of the farmhouse, which would include re-building a single storey lean-to, linking the dwelling to the barns to the east by means of a glazed link and extending the habitable space into part of those barns. The remaining barns in the courtyard would be repaired and restored and used for a number of ancillary domestic (non-habitable) purposes. The less attractive and more modern structures would be removed.
- 11.4 In principle the restoration of the farmhouse and barns is welcome, and would preserve the non-designated heritage asset, and this report considers whether what is being proposed is the most appropriate way of ensuring the retention of this unique group of buildings. The scheme has been the subject of extensive negotiations, both at pre-application stage and also during the process of the current application. Previous proposals have included a replacement dwelling and also a large extension to the farmhouse, neither of which were considered appropriate as too much of the historic fabric of the buildings would have been lost. As a way of overcoming large extensions, the applicant was advised to consider using some of the floorspace within the existing barns, and one of the key issues at pre-application stage involved the amount of habitable floorspace that could be provided and the best means of linking the barns to the dwelling.
- 11.5 There is no doubt that the resulting habitable floorspace created by the proposal would exceed 30% (40%, which equates to some 22m<sup>2</sup> over what would be permitted if restricted to 30%), some of which would be taken up by the glazed link. This is acknowledged, and in this particular case accepted; the rationale for this approach being that part of policy DP11 which states:

*"In exceptional circumstances larger extensions may be permitted to meet design considerations relating the special character of the dwelling (e.g. listed buildings)".*

This site and the character of the existing buildings are considered to be one of these exceptional circumstances.

11.6 The other main consideration relating to the amount of floorspace to be used for habitable purposes was ensuring that the subdivision of the space within the barn to be converted was logical in relation to its internal space. This was then addressed through the accompanying Heritage Statement which recognised the open aspect of the barn to be converted. Although the policy represents a maximum for extensions and not a target, and does not give a right to 30%, the current proposal would represent an appropriate form of extension, recognising the internal form of the large barn to be converted. As a result of this, the habitable floorspace would be exceeded.

11.7 The National Planning Framework (NPPF) paragraph 197 (formerly 135) states the following with respect to non-designated heritage assets: *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'*

In recognition of this, the fact that the group of buildings should be retained as an entity and the exception allowed for in policy DP11, it is considered that the policy restriction could be exceeded and the application permitted in this instance. This is a finely balanced judgement, but with such a rare group of important farm buildings (albeit not listed), which would be preserved in an almost unchanged (external) state, it would not set any undesirable precedent as the proposal meets the exceptional circumstances test prescribed in policy DP11. Furthermore, a condition would be added which would clearly set out which buildings/parts of buildings are to be retained as incidental use.

11.8 With respect to the design of the proposal, the glazed link was suggested by the Conservation Officer at pre-application stage as the most appropriate form of linking the farmhouse to the barns; it is seen as light-weight and would not interrupt the overall appearance of the collection of buildings. It would also involve the removal of a corrugated cover. Very few additional openings are proposed for the remaining barns, including that to be used for habitable accommodation, and overall the integrity of the group would be preserved. This would be considered as acceptable and would comply with policies CP7, CP8 and DP6.

11.9 The concrete farmyard would remain as open space, which is welcome, but with the inclusion of random flagstones adjoining the buildings to break up the appearance of the concrete. However, a landscape scheme would be recommended by condition to allow the Authority control over lighting and planting.

- 11.10 The ecology report is from a suitably qualified and experienced ecological professional, and establishes the presence of several bat species associated with the properties in four different locations. As the proposal results in the disturbance of features known to support roosts, and also other features of high bat potential, the Authority must engage with the tests of the Habitats Regulations in reaching a decision. The first two tests relating to overriding public importance and the preservation of the collection of barns in an appropriate use are considered to have been met. The third test relates to the maintenance of conservation status of the populations of protected species, and provided the works are carried out in accordance with the recommendations of the ecology report provided, this test is capable of being met. In addition the survey work has shown buildings to be used by owls, measures to avoid disturbance during the breeding season and provide compensation for losses are proposed in the ecology report.
- 11.11 There are no neighbouring properties which would be affected by the proposal, and its impact on the wider landscape would be minimal.
- 11.12 The Parish Council has indicated its support for the approach taken to renovate the farmhouse and barns, but raises concerns over the floorspace calculations, including the level of existing floorspace.
- 11.13 However, for the reasons which have been expanded upon above, on balance, the application is recommended for permission.

## **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: 02, MBN RN/2A, MBN RN/5B, MBN RN/5C, MBN RN/6B, MBN RN/10A, MBN RN/11.

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 Prior to the commencement of development, a detailed schedule of works for the repair and maintenance of the buildings, shall be submitted to and approved in writing by the New Forest National Park Authority. These details shall include:

- a) precise details of all new materials to be used, including where they are to be inserted, and sample panels (to be approved on site) of any new brickwork
- b) typical joinery details at a suitable large scale including window/doors, eaves, verge, bargeboards, soffits, guttering.

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).

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

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

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

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

- 6 No windows or rooflights other than those hereby approved shall be inserted into any of the buildings 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).

- 7 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 (ecosupport limited dated July 2016) approved as part of this planning application.

Reason: To safeguard protected species in accordance with Policies DP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

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

Reason: In view of the physical characteristics of the plot, the New Forest National Park Authority would wish to ensure that any future development proposals do not adversely affect the visual amenities of the area and the amenities of neighbouring properties, contrary to Policy DP10 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 9 The buildings identified on Drwg No MBN RN/5B the subject of this permission, shall only be used for the incidental purposes to the dwelling on the site as described on the drawing and shall not be used for habitable accommodation such as kitchens, living rooms

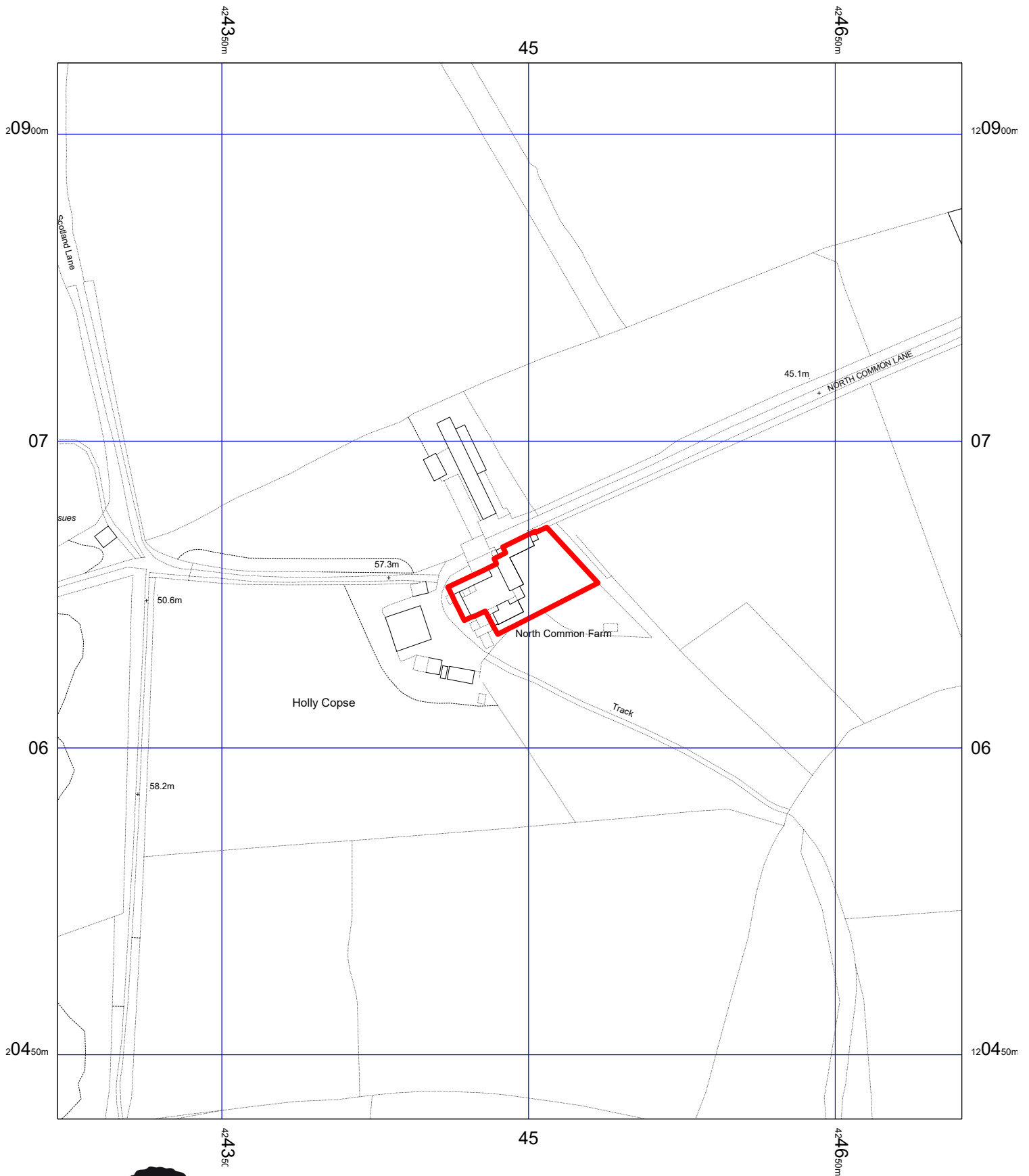
and bedrooms.

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).

- 10 No development shall take place until a full colour photographic record, in digital form, of the building the subject of this application has been submitted to and approved in writing by the New Forest National Park Authority.

Reason: To serve as a record of the building in its pre-altered state in accordance with policies DP1, DP6 and CP7 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

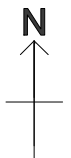
Tel: 01590 646600 Fax: 01590 646666

Date: 10/08/2018

**Ref: 17/01075/FULL**

**Scale: 1:2500**

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**Application No: 18/00372/FULL Full Application**

**Site:** Inchcolm, North Road, Brockenhurst, SO42 7RQ

**Proposal:** 3No. new dwellings; alterations to existing access; demolition of existing dwelling

**Applicant:** Mr S Tizzard, Bisterne Developments Ltd

**Case Officer:** Liz Young

**Parish:** BROCKENHURST

**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  
 CP2 The Natural Environment  
 CP8 Local Distinctiveness  
 DP15 Infrastructure Provision and Developer Contributions  
 CP12 New Residential Development  
 DP9 Residential Density in the Defined Villages  
 CP19 Access

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Design Guide SPD  
 Development Standards SPD

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 5 - Delivering a sufficient supply of homes  
 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**

Brockenhurst Parish Council: Recommend refusal:

- Concern that the proposal does not adequately address the reasons for the previous refusal.
- In particular the proposal would lead to over development.
- Overlooking and loss of amenity to neighbouring properties and the Conservation Area.
- Proposed access arrangements would also be unsatisfactory.

## **8. CONSULTEES**

8.1 Tree Officer: No objections subject to conditions.

8.2 Highway Authority (HCC): No objections subject to conditions.

8.3 Ecologist: No objections raised subject to conditions.

8.4 Natural England: No objections subject to appropriate mitigation.

## **9. REPRESENTATIONS**

9.1 Four letters of objection received:

- Whilst the reduction in the number of proposed units is an improvement, the three units proposed would be large resulting in a dense and overcrowded development.
- The old school house has not been accurately plotted on the plans and it would therefore not be feasible to fully assess the impact upon this property, particularly in terms of its private amenity space and the fact that it lies on lower ground.
- The submitted plans do not show the two recently completed adjacent properties on the site of September Cottage.
- The previous reason for refusal relating to size, scale and cramped layout has not been fully addressed.
- The proposed visibility splay would necessitate the loss of hedgerow which provides security and privacy to the adjacent property.
- The two windows proposed to Plot 1 would overlook the conservatory, garden and kitchen window of St Mary's Cottage.
- The first floor windows on the front elevation of Plot 2 will overlook the rear garden area of St Mary's Cottage.
- Neighbours' offers to meet up with the developers have not been taken up.
- Proposal will lead to increased traffic along North Road.
- Proposed dwellings would cause noise nuisance to neighbouring properties.

## 10. RELEVANT HISTORY

- 10.1 Outline application for 3 new dwellings; demolition of existing dwelling; access to be considered (01011) refused on 8 January 2018
- 10.2 Outline application for 4 new dwellings and demolition of existing dwelling with access to be considered (revised design to application 17/00274) refused on 20 September 2017
- 10.3 Outline application for 4 new dwelling; Access to be considered (17/00274) withdrawn 31 May 2017
- 10.4 2 no dwellings (demolition of existing dwelling) (16/00486) Land adjoining September Cottage, North Road; Approved on 21 September 2016
- 10.5 Six new dwellings; one garage; alterations to access; demolition of existing dwelling (Inchcolm) (08/93076) Inchcolm and September Cottage, North Road; Withdrawn on 11 August 2008

## 11. ASSESSMENT

- 11.1 Inchcolm is a detached 1.5 storey dwelling located within the defined settlement boundary of Brockenhurst. The Brockenhurst Conservation Area runs along the south and west boundaries of the site and the site also lies close to Grade II listed buildings, the Rose and Crown Public House to the south, and a pair of semi-detached cottages across the road to the west. Brockenhurst College lies to the north, whilst the rest of site is adjoined by residential properties (including a site which has recently been developed with two detached dwellings following the granting of consent 16/00486). Protected trees lie along the north and east boundaries.

### **Proposal**

- 11.2 Consent is sought to replace the existing single dwelling with three detached properties on the site. Unit one would be sited approximately in the same location as the existing dwelling with a new access road serving the two additional units to the rear running along the north west boundary. All three units would comprise two storeys, although the proposed rear dwellings would occupy a slightly larger footprint. Whilst this is an application for outline consent, details of floor plans and elevational treatment have been provided.

### **Background**

- 11.3 In terms of background, this application has been submitted in order to overcome the concerns which led to the previous submission being refused (17/01011). This earlier application (which also followed a withdrawn scheme) was turned down for the

following reasons:

*(1) The proposed development would, by virtue of its size and scale, result in a cramped layout which would be at odds with the prevailing pattern of development in the wider area. Furthermore the suburban form of the proposed buildings, their layout and lack of rural composition and detailing would be harmful to both the character of the site and the setting of the Brockenhurst Conservation Area. The proposal would therefore be contrary to Policies DP1, DP9 and CP8 of the New Forest National Park Core Strategy along with requirements of the Design Guide Supplementary Planning Document.*

*(2) Insufficient survey work has been carried out to enable the Authority to rule out a harmful impact upon protected species, particularly in light of the initial survey findings accompanying the application and the physical characteristics of the house and its plot. The proposed development would therefore be contrary to Policy CP2 of the New Forest National Park Core Strategy, Section 11 of the National Planning Policy Framework and also the requirements of the EC Habitats Directive.*

### **Consideration of Issues**

- 11.4 Following on from the above, the two main areas of concern were highlighted as being the overall amount of development across the site and also design / scale (the need to bring about a more rural design and composition of buildings) along with any implications for the ecological value of the site (particularly with regards to protected species and the standard of ecological survey work undertaken).
- 11.5 In order to address concerns over cramped layout, the total building footprint has been reduced by 30 square metres, although this would not include the attached carports which are now proposed. The width of all three units (including plot 1 which fronts North Road) has been reduced. This has achieved a more modest scale and a steeper roof pitch. The design of the two rear units has also been simplified and the tile hanging (previously considered to be a suburban feature) has been removed. More traditional gabled elements are now proposed on the two rear units and the inclusion of single storey car ports would break down the scale of the flank walls achieving a greater degree of articulation. Whilst the plans originally accompanying this latest application showed a taller ridge line than the earlier schemes, amended plans have now been provided ensuring the overall height would be no greater than previously proposed. The overall number of units on site has also been reduced from the earlier withdrawn scheme.
- 11.6 Having regard to the changes identified above, along with the fact that the proposed development would be of a similar character and scale to the development on the adjacent site to the south east

(now completed), it is considered that the scheme satisfactorily overcomes the previous concerns relating to scale and character. The proposal would therefore be in accordance with the requirements of Policies CP8 and DP9 of the New Forest National Park Core Strategy.

- 11.7 It is noted that concerns have been raised by neighbouring properties in relation to harmful loss of amenity. However the reduced scale of the development along with the proposed upper floor room layouts would ensure there would not be an unacceptably harmful impact in terms overlooking, visual intrusion or loss of light. Based upon the current configuration and bulky roofline of Inchcolm, it is considered that the overall impact towards St Mary's Cottage would be reduced, particularly as the existing building directly abuts this boundary. Plot 1 would be lower in height and set further back from the boundary. The upper floor windows serving Plot 2 would only enable oblique views towards the rear garden area of St Mary's Cottage, whilst the only upper floor window to Plot 1 facing this property would serve a bathroom and could reasonably be obscurely glazed. Whilst the submitted block plan accompanying the original application did not show the recently built properties on the site of September Cottage, their footprints have been clearly shown on the site plan and a street scene has also been provided showing the proposal alongside the development at September Cottage.
- 11.8 All three units would be well distanced from the boundaries with neighbours (the majority of which are well screened). With regards to the removal of hedgerows to the front of the site this largely screens the front parking area of St Mary's Cottage rather than the private rear garden and the private rear garden area would not be directly affected by the removal of vegetation. In any event the Oak tree which lies to the front of St Mary's Cottage (within the control of this property) would be retained. The introduction of two additional dwellings onto the site would not give rise to an unacceptable noise nuisance having regard to the relatively built up context along with vehicular activity already associated with the college and public house opposite. The previously refused scheme was not turned down on the grounds of harmful loss of amenity to neighbours and the current scheme similarly is not considered to give rise to any harmful impact.
- 11.9 In order to address previous concerns raised in relation to ecology and protected species, a Phase 2 Bat Survey Report has been carried out. The earlier Phase 1 Survey submitted with the predecessor application found no evidence of bats, although the building was identified as having high potential for bats due to roosting provisions and access points. Three Phase 2 surveys were therefore undertaken between April and June 2018. Maximum counts of four common pipistrelle bats were recorded as emerging from the building on 1 June 2018. A mitigation, compensation and enhancement strategy has therefore been submitted and this

includes measures to time works between mid-March and mid-November, incorporation of replacement bat features onto Plot 3 (bat access tiles and gaps in felt roofing), ensuring the presence of a licensed bat worker on site when bat roost features are removed or significant demolition takes place, communication with contractors, ensuring security lighting would be low level and installation of bat boxes. Based upon this additional information, it is considered that the proposal would not lead to direct harm to the favourable status of protected species subject to appropriate mitigation being implemented. Whilst some impact would inevitably occur as a result of the removal of the existing building, the fact that the scheme would now fall within policy (as set out above) would ensure the public benefit would justify the development. In addition to this, the applicant has indicated a willingness to make the required contributions towards the mitigation of additional impacts upon both the Solent and Forest Special Protection Areas. The development would therefore be in accordance with Policies CP1 and CP2 of the New Forest National Park Core Strategy.

- 11.10 In accordance with the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') 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 that site's 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 the 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 Council's Mitigation Strategy or mitigation to at least an equivalent effect.

### **Conclusion**

- 11.11 The amended scheme satisfactorily addresses previous concerns raised in relation to the scale and impact of the development, the impact upon the setting of the conservation area and ecology. The proposal in its amended form would have a similar layout and character to the recently completed properties on the site of September Cottage. Having regard to the removal of the existing property of Inchcolm, the proposal would (subject to appropriate landscaping) enhance the street scene along North Road and would not unacceptably compromise the amenities of neighbouring residential properties. It is therefore recommended that planning consent should be granted subject to the provision of mitigation towards the New Forest and Solent Special Protection Areas.

## 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 trees 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 Treecall Consulting Ltd Arboricultural Method Statement, Impact Assessment and Tree Protection Plan (ref – DS/78817/AL) dated 16th November 2017 while in accordance with 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).

- 3 Prior to the commencement of works (including site clearance and demolition) 3 working days' notice shall be given to the Local Planning Authority Tree Officer to attend the pre-commencement site meeting as set out in Point 3 of the Phasing of Arboricultural Operations within submitted Treecall Arboricultural Impact Assessment & Method Statement ref (DS/78817/AL) dated 21/11/2017 and Tree Protection Plan ref (Plan TC 1) dated 16/11/2017.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area.

- 4 A scheme for the parking of cycles shall be submitted to and approved in writing by the National Park Authority and completed prior to the development being first occupied.

The spaces shall be retained and kept available for their intended purpose at all times.

Reason: To ensure adequate parking provision is made in the interests of highway safety and to comply with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010), section 4 of the National Planning Policy Framework and the Development Standards SPD.



- 5 The development hereby permitted shall not be occupied until the arrangements for parking and turning within its curtilage have been implemented.

These areas shall be kept available for their intended purposes at all times.

Reason: To ensure adequate parking provision is made in the interest of highway safety and to comply with Policies DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010) and Section 4 of the National Planning Policy Framework.

- 6 Notwithstanding the provisions of the Town & Country Planning General Development Order nothing over 600mm in height shall be placed or permitted to remain on the land shaded blue on the approved site plan (8743/500).

Reason: In the interest of highway safety and to comply with Policy CP19 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010) and Section 4 of the National Planning Policy Framework.

- 7 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).

- 8 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 dwellings remains of a size which is appropriate to their 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).

- 9 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) Typical joinery details including window/doors, eaves, verge, bargeboards.

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

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

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

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

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

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

11 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).

- 12 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).

- 13 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 Mitigation, compensation and enhancement strategy on Pages 9 - 12 of the Phase 2 Bat Survey Report (3 June 2018, ABR Ecology). 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).

- 14 Prior to the commencement of development ecological mitigation for the Solent and/or 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.

Reason: 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.

- 15 The first floor windows on the north west elevation of Plot 2 and the north west and south east elevations of Plot 1 hereby approved shall at all times be obscurely glazed and non-opening (other than the fan light).

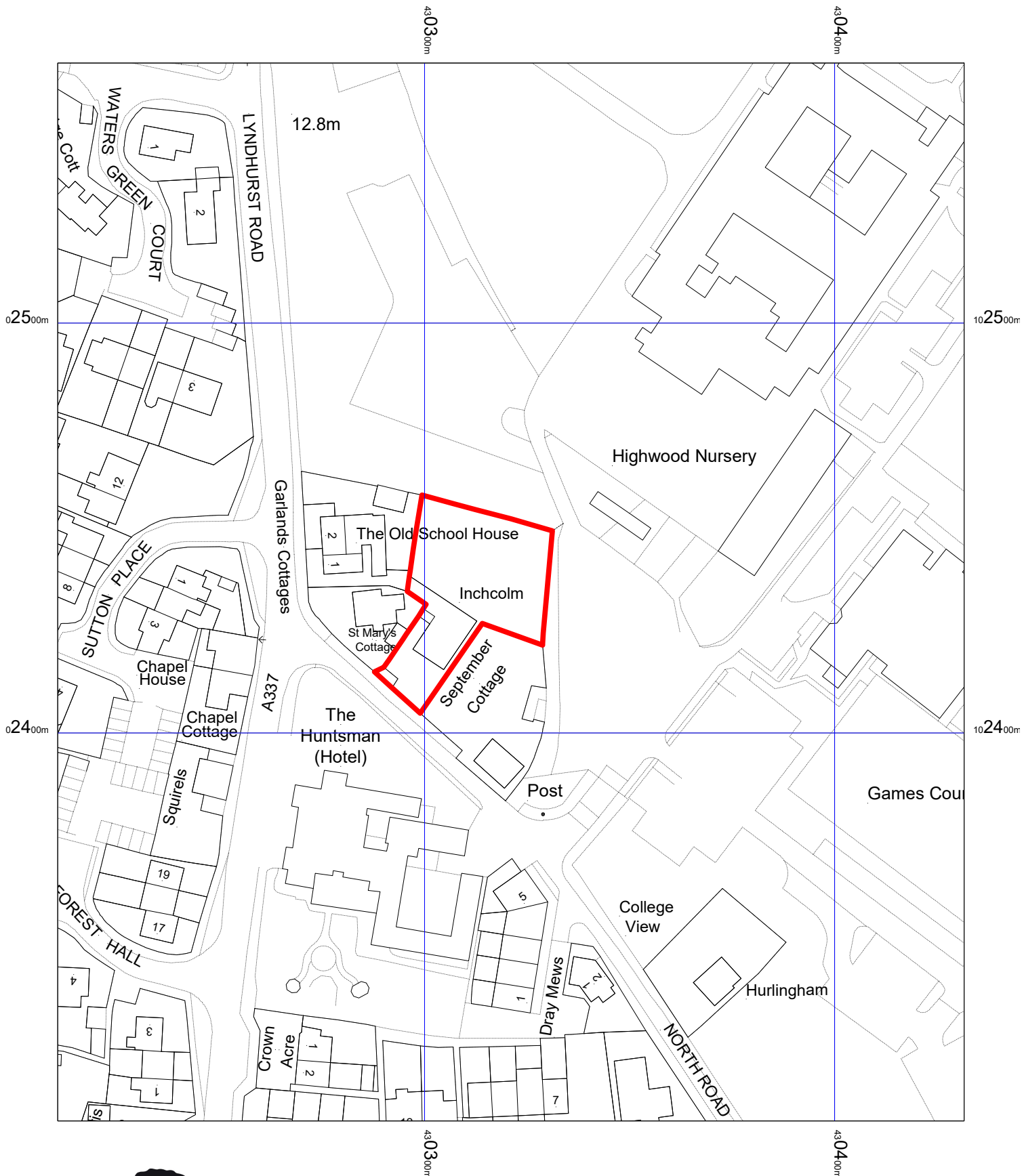
Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 16 The right hand first floor window on the south west elevation of Plot 3 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).

- 17 Development shall only be carried out in accordance with drawing nos: 8743/500 Rev K, 8743/501 Rev D, 8743/502 Rev E, 8743/503 Rev E. 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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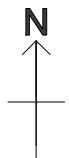
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Date: 31/07/2018

**Ref: 18/00372/FULL**

**Scale: 1:1250**

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**Application No: 18/00383/FULL Full Application**

**Site:** Land Opposite Gates Of Brockenhurst, Sway Road, Brockenhurst, SO42 7SH

**Proposal:** Continued temporary use of land for the parking of cars and vehicles.

**Applicant:** Gates Engineering Ltd, Gates Engineering Ltd

**Case Officer:** Carly Cochrane

**Parish:** BROCKENHURST

**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

Defined New Forest Village

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

DP1 General Development Principles  
 CP8 Local Distinctiveness  
 CP9 Defined Villages  
 CP14 Business and Employment Development  
 DP17 Extensions to Non Residential Buildings and Uses

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Not applicable

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 6 - Building a strong, competitive economy  
 Sec 15 - Conserving and enhancing the natural environment

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Brockenhurst Parish Council: Recommend refusal. Object to this application. Given the extension of the car park on the main garage site we question the need for ongoing temporary use of this land for car parking. Further concerned that its continued use for this purpose compromises the local street scene and is out of character for a rural village. In particular, strongly

object to the erection of a high close boarded fence which will be of significant visual detriment to the character and appearance of the area. Finally, it is considered that there is cumulative impact on road safety with vehicle movements on both sides of the road.

## **8. CONSULTTEES**

No consultations required

## **9. REPRESENTATIONS**

9.1 Four letters of representation have been received, in objection to the proposal; two letters are from the same property. The comments raised are summarised as follows:

- Object to the 1.8 metre high fence along Sway Road- unnecessary and would constitute urbanisation of the area.
- Existing low hedge is more in-keeping with the area, and would not ruin the visual impact further.
- Immediate area (Meadens Garage and Gates Garage) appears more like an industrial estate; all greenery and forest features have been removed; no attempt has been made to design the area as part of the New Forest.
- Whilst the fence would hide the cars within the site, the fence would be unsightly in itself.
- Planning applications since 1959 for the use of the site for car parking in connection with Sway Road Garage have been refused. To approve the use of the site for the next two years, even as a temporary measure, would be a serious volta-face of policy and would constitute a change of use of the land. Unlike the main Meadens site, there is no historical or legitimate connection with the motor trade, and any prior use has been unauthorised.
- Likely increase of vehicles accessing the site which will add to congestion and be a risk to road users.
- Already a consent for the parking and storage of motor cars awaiting sale in association with Sway Road Garage (NFDC/87/36523)- this could be used instead as originally intended and mitigate the need for Meadens employees to congest limited local street parking.
- No provision was made for employee parking under 17/01037.

## **10. RELEVANT HISTORY**

10.1 Erection of dwelling, garage & create new access (Variation of condition on planning permission 74014 to allow a further 3 years for commencement of the permission) (06/90446) Refused 20 September 2006

10.2 Erection of dwelling, garage and create new access (02/74014) Granted 21 March 2002

10.3 Temporary change of use for private car park (NFDC/94/54758) Refused 26 August 1994

- 10.4 Erect petrol filling station with access (NFDC/93/51776) Granted 27 August 1993
- At adjacent sites:
- 10.5 Formalisation of car park; alterations to access; associated landscaping (17/01037) Granted 20 February 2018
- 10.6 Installation of 1no. non-illuminated Skoda projecting flag sign mounted on 3.7 metre high pole (Application for Advertisement Consent) Granted 30 January 2018
- 10.7 Use of land adjacent to station forecourt for display and sale of cars, associated screen wall and fencing (06/90020) Refuse 26 May 2006. Appeal against refusal dismissed 07 December 2006
- 10.8 Use land alongside of filling station forecourt for display and sale of cars; associated screen wall and fencing (06/86921) Refuse 06 March 2006
- 10.9 Use of land as carpark for motor vehicles awaiting sale (NFDC/87/36523) Granted 28 January 1988

## **11. ASSESSMENT**

- 11.1 The application site is located to the western side of Sway Road, within the Defined Village boundary. The site is located opposite Meadens Garage, and Meadens currently occupy the application site. The site is currently enclosed by a high close boarded fence along the western, southern and northern boundaries, with a low post and rail fence along the eastern boundary adjacent to Sway Road. The site is flat and partially laid with gravel, and has been used (without planning permission) for the storage of vehicles and staff parking in connection with the car sales at the main Meadens located opposite for a significant period.
- 11.2 This application seeks planning permission to formalise the use of the site for the parking and storage of vehicles for a temporary period of 2 years, or until the redevelopment of Meadens approved under 17/01037 has been completed, whichever is the sooner. It is estimated that there would be a maximum of 35 vehicles at the site at one time, with 25 vehicles being stored and 10 parking spaces for staff parking (an average of 25 vehicles at one time is predicted). It was originally proposed that the post and rail fencing along the Sway Road elevation would be replaced by a 1.8 metre high close boarded fence in order to screen the vehicles parked within the site, however, this was not considered appropriate and the agent has agreed that the post and rail fence would remain. As such, it is the application for the use of land which is for determination and the description of development has been amended accordingly.



- 11.3 The nearest residential properties are located to the rear of the site, at Blandford Lodge, and to the south west along The Rise. The proposal would result in a maximum of 35 vehicles being on the site, which is not dissimilar to the current situation. As the site would be used for staff parking, there would be daily comings and goings; the storage element should not result in any significant levels of noise being generated. As such, it is not considered that the use of the site for a temporary period would result in any significantly harmful impact upon neighbouring amenity.
- 11.4 As there would be no change to the boundary treatment, the appearance of the site would not change from its current state. The visual impact of the vehicles is not one which is desirable, however, on the basis that the proposed use would be for a temporary period, and considering the surrounding land uses, it is not considered that the proposal would result in any significant harm to the character or appearance of the area.
- 11.5 It has been raised within the letters of representation received that the site has a history of refused applications, both for permanent and temporary developments. Specifically, application reference NFDC/94/54758 for the temporary change of use of the land for a private car park was refused on the basis that the appearance of the site would significantly detract from the character of the area. It would be reasonable to comment that the character of this section of Sway Road has altered, and the use of the surrounding land has intensified, in the 24 years since the 1994 application.
- 11.6 In addition, and as with the planning permission granted under 17/01037 for the redevelopment of the Meadens sales site, this proposal is considered to present an opportunity to bring the site back within the control of the Authority through the use of appropriate and necessary planning conditions, being the requirement for the use of the land for the storage and parking of vehicles to cease upon the expiry of 2 years, or the completion of the Meadens development, whichever is the sooner; and also restricting the use of the site during the maximum 2 year time period for use as storage and staff parking only, and not for the sale of vehicles. It is understood that upon the cessation of the use by Meadens, the extant permission for a new dwelling (02/74014) would be completed.
- 11.7 Overall then, whilst it is acknowledged that this type of development is not normally encouraged within the National Park, it is considered that in this particular instance the proposed temporary use is justified to secure the implementation of the approved scheme for the main site which on completion will result in an overall improvement to the character and appearance of the surrounding area. It is therefore recommended that permission is granted subject to conditions, as the proposal accords with Policies DP1, DP17, CP8, CP9 and CP14 of the Core Strategy.

## 12. RECOMMENDATION

Grant Subject to Conditions

### Condition(s)

- 1 Development shall only be carried out in accordance with

Drg No: 4380/18 Rev A dated 08.08.18

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 use of the land as approved shall cease on 21 August 2020, or upon completion of the development of the opposite site under 17/01037, whichever is the sooner.

Reason: The long term use of the land as such would harm the character and appearance of the area contrary to policies DP1 and CP8 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 3 The site shall be limited to a maximum of 35 vehicles, and shall only be used for the storage of vehicles and staff parking.

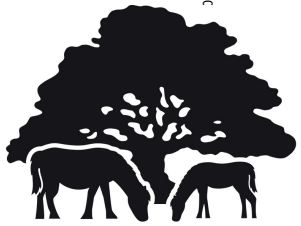
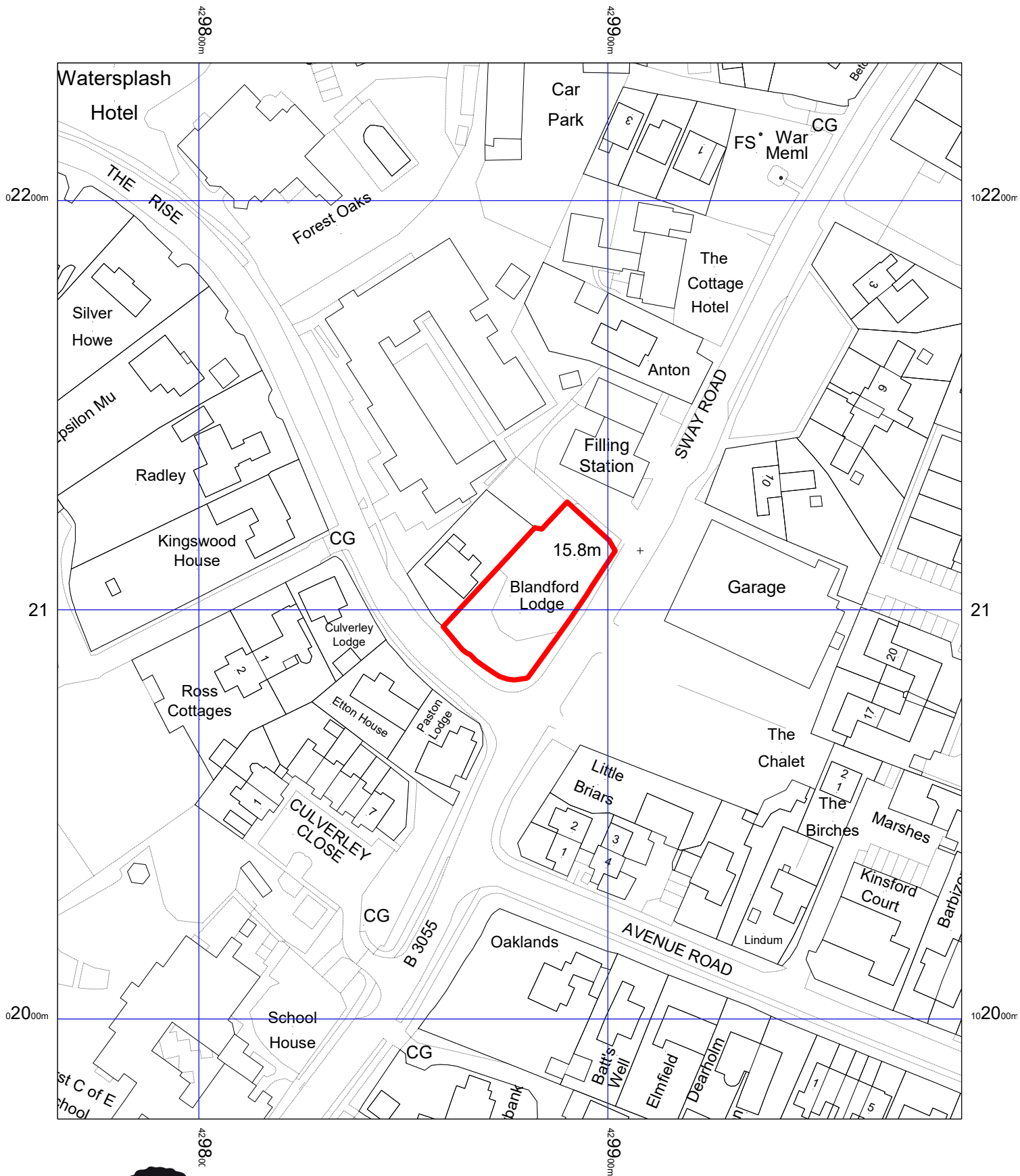
Reason: In the interest of the amenities of the area in accordance with policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 No additional hardstanding shall be laid or alterations to the boundary treatment shall be carried out.

Reason: To ensure that the development takes place in an appropriate way in accordance with Policies CP8 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

### Informative(s):

- 1 The Authority has considered the application in relation to its adopted Core Strategy, the National Planning Policy Framework and any other relevant material planning consideration and has recommended changes which have been accepted by the applicant to ensure the development is compliant and does not harm the character and appearance or amenities of the area.



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NATIONAL PARK

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Lymington Town Hall, Avenue Road,  
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Tel: 01590 646600 Fax: 01590 646666

Date: 31/07/2018

**Ref: 18/00383/FULL**

**Scale: 1:1250**



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**Application No: 18/00386/FULL Full Application**

**Site:** 2 Rose Cottage, Canterton Lane, Brook, Lyndhurst, SO43 7HF

**Proposal:** Single storey side extension; detached two bay carport; retention of alterations to existing annexe outbuilding

**Applicant:** Mr A Allison

**Case Officer:** Carly Cochrane

**Parish:** BRAMSHAW

**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  
 DP11 Extensions to Dwellings  
 DP12 Outbuildings  
 CP8 Local Distinctiveness

**4. SUPPLEMENTARY PLANNING GUIDANCE**

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**

Bramshaw Parish Council: Recommend Permission. However, Councillors expressed concern that this annex may become a separate unit of accommodation and accordingly, in supporting the application, the Council requests that a condition is imposed restricting the annex to ancillary accommodation to the main building.

## **8. CONSULTTEES**

8.1 Building Design & Conservation Area Officer: No comment

## **9. REPRESENTATIONS**

9.1 Four letters have been received from the owners of the adjoining property, raising objections to the proposal. The comments made are summarised as follows:

Single storey extension:

- not in -line with the main building
- National Park status should protect the characteristics of important forest cottages
- 2 Rose Cottage is the first property as [you] approach the village of Brook, and the visual impact would be injurious.

Outbuilding:

- has been built as a detached independent dwelling that can now be used separately from the main house which is against policy.
- a fence separates the main dwelling and the outbuilding

## **10. RELEVANT HISTORY**

10.1 Single storey side extension; detached two bay carport (18/00050) Withdrawn 15 March 2018

10.2 Application or a Certificate of Lawful Development for use of existing outbuilding as a single dwelling (16/00793) Not Deemed Lawful 16 February 2017

10.3 Alterations and addition of a lounge and utility room, W.C and lobby with two bedrooms (NFDC/78/11037) granted 05 September 1978

## **11. ASSESSMENT**

11.1 The application site is located to the western side of Canterton Lane, with its vehicular access close to the junction with the B3079. The site is located within the Forest Central (North) Conservation Area, and the property has been identified within the Conservation Area Character Appraisal (CACA) as being of local interest. As such, the property is considered a non-designated heritage asset. The property comprises the right-hand facing dwellinghouse in what is now a semi-detached pair; it is believed that the property originally formed one in a terrace of 3 dwellinghouses, however 2 were merged to form the property now known as 2 Rose Cottage, which was subsequently significantly extended circa 1978. The garden area extends to the north west and south west, and wraps around and backs onto agricultural land. Until recently, there was a

run of outbuildings adjacent to the front boundary; many of which have been demolished, however an outbuilding has been replaced within the area of garden to the north west of the property; the outbuilding which was replaced was previously used as annexe accommodation, and was self-contained. The site is enclosed by a high hedge and picket fencing along the eastern boundary, and there is a set of high solid gates at the vehicular access. There is also a willow screen fence which separates the annexe building from the main dwellinghouse, and which therefore subdivides the garden.

- 11.2 By way of background, this application is a re-submission of a previously withdrawn application, which in itself followed pre-application discussions. The pre-application discussions related to an extension to the main dwellinghouse and new carport. Advice was also sought with regard the use of outbuildings existing on site at the time as 'annexe' accommodation, following the refusal of the Lawful Development Certificate application to establish the buildings as separate residential units. It was advised that as there was no restrictive condition on the outbuildings, to truly use them as annexe accommodation would not constitute a breach of planning control.
- 11.3 The previous application (18/00050) was withdrawn as following a site visit by the case officer, it was apparent that whilst some of the outbuildings had been demolished, the annexe part of these outbuildings was being re-built; the scale of the works were such that it was considered that they went beyond 'repair', and therefore due to the location of the outbuilding, could not be carried out under permitted development. For clarification, the works were not considered to be a 'repair' as the footprint of the building had been made larger; the brick plinth was new; all elevations were replaced and a new roof was put on the building. It does not appear that any part of the original structure is intact. It was therefore advised that this outbuilding should be included within the planning application as the works constituted development which required planning permission.
- 11.4 Informal pre-application advice was then sought prior to the submission of the current application and post the withdrawal of the previous application, in order to ensure that, as per policy DP11, the floorspace within the proposed extension and that provided within the annexe did not cumulatively exceed the 30% additional floorspace limitation. Discussions were also held with the Conservation Officer at the time with regard the design of the proposed extension, given the heritage status of the property.
- 11.5 As such, this application seeks planning permission for the erection of a single storey side extension, detached two bay car port, and the retention of alterations to the annexe, detailed as follows:

- Single storey side extension, measuring approximately 3 metres in width, 5 metres in depth, 2.2 metres in height to the eaves and 4.8 metres in height to the ridge of the pitched roof. All materials would match those upon the main dwellinghouse. There would be a 'cut-out' within the rear of the roof, so as not to obscure a first floor window and maintain a pitch to match that of the main roof.
- Detached two bay carport, located adjacent to the vehicular access to the north west of the site, and measuring approximately 5.4 metres in width, 5.4 metres in depth and 4.3 metres in height to the ridge of the pitched roof. The car port would be open to its front (north west) elevation, and enclosed on 3 sides by horizontal stained timber cladding. The roof would be of clay tiles to match the main dwellinghouse.
- Retention of the annexe building as built, measuring approximately 6 metres in width, 7 metres in depth and 2.6 metres in height, providing an internal floor area of approximately 39m<sup>2</sup> and comprising a living area, kitchen, bedroom and bathroom. The annexe has been constructed with a brick plinth, clad in green-painted horizontal timber and with a grey fibreglass roof. All windows and doors are of white UPVC. There is a gas bottle store adjacent to the boundary.

11.6 The site is not located within a Defined New Forest Village, and as a result of the buildings merging and the 1978 extension, is not a small dwelling. As such, it is subject to the 30% additional floorspace limitation under Policy DP11. The policy sets out under which circumstances floorspace will be included within the calculations, and makes clear that when calculating the 'original' or 'existing' floorspace, the calculations do not include floorspace within detached outbuildings, irrespective of whether the outbuilding's current use is of habitable floorspace, which is the case here. When calculating the 'proposed' floorspace, habitable floorspace within detached outbuildings is included. As such, it is calculated that the floorspace within the proposed extension in addition to the floorspace provided within the annexe does not exceed 30%, and the proposal is therefore policy compliant in this respect.

11.7 However, whilst it may be the case that the proposal is compliant with regard floorspace, and whilst the building was self-contained prior to its demolition, the building in-situ and subject of this application is a new building, and has been purpose built as self-contained annexe accommodation, as opposed to the buildings which were demolished and had the character of more lightweight sheds, albeit which had been subsequently internally converted. Despite the applicant being aware that the works required planning permission, development continued. Upon submission of this application, the annexe had been completed both externally and internally. The Authority has also been informed by the applicant that Council Tax is being paid on the building; if the building was

truly being used for ancillary annexe purposes, this would not be necessary, as the annexe would be a domestic outbuilding.

- 11.8 Policy DP12 of the Core Strategy, in relation to outbuildings, states that domestic outbuildings will be permitted where they are a) located within the residential curtilage; b) are required for purposes incidental to the use of the main dwelling, and; c) are not providing additional habitable accommodation. By virtue of the fact that the annexe outbuilding would be providing habitable accommodation, the proposal would be contrary to this policy.
- 11.9 Further, it could also be considered that the provision of a self-contained annexe could be viewed as being tantamount to new residential development. Policy CP12 of the Core Strategy sets out the circumstances where new residential development would be considered appropriate. As this location is not located within one of the Defined New Forest Villages; is not part of an affordable housing scheme; and is not a commoner's dwelling/agricultural worker's dwelling, the creation of a new residential unit of accommodation would also be contrary to policy.
- 11.10 The proposed extension would be compliant with regard the floorspace policy. With regard the design of the extension, it is considered that the scale would be sufficiently subservient. Discussions were had with the Conservation Officer at the time, who agreed that the design was appropriate given the non-designated heritage status of the building. All materials would match those existing. By virtue of the location of the extension upon the northern elevation, there would be no adverse impact upon neighbouring amenity and overall, the proposed extension is considered acceptable.
- 11.11 The proposed carport would be subservient in scale to the main dwellinghouse, and would be constructed with timber cladding. It would be located within the existing driveway area served by the high solid gates. There would be no impact upon neighbouring amenity, and it is not considered that it would have any significant adverse impact upon the setting of the non-designated heritage asset or upon the character or appearance of the conservation area.
- 11.12 However, whilst the proposed extension and carport may be considered acceptable, the application shall be determined as one. Whilst it is maintained by the applicant that the annexe building would be used for ancillary purposes only, for visiting family and friends, the 2016 LDCE application sought to establish the use of the outbuildings as separate self-contained accommodation. Further, a willow screen has been erected, which separates the annexe from the main dwellinghouse, and a small patio area has been laid with a table and chairs, to serve the annexe. As a result of the issues with regard the annexe as discussed in this paragraph, and within paragraphs 11.5, 11.6 and 11.7 of this report,



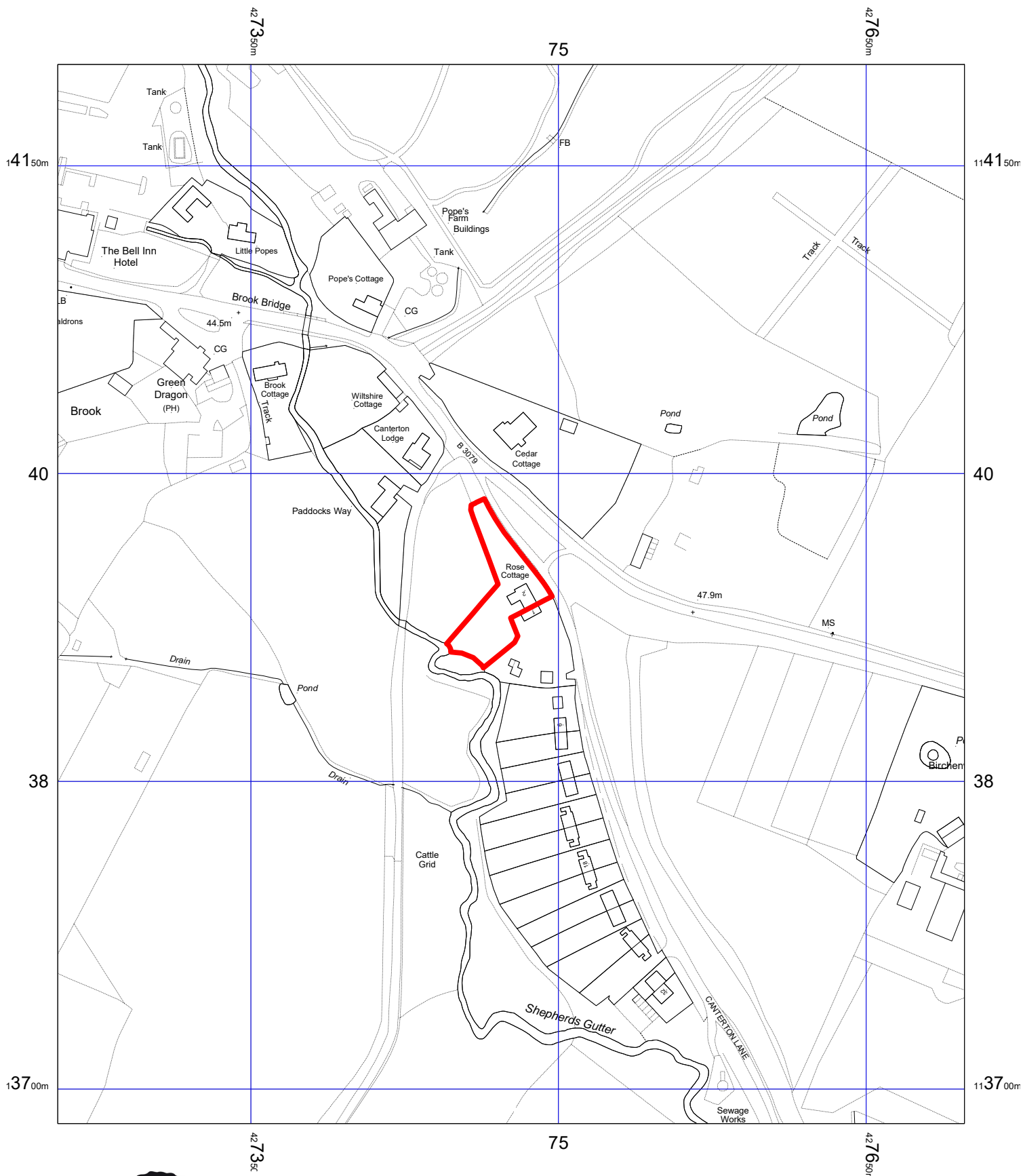
the proposal is not considered to be in accordance with policy. It is therefore recommended that the application is refused.

## **12. RECOMMENDATION**

Refuse

### **Reason(s)**

- 1 The proposed development, for the provision and use of an outbuilding as self-contained habitable accommodation would, due to its domestic appearance and self-contained nature, in combination with the fact that it has been separated from the main dwelling by virtue of a fence, would be tantamount to the creation of a new dwelling outside the Defined Villages and for which there is no justification. The proposal would also be for the use of an outbuilding for habitable accommodation, and would therefore be contrary to policies CP12 and DP12 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



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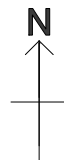
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Date: 31/07/2018

**Ref: 18/00386/FULL**

**Scale: 1:2500**

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**Application No: 18/00395/FULL Full Application**

**Site:** Sunny Side, Pilley Bailey, Pilley, Lymington, SO41 5QT

**Proposal:** Replacement outbuilding; car port; alterations to existing outbuildings; demolition of 2no. existing outbuildings

**Applicant:** Mr MJ Jeffries

**Case Officer:** Katie McIntyre

**Parish:** BOLDRE

**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

Conservation Area  
 Site of Special Scientific Interest  
 Special Area of Conservation  
 Special Protection Area

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

DP1 General Development Principles  
 CP8 Local Distinctiveness  
 CP7 The Built Environment  
 DP12 Outbuildings  
 CP2 The Natural Environment

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Boldre Parish Design Statement

**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:

The size, in particular the height, of the replacement outbuildings on the Forest edge boundary, in such a conspicuous site, are thought to be out of scale with the dwelling and an eyesore rather than an enhancement to this picturesque cluster of dwellings at Pilley Pond. Great care should be taken on this site as the adjacent Pilley Pond is a breeding site for considerable numbers of Great Crested Newts which inhabit the nearby land when not breeding.

## **8. CONSULTEES**

8.1 Ecologist: No objections

## **9. REPRESENTATIONS**

9.1 None received

## **10. RELEVANT HISTORY**

10.1 Two-storey rear extension; replacement garage; porch; external alterations (13/98623) granted on 20 August 2013

10.2 Conservatory (85/29801) granted on 14 August 1985

## **11. ASSESSMENT**

11.1 The application site comprises a two-storey semi-detached cottage which is sited within the Forest South East Conservation Area outside of the defined villages. The rear of the property lies immediately adjacent to the open forest. This application seeks consent for the replacement and alterations of the existing outbuildings at the site and a car port.

11.2 The relevant issues to consider are:

- The impact upon the character and appearance of the Conservation Area;
- Whether the proposal would comply with Policy DP12;
- Impact upon protected species; and
- Potential impact upon the neighbouring property's (Ytene) amenities.

11.3 The Parish Council have objected to the proposal due to the size, and in particular the height, of the replacement outbuildings on the Forest edge boundary. Concerns have also been raised in relation to the impact upon the Great Crested Newts which inhabit the nearby land when not breeding.

- 11.4 The existing buildings at the site are a range of low profile structures which are constructed in a mixture of materials including corrugated tin and concrete blockwork. It is proposed to remove two of the existing structures labelled C and D on the submitted block plan which are not considered to be of architectural merit. It is not proposed to replace outbuilding C, however building D would be replaced with a larger timber framed car port of a gabled form with a lean-to log store. The proposed carport would have a footprint of approximately 5.6m by 6.9m (including the attached log store) and a ridge height of 4m. The height of the existing buildings at the site are approximately 2.6m.
- 11.5 The application also proposes to clad shed B with timber and replace the roof with corrugated sheeting and the height of this building would be raised slightly by 0.3m to accommodate these works. This shed is attached to building A which it is proposed to re-build. The replacement building would have the same footprint as that in situ however it would have a higher ridge height of 3.2m, compared with the existing 2.1m, as it would have a pitched roof. This structure would also be timber clad with a slate roof and serve as a home office.
- 11.6 Due to the siting of the existing buildings at the site and their close proximity to the open forest, views of the development would be obtained from the surrounding landscape. Notwithstanding this, it is considered that the size, form and proposed use of materials would ensure that the buildings would not appear overly imposing when viewed from the open forest, and would respect the rural locality as well as appearing subservient in relation to the host property. Additional glazing is proposed for the home office, however no glazing is proposed within the north west elevation abutting the forest. Views of the south east elevation would be mainly restricted to within the garden of the host dwelling which, on balance, is considered to be acceptable. It is also thought the proposal would comply with policy DP12 being sited within the residential curtilage of the site and being of an incidental use. Policy DP12 also supports home working.
- 11.7 In terms of neighbour amenity, no objections have been received in relation to the proposal and it is considered that the siting of the buildings and their size are such that the development would not result in undue loss of light or outlook to the neighbouring dwelling, Ytene.
- 11.8 The site is within close proximity to Pilley Pond which is a known breeding site for Great Crested Newts which are protected by law. The Authority's Ecologist has raised no objection to the proposal due to the nature and scale of the development proposed but also due to the fact that the interface with vegetated areas would be minimal. As such it is unlikely that Great Crested Newts would be encountered. Notwithstanding this, an informative is recommended to ensure that those carrying out the works are aware of the

sensitive location and the legal protection afforded to Great Crested Newts. A condition requiring the storage of materials and machinery in connection with the development to be restricted to within the red line of the application site would also be attached to protect the adjacent SSSI.

- 11.9 To conclude, for the above reasons it is considered the proposed replacement outbuildings would have an acceptable impact and as such it is recommended permission is 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 Development shall only be carried out in accordance with Drawing Nos: 419/1A, 419/5, 419/6, 419/4 and 419/3. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

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

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

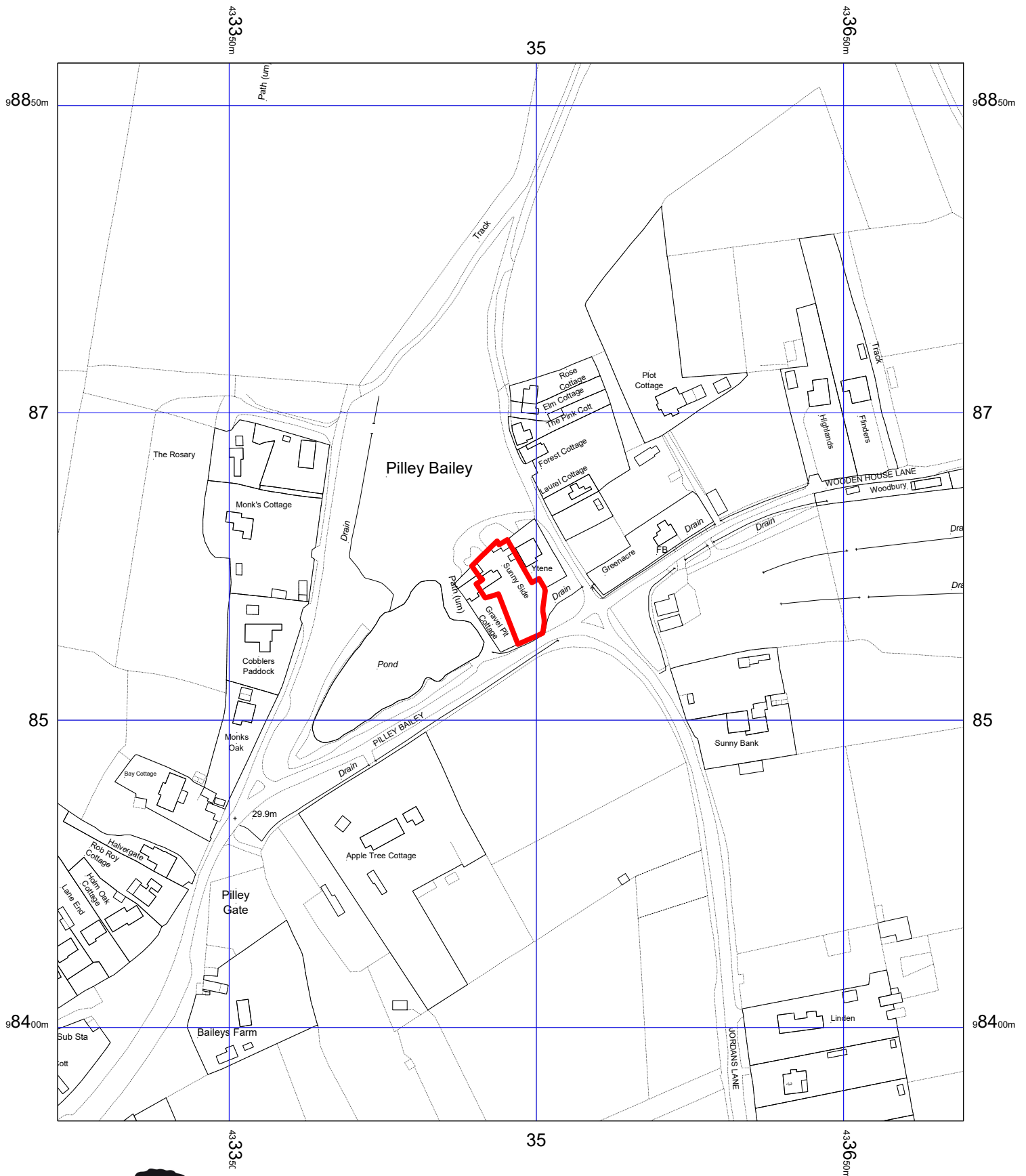
Reason: To ensure an acceptable appearance of the building in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 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 The proposed development is in proximity to habitats used by Great Crested Newts which are protected by law. These species use terrestrial habitat for significant periods of the year. Persons undertaking operations should ensure they have taken relevant professional ecological advice and employ suitable construction mitigation as required. If amphibians are encountered works should stop immediately and advice sought from a professional ecological consultant. Works shall only recommence in accordance with their advice.



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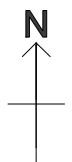
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**Application No: 18/00396/FULL Full Application**

**Site:** Heathermoor House, Hale Purlieu, Hale, Fordingbridge, SP6 2NN

**Proposal:** Ground mounted solar panel array

**Applicant:** Dr Goodfellow

**Case Officer:** Liz Young

**Parish:** HALE

**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  
 CP8 Local Distinctiveness  
 CP4 Climate Change  
 CP5 Renewable Energy

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Not applicable

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 16 - Conserving and enhancing the historic environment  
 Sec 14 - Climate Change, Flooding and Coastal Change.

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Hale Parish Council: Recommend permission:

- Understand that the proposal would be within the curtilage.
- Installation will not be visible from the road or adjoining neighbours.

## **8. CONSULTEES**

- 8.1 Landscape Officer: No objections subject to the development being located within the residential curtilage of the main house.

## **9. REPRESENTATIONS**

- 9.1 No comments received.

## **10. RELEVANT HISTORY**

- 10.1 Greenhouse (17/00743) approved on 24 October 2017.
- 10.2 Replacement stables / storage building (17/00473) refused on 8 August 2016.
- 10.3 Single storey addition linking house and garage (69709) refused on 15 September 2000.

## **11. ASSESSMENT**

- 11.1 This application relates to a parcel of land which lies immediately north east of Heathermoor House and its curtilage. The site lies within the Western Escarpment Conservation Area and the open forest lies immediately across the road to the west. The properties are dispersed and typically located within spacious mature plots, set back from the road with wooded areas and paddocks between.
- 11.2 Consent is sought to site a solar array alongside the north east boundary of the site. The proposal would serve the main house and would have a surface area of approximately 35 square metres. There would not be any direct implications for the amenities of neighbouring residents and the main issue to assess would be the impact the development would have upon the character and appearance of the conservation area and New Forest landscape.
- 11.3 As set out within the Conservation Area Character Appraisal, open spaces within conservation areas are important because they define the built environment and create a sense of place. Copses of trees and areas of woodland interspersed with fields and settlements are one of the key characteristics identified in the appraisal document. In addition to the open forest to the east, the enclosed garden areas of properties which extend along Forest Road are separated by small parcels of agricultural land or belts of trees which further contribute to the rural character of this part of the conservation area. These areas of open space (including the application site which clearly does not form part of the residential curtilage) are undeveloped. Whilst two sheds lie adjacent to the proposal, these have clearly only recently been introduced onto the site, do not have planning consent and would need to be investigated further by the Authority as a separate matter.

11.4 Policy CP8 importantly recognises the cumulative, long term impact that individual, small scale developments can have over time in terms of eroding the rural character of the National Park. There is significant demand for renewables serving individual residential properties and Policy CP5 is supportive of such proposals subject to ensuring they would be small-scale, located to reduce visual impact and would avoid any harm to the special qualities of the New Forest National Park.

11.5 The proposal would, by virtue of its significant size and location on open, non-domestic land have a detrimental impact upon the intrinsic landscape character of the New Forest National Park. It is important that a distinction must be drawn between built up areas, including domestic garden land and adjacent open land, if the surrounding countryside is to be protected from unwarranted development and encroachment. The proposal would therefore undermine local policies if such domestic development were permitted outside developed areas, particularly when having regard to the potential precedent which would be set for similar developments in the longer term which would lead to a harmful and urbanising impact upon the wider landscape character of the New Forest.

11.6 In response to the concerns set out above, the applicant has submitted some additional information which is summarised as follows:

- Alternative locations have been considered but the current proposal is the best location in terms of minimal shading and enabling efficient operation.
- The option of solar roof tiles have also been explored but this is considered to be harmful to the character of the property.
- Flat roofed areas of the house are not large enough to accommodate a solar array.
- The cost of solar tiles on the outbuilding now under construction (17/00473) would be twice that of the ground mounted system, particularly as the roof is currently under construction.
- Planning permission was granted for a solar array for domestic use outside the residential curtilage of a property in the Mole Valley, Surrey.

Based upon this it would appear to be the case that, whilst there could be cost implications, there would be scope to position a solar array on the southern elevation of the recently constructed barn. Whilst it could be argued that the appearance of solar roof tiles would not match the natural slate, the overall level of harm would be significantly less than the introduction of a significant freestanding ground mounted system (a new structure in its own right which does not relate closely to any existing buildings or hardsurfaces) on land outside the residential curtilage. It is also not clear whether options to locate a solar array within the extensive garden area to the south of the main house have been explored.

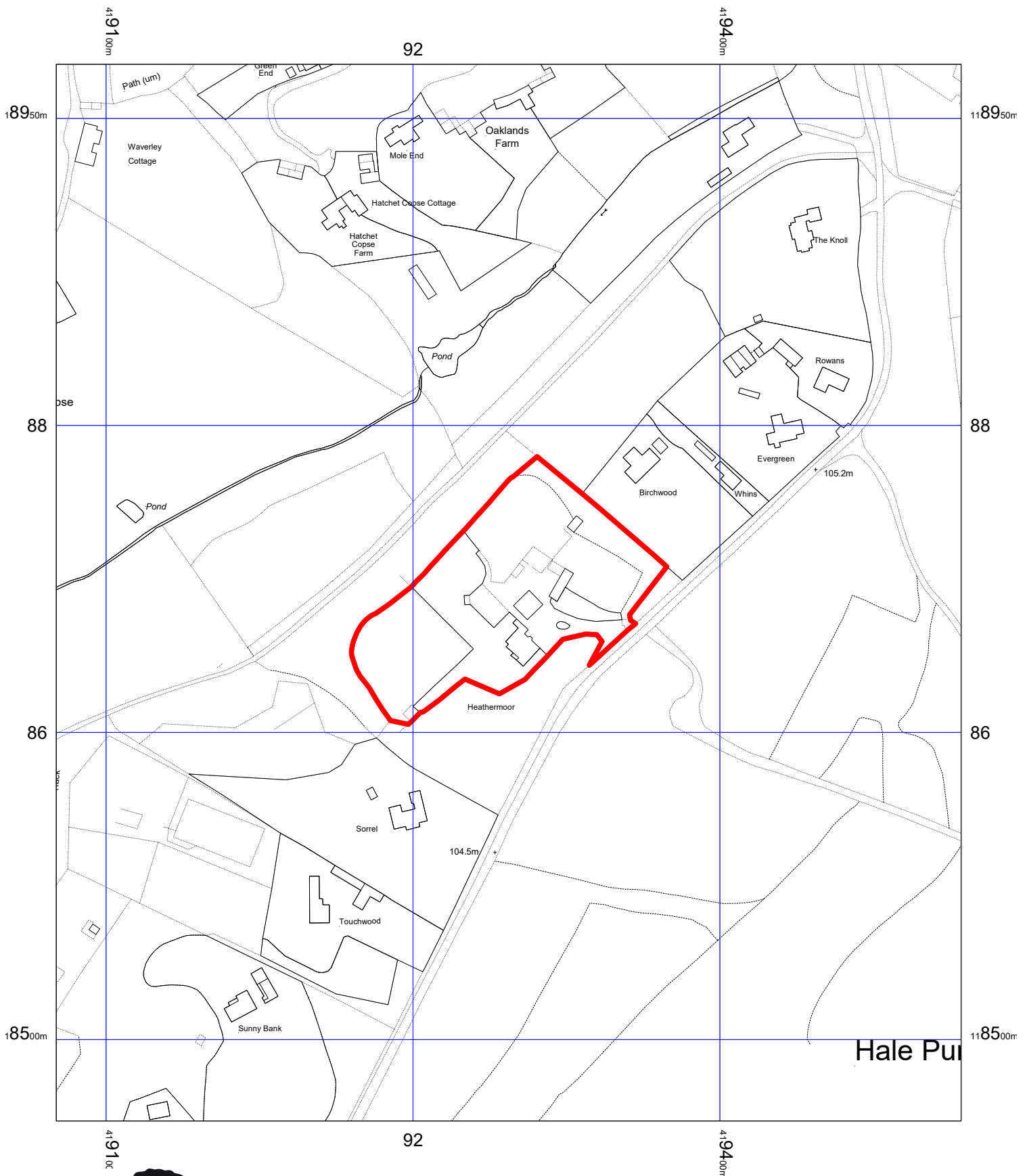
- 11.7 With regards to the case referred to in the Mole Valley it is evident from the submitted plans that whilst the proposal was not within the curtilage it was directly adjacent to a substantial workshop building, suggesting the existence of non-agricultural structures on the site at the time the development was under consideration. Furthermore, the site at Mole Valley was not within a designated conservation area (which brings about an additional need to preserve intrinsic landscape character) or directly adjacent to the open forest. In contrast to Policy CP5, the relevant Mole Valley Policy does not stipulate that renewables should be small scale or sited in order to reduce visual impact. Having regard to this along with the significant landscape harm identified above, the development would be contrary to Policies DP1, CP5 and CP8 of the New Forest National Park Core Strategy and it is recommended that the application should be refused.

## **12. RECOMMENDATION**

Refuse

### **Reason(s)**

- 1 The proposed solar array would essentially be an inappropriate and unjustified form of development onto open countryside. It would not relate to any existing built development and would set an unwanted precedent for this form of development which would result in the cumulative erosion of the rural qualities of the New Forest landscape. Having regard to the domestic nature of the development it would be reasonable to site it within the confines of the domestic curtilage and not on the surrounding countryside. The development is therefore contrary to Policies DP1, CP5 or CP8 of the adopted New Forest National Park Core Strategy and Development Management Policies.



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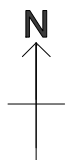
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**Application No: 18/00467/FULL Full Application**

**Site:** Langley Close, West Common, Langley, Southampton, SO45 1XJ

**Proposal:** Replacement dwelling and associated works; Demolition of existing dwelling

**Applicant:** Mr Cleary, Gracelands Ltd

**Case Officer:** Natalie Walter

**Parish:** FAWLEY

**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

No specific designation

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

CP2 The Natural Environment  
 CP8 Local Distinctiveness  
 DP1 General Development Principles  
 DP6 Design Principles  
 DP10 Replacement Dwellings  
 DP11 Extensions to Dwellings

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Design Guide SPD

**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**

Fawley Parish Council: Recommend permission.

## **8. CONSULTEES**

- 8.1 Ecologist: No objection subject to conditions.
- 8.2 Landscape Officer: Objection. The proposals, with extensive areas of hardstanding and glazing, will have a cumulative suburban impact on the site and setting of the house which will hamper blending into the landscape.
- 8.3 Tree Officer: No objection.
- 8.4 Building Design & Conservation Area Officer: Objection. The proposal has been amended from the 2017 scheme but the substantial issues of design, namely overall scale, form, massing and detailing, have not been addressed.

## **9. REPRESENTATIONS**

- 9.1 A representation has been received from the agent in response to consultee comments, summarised as follows:
- Existing houses in West Common are suburban in character;
  - Overall ridge line is 3m longer than existing dwelling but broken into parts;
  - Volume of glazing has been reduced from the refused scheme;
  - Volume of permeable block paving is similar to nearby properties;
  - Existing outbuildings will be retained;
  - Existing boundary treatment will be retained other than replacement of fence where required;
  - Lighting measures are appropriate as per the ecology report; and
  - Site footprint is less than the existing property.

## **10. RELEVANT HISTORY**

- 10.1 Replacement dwelling and associated works; demolition of existing dwelling (17/00905) refused on 22 December 2017.
- 10.2 First floor rear extension (11/96596) granted on 26 August 2011 (not implemented).

## **11. ASSESSMENT**

- 11.1 Langley Close is a detached bungalow set within a substantial plot. The property is located to the south of West Common Road in Langley. The site also contains various outbuildings. The roadside boundary comprises an established hedgerow with a timber and wire fence. The existing access from West Common Road is gated. Pony paddocks lie immediately to the south of the garden.
- 11.2 The application proposes the demolition of the existing dwelling and the construction of a replacement dwelling incorporating a

basement. The existing garage and outbuildings will remain with the exception of the existing greenhouses. The proposed dwelling would be suburban in style with materials comprising red brick, treated timber and fibre cement slate tiles. The boundary treatments will remain as existing, except for the renovation of the existing timber entrance gates.

11.3 The application has been submitted following the refusal of a previous application for a replacement dwelling in December 2017. Amendments to the scheme include:

- Reduction in the size of the basement (by 62 sq.m);
- Amended roof line;
- Amended fenestration;
- Change to proposed materials; and
- Provision of updated ecological information.

11.4 The main issues under consideration are:

- Demolition;
- The extent of the floor space increase based upon the property as it existed on 1 July 1982;
- Design and impact on the character and appearance of the area and the wider open forest landscape;
- Impact on the amenity of adjacent properties;
- Impact on trees; and
- Impact on ecology.

#### Demolition

11.5 The site is not within a conservation area where specific consent is required to demolish a dwelling. However, Policy DP10 precludes demolition of a dwelling that makes a positive contribution to the historic character and appearance of the locality. This is not considered to be the case with the existing dwelling.

#### Floor Space of Replacement Dwelling

11.6 Policy DP10 states that replacement dwellings outside of the defined villages that are not defined as small dwellings should be of no greater floor space than the existing dwelling (with the existing dwelling defined as the dwelling as it existed on 1 July 1982). The floor space figures, based on the case officer's calculations using the applicant's submitted drawings and previous planning application plans relating to the property, are as follows:

- Existing floor space (as of July 1982): 220 sq. m
- Proposed floor space: 339 sq. m
- Percentage increase in floor space: 54%.



- 11.7 The proposed replacement dwelling would comprise a 54% increase in floor space as compared to the dwelling as it existed on 1 July 1982. This is well in excess of the requirements set out in Policy DP10.

### Design

- 11.8 Paragraph 7.34 of the Core Strategy states that replacement dwellings should be of a similar footprint, scale and size as the existing building. Further guidance on replacement dwellings is contained within the Design Guide Supplementary Planning Document (SPD) (pages 23 to 28). It states that proposals should look to provide compatible: building form, window proportion and impact; material combinations; and spacing, curtilage and boundary treatments. Suburban building character and alien material combinations should be avoided.
- 11.9 The proposed architectural approach is not supported by the Authority's Senior Conservation and Building Design Officer. The scheme proposes to replace the existing dwelling with a new house which includes increased use of the roof space and introduces a basement floor. The proposal is not considered to respond to the Design Guide and increases the mass and scale of the building together with the addition of a complexity of form and detail to the elevations and roof slopes. The resultant dwelling is very suburban in style and fails in its general form and massing to respond to local character or adopted design guidance. The large oversized dormers, complex contrived roof shape, conflicting and overlapping gables and excessive glazed elevations create a design which fails to respond to the New Forest context. It is acknowledged that the materiality has changed since the previous scheme but this is not considered to overcome the more fundamental issues of scale, form, massing and detailing.
- 11.10 In addition, the Landscape Officer has raised concerns in relation to the extent of glazing, and the resultant light pollution, and the extensive areas of block paving, which contribute to the suburban nature of the proposal. It is therefore considered that the proposal does not accord with Policies DP1, DP10, DP11 and CP8 of the Core Strategy.

### Impact on Amenity of Adjacent Properties

- 11.11 Due to the siting of the proposed dwelling and the distance between it and the neighbouring property (Scots Pines), it is considered that there would be no adverse impact on residential amenity in terms of overlooking or shading.

### Impact on Trees

- 11.12 The Tree Officer has indicated that there are no trees on site that would be a constraint to the proposed development and has no objection on tree grounds.

### Impact on Ecology

- 11.13 Since refusal of the previous scheme, further survey work has been undertaken to address the potential presence of protected species. Appropriate measures of compensation and enhancement are provided in the submitted plans and ecology report and the Authority's Ecologist has no objection to the proposal, subject to conditions.

### Conclusion

- 11.14 The application proposes the demolition of the existing dwelling and the construction of a replacement dwelling, incorporating a basement, following the refusal of a previous scheme in December 2017.
- 11.15 Whilst the materiality has changed since the previous scheme, this is not considered to overcome the more fundamental issues of scale, form, massing and detailing. Refusal is therefore recommended.

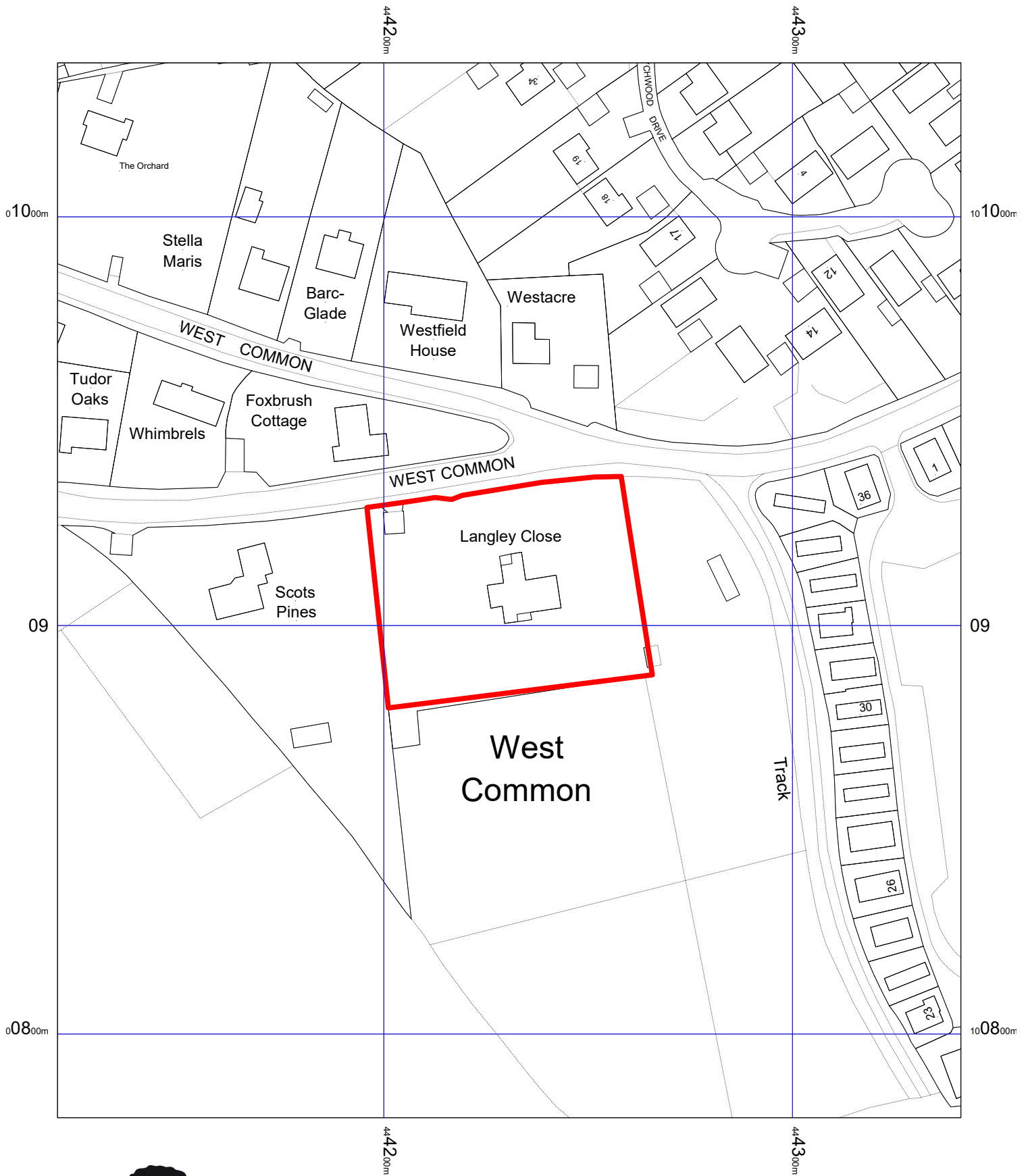
## **12. RECOMMENDATION**

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 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 scale, fenestration and form of the proposed dwelling would add unacceptably to the impact of built development across the site. The proposals would have a harmful urbanising impact upon the site and views from the wider area, especially to the south, and would therefore be contrary to the requirements of DP1, DP10 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.



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