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# Appeal Decision

Site visit made on 21 May 2018

**by Sue Glover BA (Hons) MCD MRTPI**

an Inspector appointed by the Secretary of State

**Decision date: 31 May 2018**

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**Appeal Ref: APP/P9506/D/18/3197277**

**Glen Cairn, Canada Road, West Wellow, Romsey, SO51 6DD**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr & Mrs Hayden against the decision of the New Forest National Park Authority.
  - The application Ref 17/00917 was refused by notice dated 21 December 2017.
  - The development proposed is the conversion of an existing garage to create additional ancillary living space.
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## Decision

1. The appeal is allowed and planning permission granted for the conversion of an existing garage to create additional ancillary living space at Glen Cairn, Canada Road, West Wellow, Romsey, SO51 6DD in accordance with the terms of the application, Ref 17/00917, subject to the following conditions:
  - 1) The development hereby permitted shall be begun before the expiration of three years from the date of this decision.
  - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: drawing nos. PL EX 00 revision A (location and block plans), PL EX 01 revision B (existing plans and elevations), PL EX 01 revision D (proposed plans and elevations), PL EX 02 revision B (existing 3D Views), PL EX 02 revision C (proposed 3D Views).
  - 3) The building subject to this permission shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Glen Cairn.

## Main Issue

2. The main issue is whether the proposal relative to the dwelling is acceptable having regard to adopted policy which seeks to safeguard the distinctive character of the New Forest National Park and maintain a balance in the range and mix in the housing stock, whilst also taking other material considerations into account.

## Reasons

3. Glen Cairn is at the end of a row of dwellings adjacent to a field in a semi-rural area. The 2-storey detached house is a replacement dwelling, which has not
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been further extended. The replacement dwelling is therefore the original dwelling as any former dwelling on the site no longer exists. In terms of Policy DP11 of the Core Strategy and Development Management Policies DPD, the replacement dwelling is also defined as the existing dwelling.

4. There are 2 good-sized outbuildings within the curtilage. The proposal is to convert one of the outbuildings used to store garden equipment as ancillary living space for the use of family or friends. It would be what may be termed a 'granny annexe', a unit separate from the main dwelling house but not capable of use as an independent dwelling. There would be shared use of the access, parking and garden, and given the close proximity of the outbuilding to the dwelling house, a close relationship between the two. The application to the Council did not seek to create a new dwelling, and any future use of the annexe may be restricted by condition.
5. DPD Policy DP11 allows for up to a 30% increase in floor space for extensions to dwellings outside defined villages in the National Park. The text to the policy indicates that the floor space of proposed extensions includes any habitable floor space provided within a detached outbuilding. Moreover, given the proximity of the outbuilding to the dwelling house, at about 2m at the nearest point to the rear conservatory, it is reasonable to regard the proposal as an extension of living space. Whilst there would be some increase of activity in the National Park, for example by the comings and goings of friends and family, the conversion of the outbuilding easily falls within the 30% policy threshold.
6. There would be limited alterations to the external appearance of the outbuilding with several replacement or new windows and doors, and a roof light and solar panels, so that any effect on the landscape would be small and insignificant. There is therefore no substantive evidence to indicate that the proposal is unacceptable thereby harming the distinctive character of the National Park. The proposal would be appropriate to the dwelling and its curtilage in the terms set out in DPD Policy DP11, thereby maintaining a balance in housing stock. As the proposal is not for a separate new dwelling, it also complies with DPD Policy CP12.
7. The development plan policies are compatible with the objectives of paragraph 115 of the National Planning Policy Framework, which sets great weight to conserving landscape and scenic beauty in National Parks as well as the cultural heritage. The proposal accords with the Framework in these respects.
8. Other appeal decisions have been drawn to my attention relating to proposals elsewhere. All these decisions are noted, but the circumstances are sufficiently at variance that I have judged this appeal proposal on its own individual merits.
9. A condition is necessary to ensure that the use of the outbuilding remains ancillary to the residential use of Glen Cairn. Standard conditions are also necessary to cover commencement and compliance with the approved plans.
10. I have taken into account all other matters, including all the policies in the Framework, and other national planning policy and guidance, but I find none that warrant dismissal of this appeal.

*Sue Glover*

INSPECTOR