

Application No: 18/00592/FULL Full Application

Site: The Stables, Boldre Grange, Southampton Road, Boldre, Lymington, SO41 8PT

Proposal: Outbuilding

Applicant: Ms J Taranto

Case Officer: Carly Cochrane

Parish: BOLDRE

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
DP6 Design Principles
DP12 Outbuildings
CP8 Local Distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Boldre Parish 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

Boldre Parish Council: Recommend refusal. The Council has a policy of no new dwellings in the Parish.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 One letter of representation was received, in support of the application.

10. RELEVANT HISTORY

10.1 Single storey rear extension; demolition of existing conservatory (18/00117) approved on 5 April 2018

10.2 Single storey rear extension; demolition of conservatory (15/00969) approved on 1 February 2016

10.3 Rear extension (06/90101) approved on 9 June 2006

10.4 Alterations to front elevation and garage (02/74525) approved on 17 May 2002

10.5 Lawful Development Certificate (existing) for use of property as private dwellinghouse without complying with Condition 1 on PP NFR 15648 agricultural (NFDC/LDCE/98/64936) approved on 9 November 1998

11. ASSESSMENT

11.1 The application site is located within a cluster of residential development known as 'Boldre Grange', and accessed via a private road to the east of the A337 Southampton Road. The property comprises a two storey dwellinghouse with a range of existing outbuildings to the rear, within the garden area. The property is currently being extended pursuant to planning permission reference 18/00117.

11.2 This application seeks planning permission for a further outbuilding, located to the south east of the dwellinghouse, adjacent to a large timber outbuilding serving the tennis court. The proposed outbuilding would be laid out in an 'L' shape, and would measure approximately 10 metres in width along the southern elevation, 8 metres in width along the western elevation and 2.4 metres in height to the eaves. The roof comprises a diminishing ridgeline, and therefore measures between approximately 4 metres and 4.4 metres in height. The outbuilding would be constructed with an oak frame, with softwood timber cladding and a slate roof. All windows and doors would be oak. There would be no fenestration upon the east or west elevation, however it is proposed that there be a set of bi-folding doors and high level windows upon the southern elevation, and three sets of windows and a door upon the northern elevation. The proposed outbuilding

would have an internal floorspace of approximately 52m², and it is stated within the Design and Access Statement that the outbuilding would be used as a home office and gym, and that it would not be used as residential accommodation.

- 11.3 The application property includes a large garden area, with vegetation along the boundaries. A large outbuilding at the property to the south, of 'The White House', is located along the boundary, and is therefore visible from the garden area of the application property, and provides screening between the respective properties. The proposed outbuilding would be single storey, and would be set away from any boundary. As such, it is not considered that the proposal would result in any adverse impact upon neighbouring amenity.
- 11.4 The proposed outbuilding has been designed so as to be subservient in scale and appearance to the main dwellinghouse, aided by the use of contrasting materials. The use of natural materials is considered appropriate, and a condition can reasonably be attached to ensure their use. The site is not within a conservation area, and, as aforementioned, is situated well within the garden area of the property. As such, it is not considered that the proposal would result in any adverse impact upon the character or appearance of the area.
- 11.5 Policy DP12 of the Core Strategy sets out that domestic outbuildings will be permitted where they are located within the residential curtilage; are required for purposes incidental to the use of the main dwelling, and; are not providing habitable accommodation. The Design Guide Supplementary Planning Document (SPD) recommends that outbuildings should be incidental and subservient to the dwelling in scale and appearance, should use natural and mellow materials, should be distanced from the boundary, should not compete in size with the main building, and can diminish in scale to respond to different uses, which helps to minimise bulk. In applying Policy DP12 and the SPD to the proposal, it is considered that the proposed outbuilding is compliant, as set out in paragraphs 11.2, 11.3 and 11.4 of this report. Appropriate conditions can be attached to ensure the use of the outbuilding remains incidental and therefore to ensure compliance with Policy DP12.
- 11.6 The Parish Council have recommended refusal of the outbuilding on the basis that it is of a scale which could contain facilities to enable residential occupation, which would be contrary to policy. As stated in paragraph 11.5 of this report, a condition can be attached to ensure that the outbuilding is used for purposes incidental to the dwellinghouse only. This condition is considered to be reasonable, appropriate and enforceable. The outbuilding is considered to be policy compliant in all respects, and the use of such a condition is considered to be a satisfactory method of controlling the use of outbuildings.

- 11.7 It is therefore recommended that permission is granted subject to conditions, as the proposal accords with Policies DP1, DP6, DP12 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: PL001 Rev B, PL002 Rev C Planning Rev A, PL003 Rev C Planning Rev B.

No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

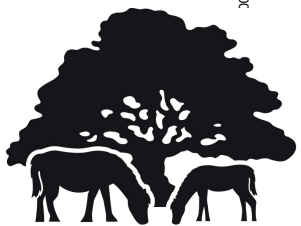
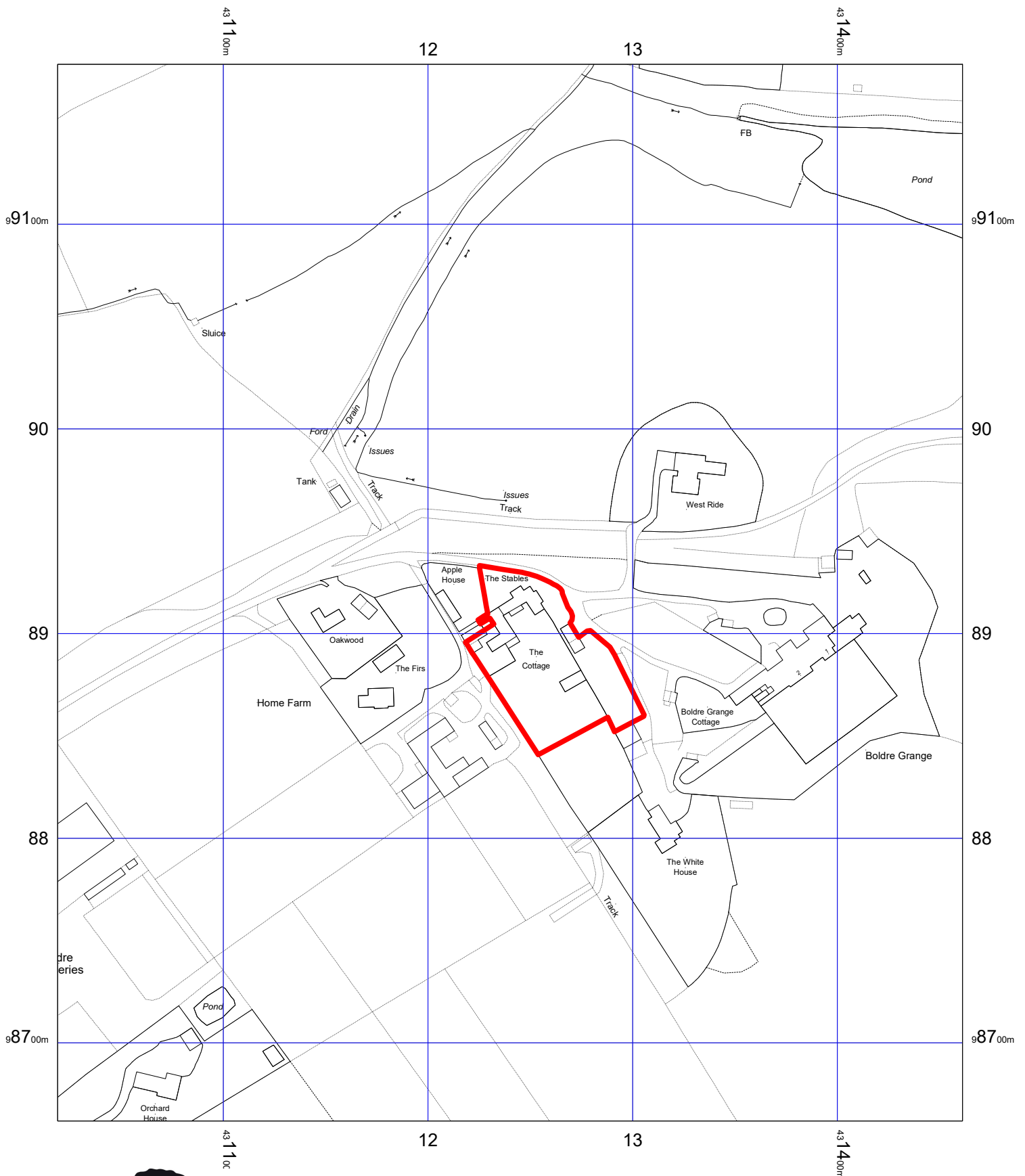
Reason: To ensure an acceptable appearance of the building in accordance with policies CP7, CP8, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.

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

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

- 4 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).



NEW FOREST
NATIONAL PARK

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