

**Application No: 18/00321/LBC Listed Building Consent**

**Site:** Old Farm, Cowpitts Lane, Poulner, Ringwood, BH24 3JX

**Proposal:** Two storey extension; link to outbuilding to create single storey extension; rear dormer window; roof alterations to existing garage; access alterations; demolition of existing single storey extension (Application for Listed Building Consent)

**Applicant:** Mr & Mrs Surman

**Case Officer:** Liz Young

**Parish:** RINGWOOD

**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

Listed Building  
Conservation Area

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

DP1 General Development Principles  
CP8 Local Distinctiveness  
DP11 Extensions to Dwellings  
DP12 Outbuildings

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Design Guide SPD

**5. NATIONAL PLANNING POLICY FRAMEWORK**

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

**6. MEMBER COMMENTS**

None received

## **7. PARISH COUNCIL COMMENTS**

Ringwood Town Council: Recommend permission:

- Proposal should be considered as an exception to the 30% rule.
- Policy DP11 permits an exception to meet design consideration relating to the special character of the building.
- Because the additional floorspace relates to the carport it is considered that a legal agreement could be entered into to retain it for this use in perpetuity.

## **8. CONSULTEES**

8.1 Building Design & Conservation Area Officer: Objection.

## **9. REPRESENTATIONS**

9.1 Two letters of objection received:

- Submitted Design and Access Statement does not address policy issues.
- Outbuildings and mezzanines should be included within floorspace.
- Permitted development rights for listed buildings do not exist.
- The extensions would not be in keeping with the farmhouse.
- Harmful impact upon views from The Old Coach House.
- Proposal would not be in keeping with neighbouring properties.

## **10. RELEVANT HISTORY**

10.1 Two storey extension; link to outbuilding to create single storey extension; rear dormer window; roof alterations to existing garage; access alterations; demolition of existing single storey extension (18/00320) pending decision

10.2 Repairs to single storey extension and chimney (Application for listed building consent) (14/00930) approved on 10 January 2015

10.3 Alterations to conservatory (98/64578) approved on 16 September 1998

## **11. ASSESSMENT**

11.1 This application relates to a prominent, Grade II Listed farmhouse originating from the late eighteenth century which comprises facing brick work with a plain tiled roof. The building comprises two storeys along with some more recent additions. A detached garage and row of stables lie along the east boundary and the garden backs onto a paddock which is currently in use as a certified caravan site. The site lies just within the Western Escarpment Conservation Area (Character Area J) which is at the

southern edge of the escarpment. A small cul-de-sac of modern detached properties lie to the south across Cowpitts Lane (part of a network of small rural lanes), although these fall just outside the Conservation Area designation. The property is a very prominent feature when viewed from the Gorley Road which lies to the west.

- 11.2 Consent is sought to add a two storey extension with glazed link to the rear of the property and to link an existing outbuilding to the house with a single storey extension. Three rear pitched roof dormers window are proposed (replacing an existing flat roofed dormer) on the existing house along with roof alterations to the existing garage. The plans also include proposals for access alterations to the east comprising a brick wall and new gate off the track. An existing single storey side extension would be demolished. The main roof of the proposed two storey element would be zinc, with solar panels on the inner (south) elevation. Larch cladding is proposed across the outbuilding and open covered areas and the new roof over the existing outbuilding would incorporate plain tiles to match the existing house. New window openings would be aluminium. A number of internal alterations are also proposed. The main issue under consideration would be the impact the proposed works would have upon the historic fabric and character of the listed building.
- 11.3 In terms of heritage context the Conservation Area Character Appraisal recognises that each of the historic buildings in this character area enhance the locality and represent good vernacular detailing, reflecting part of the cultural heritage of the area. The appraisal also notes the prevalence of plain clay roof tiles in the locality and the later increase in use of natural slate. One of the key issues affecting the Conservation Area identified within the document includes new outbuildings which can have a significant cumulative impact. It also recognises that development on the edge of the Conservation Area can have a detrimental impact from outside the designated area. In addition to this Conservation background, pages 27, 28, 29 and 30 of the Design Guide Supplementary Planning Document set out the need to ensure extensions would incorporate stepped down ancillary roof lines, smaller spans and widths and setting back flank walls to help conceal depth.
- 11.4 Whilst the existing building has been subject to a limited amount of extension and alteration, these earlier alterations are low key, subservient and do not compete with the scale and form of the main house, or impact significantly upon its frontage. The proposed extensions would, in contrast add significantly to the scale and bulk of the main house, and therefore would create less than substantial harm to the special interest of the listed building. The impact of development on a listed building has to be considered in terms of the harm caused, and even if it is deemed to be less than substantial harm, it is still harm which should be avoided. The additions would also fail to adhere to the design

guidance referred to above because the width of the extension would equal that of the main house and because the extension would project beyond its flank wall, impacting significantly upon the building frontage. The proposed glazed link would not appear sufficiently light weight to reduce its impact and would relate awkwardly to the main house. Having regard to the prevalence of slate and plain clay tiles in the locality the proposed facing materials would fail to compliment the Listed Building (an issue raised by the Building Design and Conservation Officer).

- 11.5 The Building Design and Conservation Officer also raises concern that the overly large gable width and roof span would fail to reflect the traditional proportions of the main house. The combined impact of the significant height increase to the garage roof and the proposed rear extension would dominate the original building. The proposals would also clearly conflict with earlier pre-application advice which suggested a single storey addition and advised against attached outbuildings (a feature more typical of suburban developments). The overall impact of the development would be exacerbated further by the alterations proposed to the original boundary walls and frontage to the listed building, particularly with regards to the widening of the driveway. The Building Design and Conservation Officer raises concern that the discrete and narrow character of the current walling, drive, access, garden space and relationship with the neighbouring property would all be lost, adding further to the harm to the historic interest and setting of the farmhouse. In addition to this the additional open parking area would have a suburbanising impact on the conservation area. The applicant fails to acknowledge that the site lies within the designated Conservation Area and the submitted Design and Access Statement has therefore not fully assessed the impact of the development upon the character of the area.
- 11.6 As set out by the Building Design and Conservation Officer the proposed internal alterations have not been sufficiently justified and there is insufficient information to enable a full assessment of the impact of the proposals upon the historic fabric of the listed building to be carried out. It is evident that a thorough investigation of the age and origin of areas of the building affected by the works has been not undertaken, particularly with regards to the wall from the bedroom to the proposed ensuite, the areas of roof affected by the dormers and the entrance to the new bedroom. Further clarification would also be required in relation to the alterations at the top of the staircase, floor reduction and wet room.
- 11.7 In conclusion the proposed extensions and alterations would fail to preserve the historic fabric of the listed building and would be harmful to its character and setting. This is due to the scale and form of the works, the external facing materials, their impact upon the building frontage and boundaries and the lack of information relating to the proposed internal alterations. The proposals would

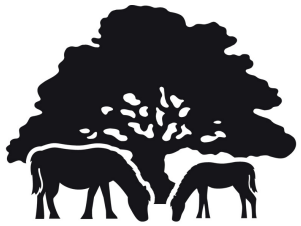
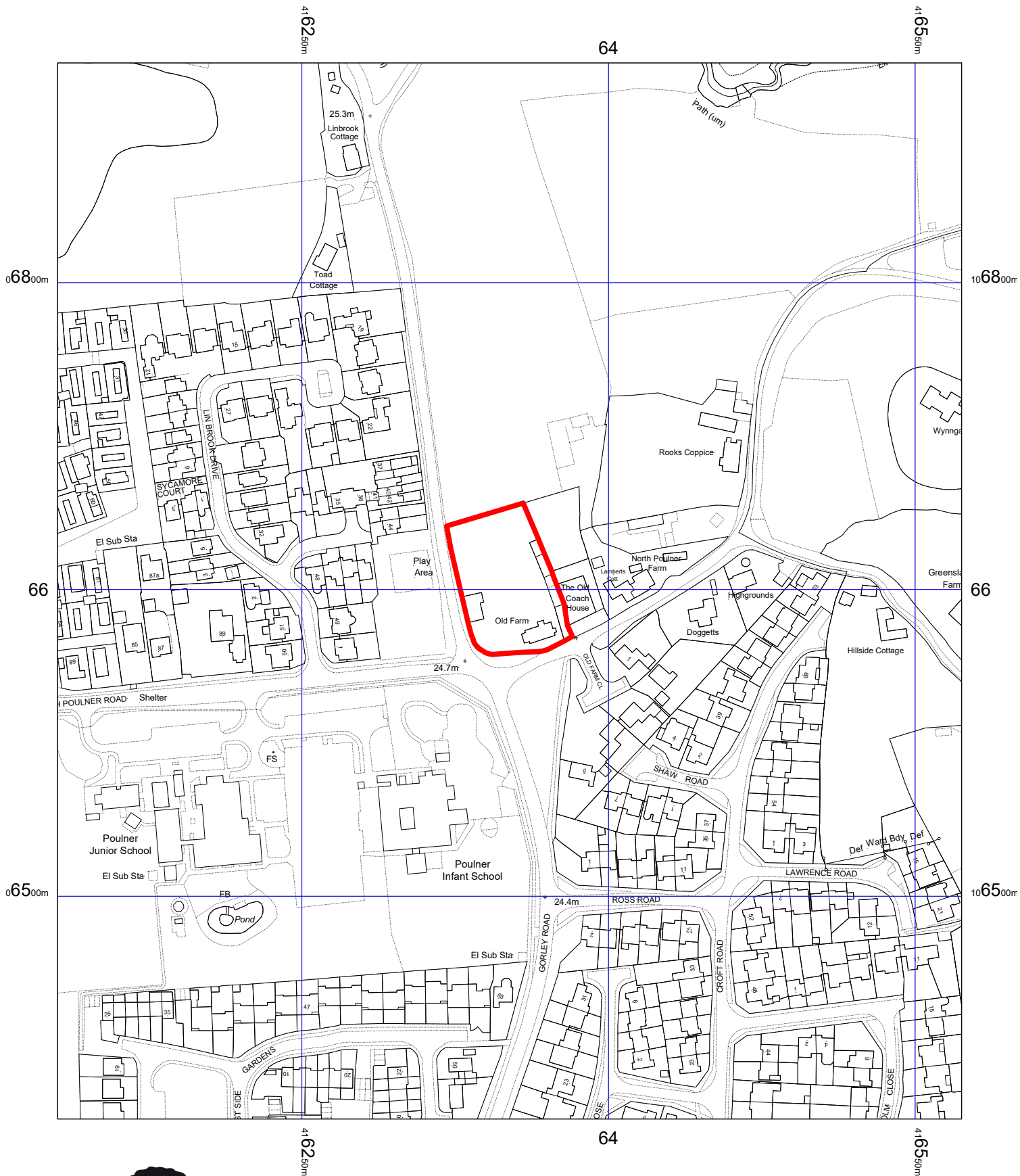
therefore be contrary to Policies DP1, CP7, CP8 and DP11 of the New Forest National Park Core Strategy along with the requirements of the Design Guide Supplementary Planning Document. It is therefore recommended that the application should be refused.

## **12. RECOMMENDATION**

Refuse

### **Reason(s)**

- 1 The proposed extensions and alterations would, by virtue of their scale, form and materials, create less than substantial harm to the special interest of the Listed Building and fail to preserve the character and appearance of the Western Escarpment Conservation Area. The proposal would therefore be contrary to Policies DP1, DP11, CP7 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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