

Application No: 18/00272/FULL Full Application

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

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

Applicant: Mr S Harley

Case Officer: Liz Young

Parish: HYDE

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

- DP1 General Development Principles
- DP11 Extensions to Dwellings
- DP22 Field Shelters and Stables
- DP10 Replacement Dwellings
- CP1 Nature Conservation Sites of International Importance
- CP2 The Natural Environment
- CP8 Local Distinctiveness
- DP12 Outbuildings

4. SUPPLEMENTARY PLANNING GUIDANCE

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

5. NATIONAL PLANNING POLICY FRAMEWORK

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

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Hyde Parish Council: Recommend refusal:

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

8. CONSULTEES

8.1 Ecologist: No objections subject to conditions.

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

9. REPRESENTATIONS

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

10. RELEVANT HISTORY

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

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

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

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

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

11. ASSESSMENT

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

Background

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

Proposal

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

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

Consideration of issues

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

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

Conclusion

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

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

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Reason: To ensure the dwelling remains of a size which is appropriate to its location within the countryside and to comply with Policies DP10 and DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

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

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

- 4 The outbuildings the subject of this permission shall only be used for purposes incidental to the dwelling on the site and shall not be used for habitable accommodation such as kitchens, living rooms and bedrooms.

Reason: To protect the character and appearance of the countryside in accordance with Policies DP11 and DP12 of the adopted New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 5 No development shall take place above slab level until samples or exact details of the facing and roofing materials for the house and outbuildings have been submitted to and approved in writing by the New Forest National Park Authority.

Development shall only be carried out in accordance with the details approved.

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

- 6 No windows/doors shall be installed until the following details have been submitted to, and approved in writing by the New Forest National Park Authority.

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

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

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

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

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

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

- 8 The trees/hedges on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the submitted arboricultural statement and the recommendations as set out in BS5837:2012.

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

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

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

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

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

- 10 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner.

Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the National Park Authority gives written consent to any variation.

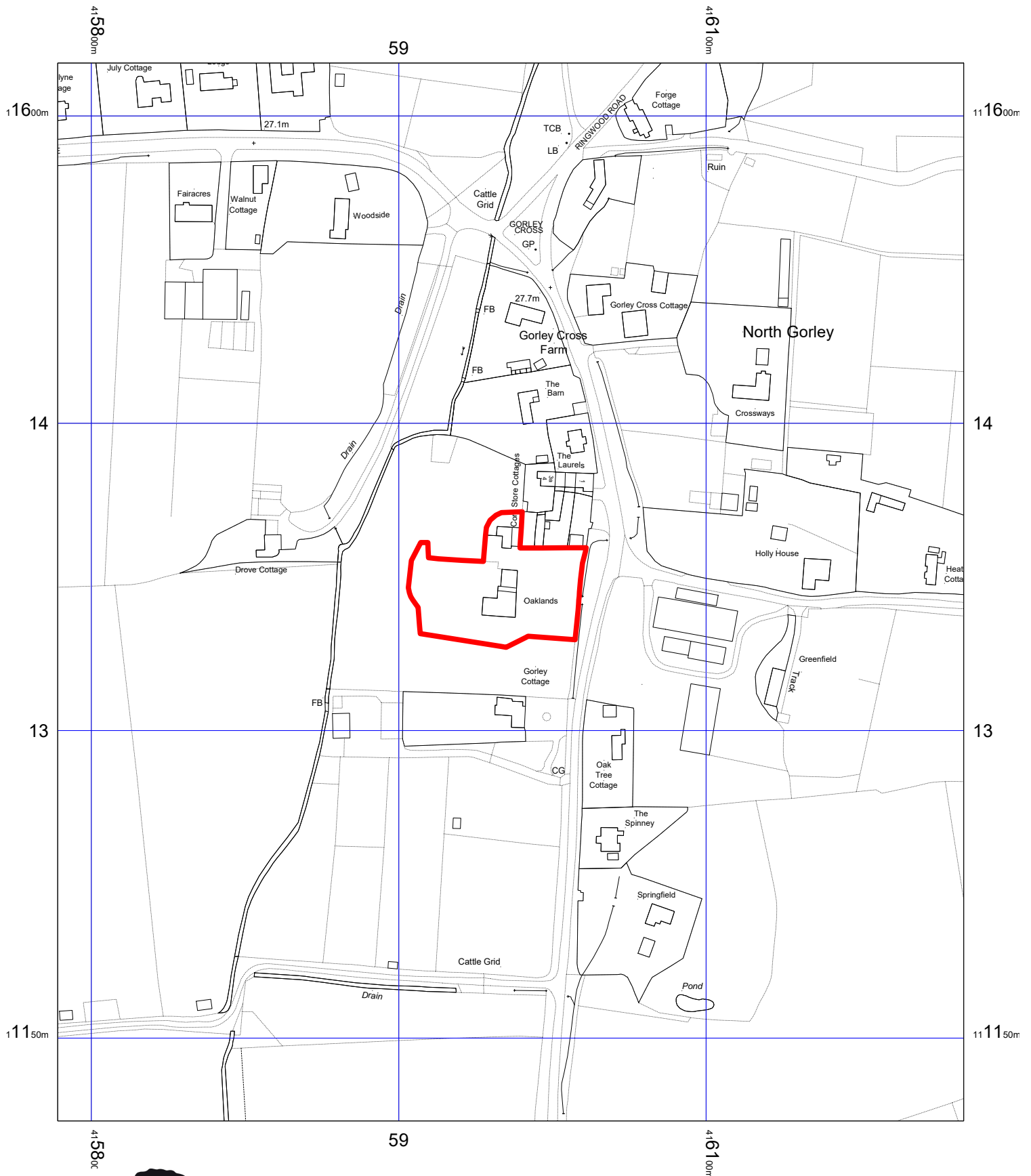
Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

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

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

- 12 Development shall only be carried out in accordance with drawing nos: PL001, PL003 Rev B, PL004 Rev C, PL005 Rev B, PL006 Rev B, PL007 Rev A, PL008, PL009, PL008 A. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

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



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