

Application No: 18/00779/FULL Full Application

Site: Pound Cottage, Southampton Road, Landford, Salisbury, SP5 2EF

Proposal: Two storey rear extension; single storey side extension; chimney removal; render; demolition of existing single storey extension

Applicant: Mr J Hughes

Case Officer: Carly Cochrane

Parish: LANDFORD

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

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

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
Landford Village Design Statement

5. NATIONAL PLANNING POLICY FRAMEWORK

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

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Landford Parish Council: Recommend refusal. The comments made are summarised as follows. The full comments of the Parish Council are available to view online.

- Proposal represents an additional floorspace in excess of the 30%
- Proposal fails to satisfy the requirements of guidelines 7.1.8, 7.2.3, 7.3.1, 7.16.1 and 7.16.2 of the Landford Village Design Statement
- Proposal is contrary to policies DP1, CP8, DP6 and DP11 of the Core Strategy
- Proposal is contrary to the Design Guide
- Proposal is contrary to the National Planning Policy Framework

8. CONSULTEEES

- 8.1 Building Design & Conservation Area Officer: Objection raised in relation to original plans. Following negotiations, the plans were amended which overcame the initial concerns; therefore, no objection raised.

9. REPRESENTATIONS

- 9.1 None received

10. RELEVANT HISTORY

- 10.1 None

11. ASSESSMENT

- 11.1 The application site comprises a triangular shaped plot, adjacent to the A36 Southampton Road, with the access from the B3079 Lyndhurst Road. The dwellinghouse is a late 19th century former estate workers cottage, which formerly served Landford Lodge. The cottage has a distinctive architectural style, built in local vernacular materials, and the property is considered a non-designated heritage asset.

- 11.2 Amended plans have been submitted in response to concerns raised by the Conservation Officer. This application seeks planning permission for the following:

- Two storey extension upon the central section of the rear (west) elevation, creating a 'T' shaped layout. The eaves and ridgeline heights would match those of the main dwellinghouse.
- Two single storey lean-to rear extensions, flanking the two storey element

The proposed extensions would be constructed using a red brick plinth and an off-white render, which would contrast with the main dwellinghouse with a red plain clay tile roof to match that of the main dwellinghouse. The Fleur-de-Lys ridge tiles present on the main roof would also be used on the two storey extension.

- 11.3 The site is located outside of the Defined New Forest Villages, and is not a small dwelling. As such, it is subject to the 30%

additional floorspace restriction under Policy DP11 of the Core Strategy. It is unclear why the Parish Council consider the proposal to be in excess of the 30% restriction. It is calculated that the proposals would amount to a 30% increase, and the proposal is therefore policy compliant in this respect.

- 11.4 The nearest neighbouring property of White House Farm is located approximately 160 metres to the south, with farm buildings and a small area of woodland in between. Whilst the proposed extensions would project rearwards, there would be no resultant adverse impact upon neighbouring amenity.
- 11.5 Amendments were made to overcome concerns raised by the Conservation Officer; these amendments primarily involved reducing the scale of the proposed development, to ensure an appropriate form and appearance given the non-designated heritage status of the building. The proposed extensions are considered to harmonise with and appear subservient to the main dwellinghouse, and would not detract from the special features of interest. The property is relatively isolated in its location, in that it is not viewed in the context of any other properties. The property is also unique in comparison with other properties in the area by virtue of its design, architectural features and materials. Overall, it is considered that the proposals would not result in any harm to the character and appearance of the non-designated heritage asset, nor would they result in any adverse impact upon the character and appearance of the area. The specific guidelines of the Landford VDS cited by the Parish Council in its objection are noted, but it is not considered that the proposal would be in conflict with them.
- 11.6 There are no trees which would be impacted by the proposed development, and the access and parking arrangements would remain unchanged.
- 11.7 In accordance with the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the applicant's written agreement has been received in relation to the proposed pre-commencement conditions.
- 11.8 It is therefore recommended that permission is granted subject to conditions, as the proposal accords with Policies DP1, DP6, DP11, CP7 and CP8 of the Core Strategy.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

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

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: C-002 Rev C.

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 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).

- 5 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

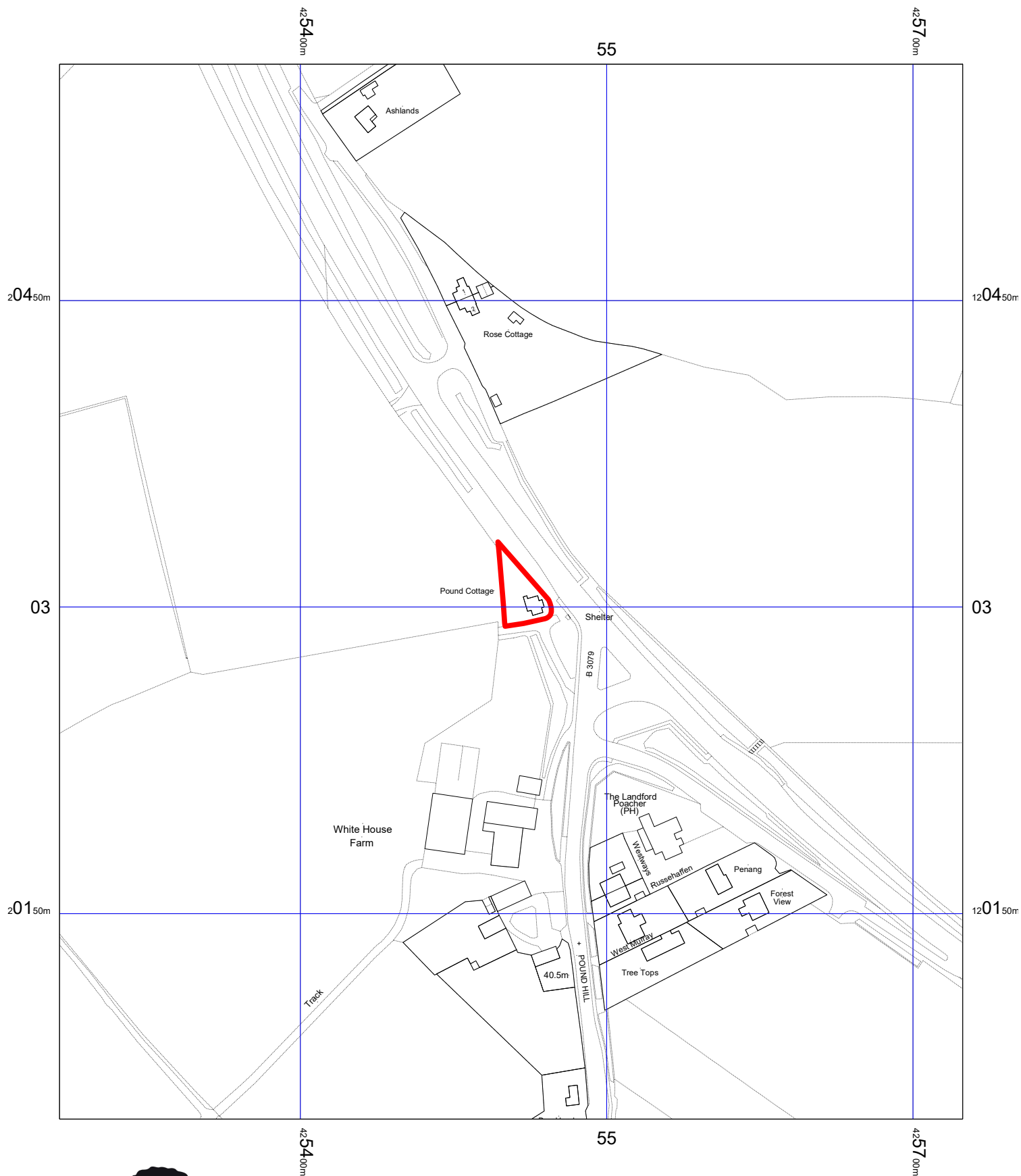
Strategy and Development Management Policies (DPD)
(December 2010).

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

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

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.
- 2 All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 41 of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given the relevant contact number for Natural England, which is 0300 060 3900.



NEW FOREST
NATIONAL PARK

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