

Application No: 18/00395/FULL Full Application

Site: Sunny Side, Pilley Bailey, Pilley, Lymington, SO41 5QT

Proposal: Replacement outbuilding; car port; alterations to existing outbuildings; demolition of 2no. existing outbuildings

Applicant: Mr MJ Jeffries

Case Officer: Katie McIntyre

Parish: BOLDRE

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area
 Site of Special Scientific Interest
 Special Area of Conservation
 Special Protection Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
 CP8 Local Distinctiveness
 CP7 The Built Environment
 DP12 Outbuildings
 CP2 The Natural Environment

4. SUPPLEMENTARY PLANNING GUIDANCE

Boldre Parish Design Statement

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 12 - Achieving well-designed places
 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

Boldre Parish Council: Recommend refusal:

The size, in particular the height, of the replacement outbuildings on the Forest edge boundary, in such a conspicuous site, are thought to be out of scale with the dwelling and an eyesore rather than an enhancement to this picturesque cluster of dwellings at Pilley Pond. Great care should be taken on this site as the adjacent Pilley Pond is a breeding site for considerable numbers of Great Crested Newts which inhabit the nearby land when not breeding.

8. CONSULTEES

8.1 Ecologist: No objections

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 Two-storey rear extension; replacement garage; porch; external alterations (13/98623) granted on 20 August 2013

10.2 Conservatory (85/29801) granted on 14 August 1985

11. ASSESSMENT

11.1 The application site comprises a two-storey semi-detached cottage which is sited within the Forest South East Conservation Area outside of the defined villages. The rear of the property lies immediately adjacent to the open forest. This application seeks consent for the replacement and alterations of the existing outbuildings at the site and a car port.

11.2 The relevant issues to consider are:

- The impact upon the character and appearance of the Conservation Area;
- Whether the proposal would comply with Policy DP12;
- Impact upon protected species; and
- Potential impact upon the neighbouring property's (Ytene) amenities.

11.3 The Parish Council have objected to the proposal due to the size, and in particular the height, of the replacement outbuildings on the Forest edge boundary. Concerns have also been raised in relation to the impact upon the Great Crested Newts which inhabit the nearby land when not breeding.

- 11.4 The existing buildings at the site are a range of low profile structures which are constructed in a mixture of materials including corrugated tin and concrete blockwork. It is proposed to remove two of the existing structures labelled C and D on the submitted block plan which are not considered to be of architectural merit. It is not proposed to replace outbuilding C, however building D would be replaced with a larger timber framed car port of a gabled form with a lean-to log store. The proposed carport would have a footprint of approximately 5.6m by 6.9m (including the attached log store) and a ridge height of 4m. The height of the existing buildings at the site are approximately 2.6m.
- 11.5 The application also proposes to clad shed B with timber and replace the roof with corrugated sheeting and the height of this building would be raised slightly by 0.3m to accommodate these works. This shed is attached to building A which it is proposed to re-build. The replacement building would have the same footprint as that in situ however it would have a higher ridge height of 3.2m, compared with the existing 2.1m, as it would have a pitched roof. This structure would also be timber clad with a slate roof and serve as a home office.
- 11.6 Due to the siting of the existing buildings at the site and their close proximity to the open forest, views of the development would be obtained from the surrounding landscape. Notwithstanding this, it is considered that the size, form and proposed use of materials would ensure that the buildings would not appear overly imposing when viewed from the open forest, and would respect the rural locality as well as appearing subservient in relation to the host property. Additional glazing is proposed for the home office, however no glazing is proposed within the north west elevation abutting the forest. Views of the south east elevation would be mainly restricted to within the garden of the host dwelling which, on balance, is considered to be acceptable. It is also thought the proposal would comply with policy DP12 being sited within the residential curtilage of the site and being of an incidental use. Policy DP12 also supports home working.
- 11.7 In terms of neighbour amenity, no objections have been received in relation to the proposal and it is considered that the siting of the buildings and their size are such that the development would not result in undue loss of light or outlook to the neighbouring dwelling, Ytene.
- 11.8 The site is within close proximity to Pilley Pond which is a known breeding site for Great Crested Newts which are protected by law. The Authority's Ecologist has raised no objection to the proposal due to the nature and scale of the development proposed but also due to the fact that the interface with vegetated areas would be minimal. As such it is unlikely that Great Crested Newts would be encountered. Notwithstanding this, an informative is recommended to ensure that those carrying out the works are aware of the

sensitive location and the legal protection afforded to Great Crested Newts. A condition requiring the storage of materials and machinery in connection with the development to be restricted to within the red line of the application site would also be attached to protect the adjacent SSSI.

- 11.9 To conclude, for the above reasons it is considered the proposed replacement outbuildings would have an acceptable impact and as such it is recommended permission is 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 Development shall only be carried out in accordance with Drawing Nos: 419/1A, 419/5, 419/6, 419/4 and 419/3. 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 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.

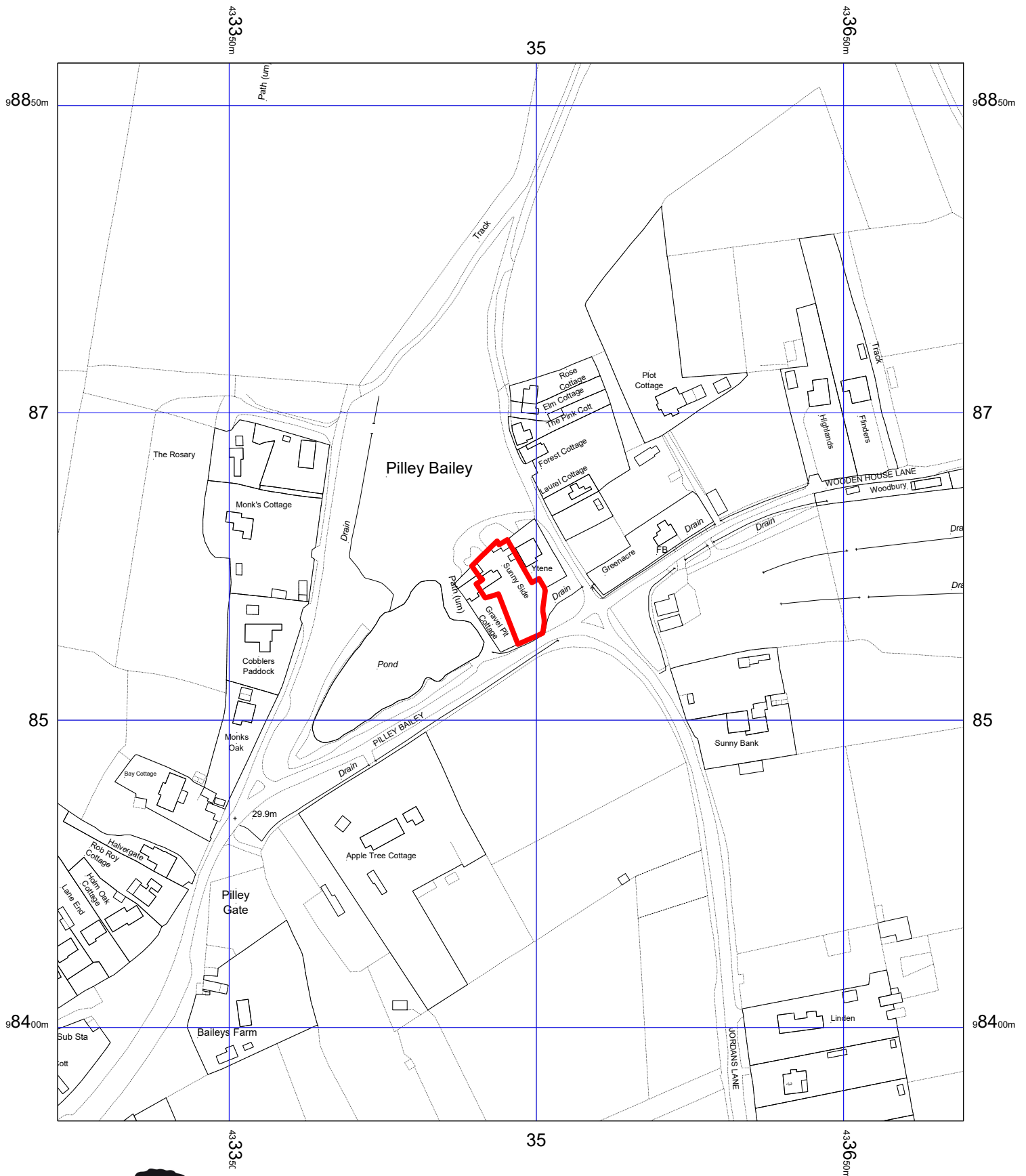
Reason: To ensure an acceptable appearance of the building in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 All materials, machinery and any resultant waste materials or spoil shall be stored within the red line application site unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of protecting the New Forest Site of Special Scientific Interest in accordance with Policy CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

Informative(s):

- 1 The proposed development is in proximity to habitats used by Great Crested Newts which are protected by law. These species use terrestrial habitat for significant periods of the year. Persons undertaking operations should ensure they have taken relevant professional ecological advice and employ suitable construction mitigation as required. If amphibians are encountered works should stop immediately and advice sought from a professional ecological consultant. Works shall only recommence in accordance with their advice.



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