

Application No: 18/00639/FULL Full Application

Site: Fir Tree Cottage, Main Road, East Boldre, Brockenhurst, SO42 7WT

Proposal: New outbuilding with basement; demolition of 2No. existing outbuildings

Applicant: Mr S Austin

Case Officer: Liz Young

Parish: EAST BOLDRE

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
DP12 Outbuildings
CP8 Local Distinctiveness
CP2 The Natural Environment

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

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

East Boldre Parish Council: Recommend permission. Consider that it would be appropriate to impose a condition to ensure the building would not be used for habitable accommodation.

8. CONSULTEEES

- 8.1 Tree Officer: No objections subject to conditions.
- 8.2 Ecologist: No objection subject to conditions.

9. REPRESENTATIONS

- 9.1 Two letters of support received from the occupants of neighbouring residential properties:
- The applicant has a need to create a safe, secure and dry environment to preserve classic cars.
 - Existing buildings to be demolished are dreary, dilapidated and unsightly.
 - The proposed replacement building would be low and sympathetic to its surroundings.
 - Proposal would be in the interests of the local community and East Boldre as a whole.
 - There is a nucleus of car enthusiasts in the area.

10. RELEVANT HISTORY

- 10.1 Application to vary Condition 3 of planning permission reference 07/91039 to allow use of plain clay tiles for conservatory roof (12/97754) refused on 9 October 2012
- 10.2 House; demolition of existing dwelling (06/91039) approved on 22 February 2007
- 10.3 Side conservatory and detached garage (06/90100) approved on 13 June 2006
- 10.4 Two storey rear extension. 3 bay timber framed garage; new access; chimney (03/77826) approved on 13 April 2004

11. ASSESSMENT

- 11.1 This application relates to a cluster of outbuildings (including a single garage) which lie to the rear of Fir Tree Cottage, a recently constructed replacement dwelling. A large three bay garage lies alongside the north boundary and this building was granted consent in 2003 prior to the replacement dwelling scheme. The existing single garage to the rear of the site was then granted consent in 2006. The other outbuildings (which have a more agricultural character) are in a more dilapidated state and have clearly been on site for some time. In terms of context the site lies within the Forest South East Conservation Area in an area comprising 18th and 19th century forest encroachment. Rear plot boundaries are formed by the medieval boundary of the manor of Beaulieu known, as the "Beaulieu Rails", now marked mainly by

mature oak trees and hedgerow species (such as those enclosing the east boundary of the site). This medieval boundary effectively forms the eastern boundary of the conservation area (and the application site).

- 11.2 Consent is now sought to replace the outbuildings along the eastern boundary. The replacement building would have an external footprint of 130 square metres and a ridge height of 5.3 metres. External facing materials would comprise timber cladding on the walls with plain tiles on the roof. A basement is also proposed beneath the outbuilding and this would accommodate a wine cellar. It is stated that the ground floor area of the outbuilding would accommodate a garage, workshop and garden room.
- 11.3 The main issues under consideration would be:
- The extent to which the proposal would be incidental and appropriate to the main house along with the character and appearance of the Conservation Area.
 - Any potential loss of amenity to neighbouring residents.
- 11.4 Pages 35 to 36 of the Design Guide Supplementary Planning Document recognises the importance of outbuildings in establishing rural character and also the harmful impact that two storey outbuildings can have on boundaries. The document seeks to ensure that outbuildings would be subservient in scale and appearance to the host dwelling and advises against buildings which compete in size with the main building. The guidance also suggests that outbuildings should diminish in scale to respond to their different use while minimising bulk. In addition to this the Conservation Area Character Appraisal recognises that the requirement for new domestic outbuildings such as garages can have a significant cumulative impact on an historic area. The appraisal recognises the importance of ensuring conversions respect the intrinsic agricultural character buildings in the area as these complexes of buildings are often prominent within the landscape and have a great historic relevance to the development of the conservation area.
- 11.5 Having regard to the design guidance referred to above, the proposed replacement outbuilding would fail to be appropriate or incidental to the main house. The ridge height and external footprint of the outbuilding would only be slightly less than the height and footprint of the main house. These factors, along with the shallow roof pitch of the replacement building, the extensive fenestration along with its monolithic form, depth and scale would not enable the building to appear as a subservient or incidental building. The building would have a significantly greater bulk than the existing structures, which have a modest scale with varied roof heights broken down into separate elements. The impact of the building would be particularly apparent when viewed from the road due to its scale and siting to the side of the main house.

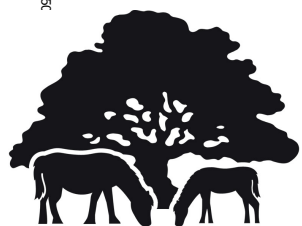
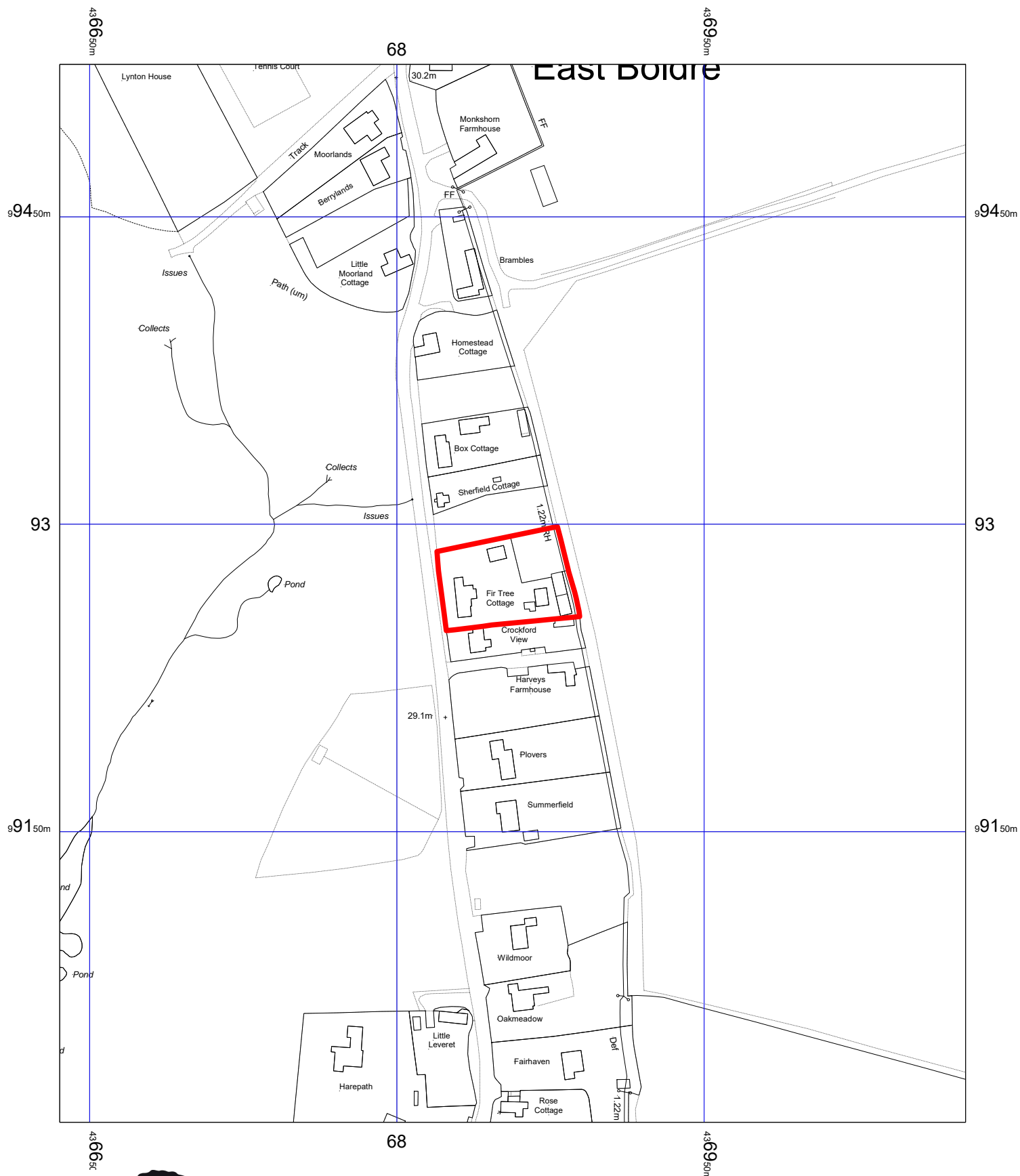
- 11.6 Policy DP12 seeks to ensure outbuildings do not incorporate habitable uses and whilst the intended uses of the building are noted, there is already extensive garaging on site. Furthermore the size of the building, the extensive fenestration and shallow roof pitch along with the inclusion of a chimney and a substantial cellar would result in an overly domestic and suburban form which would fail to be incidental or subservient to the main house. The building is one which could readily be adapted to habitable use without the need to carry out any significant works to the exterior and any restrictive conditions would therefore be difficult to resist. Such restrictions would also not mitigate against the harmful character of the building as set out above. There is a significant identified demand for the conversion of outbuildings to holiday lets in the locality and the size and location of the building is one which could be subject to this demand having regard to its scale and location if circumstances or ownership were to change in future.
- 11.7 The draft Local Plan is now at an advanced stage, and the relevant policy, DP37 and its supporting text, maintains the Authority's approach towards outbuildings.
- 11.8 It was established at the time of the site visit that there would not be any direct implications for the amenities of neighbouring residents. The proposed building would, however, be very apparent when viewed from the immediate neighbour, and this would largely be attributed to its very bulky roofline (significantly more imposing than the outbuilding associated with Crockford View). As set out above the outbuilding would fail to be incidental or appropriate to the main house by virtue of its scale, size and design. The development would therefore be contrary to Policies DP12 and CP8 of the New Forest National Park Core Strategy along with the requirements of the Design Guide Supplementary Planning Document and it is recommended that the application should be refused.

12. RECOMMENDATION

Refuse

Reason(s)

- 1 The proposed outbuilding would, by virtue of its size, scale, fenestration and design, fail to be appropriate or subservient to the main house or the character and appearance of the wider Conservation Area. The proposal would therefore be contrary to Policies DP12 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.



NEW FOREST
NATIONAL PARK

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