

Application No: 18/00740/FULL Full Application

Site: 2 Pitts Deep Cottages, Sowley Lane, East End, Lymington, SO41 5SQ

Proposal: Infill single storey extension to outbuilding to create garage and covered way

Applicant: Mrs S Campbell

Case Officer: Ann Braid

Parish: BOLDRE

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Flood Zone

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP8 Local Distinctiveness
DP1 General Development Principles
DP12 Outbuildings

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
Boldre Parish 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 and would not accept the decision reached by the National Park Authority's Officers under their delegated powers.

Boldre Parish Council feels this application does not respect the existing historic landscape

8. CONSULTTEES

8.1 Building Design & Conservation Area Officer: No objection

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 Extensions to existing barn; demolition of existing lean-to shed and external staircase (16/00945) refused on 12 January 2017

11. ASSESSMENT

11.1 Pitts Deep is a historic hamlet of the New Forest which now comprises two cottages and remnant farm buildings, immediately adjacent to the Solent. The cottages date back to the 18th Century. 2 Pitts Deep Cottages is shown on mid-19th century OS maps with the range of outbuildings to the north of the site. As such these buildings are considered to be of local historic interest due to their date and construction materials and are therefore non-designated heritage assets of local vernacular and historic interest. The buildings are not listed nor situated within a conservation area. They surround an area of walled kitchen garden, with a shed, a greenhouse and raised beds.

11.2 Consent is sought for a new outbuilding to be located in the corner of the existing range, at the western end of the walled garden, just outside the Flood Zone. The development would comprise a new garage, the roof of which would extend over the remaining space to join an existing shed, forming a covered way over the existing access into the walled garden area. The garage would be constructed in timber with a corrugated steel roof and a sliding timber-faced door. The existing brick shed would be re-roofed in corrugated steel.

11.3 The issues to assess are whether the proposed development would comply with the relevant Core Strategy Policies and whether there would be any adverse impacts on the range of historic buildings, and the character of the locality, in particular the coastline. Policy DP12 relates to outbuildings and requires that they should be located within the domestic curtilage and used for purposes that are incidental to the dwelling. The curtilage of this dwelling extends northwards from the house and includes the walled garden and the buildings, which are clearly in domestic use. The proposed use of the building as a garage would be incidental to the dwelling and a condition may be attached to

ensure it is not converted in future. The proposal would therefore comply with this Policy.

- 11.4 The proposed single storey infill link would be modest and subservient and contained by the existing garden wall. It would have no adverse impact on the character of the existing range of outbuildings nor on the historic cottage. Historic mapping, and traces in the fabric of the existing walls, indicate that there were buildings in this location in the past. The historic settlement would not be unduly consolidated by the proposal and the proposal would have no impact in seaward or landward coastal views. The development would therefore comply with Policies CP8 and DP5 which seek to ensure the character of the National Park and its coastline are not eroded.
- 11.5 The most logical site for materials and vehicles would be on the access track to the west of the proposed development. This area has no special designation, but the site is bounded to the south and east by a Site of Special Scientific Interest and the Solent Special Protection Area. It is unlikely that materials would be sited on the designated land, which is the beach, as the land is on the far side of the garden of 2 Pitts Deep Cottages, fifty metres from the site of the development. Little will be required in terms of materials, and if sited on the access track, their storage would not compromise the protected areas. As the track does not form part of the application site, or form part of the applicant's ownership, it is not therefore appropriate to impose an additional condition.
- 11.6 The Parish Council is concerned that the proposal would not respect the historic landscape, and certainly the previous application for a building in this location, which comprised a two storey building, was refused because of its impact on the character of the range of buildings and upon coastal landscapes. These concerns have limited weight in this instance in view of the modest and subservient nature of the proposed development.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

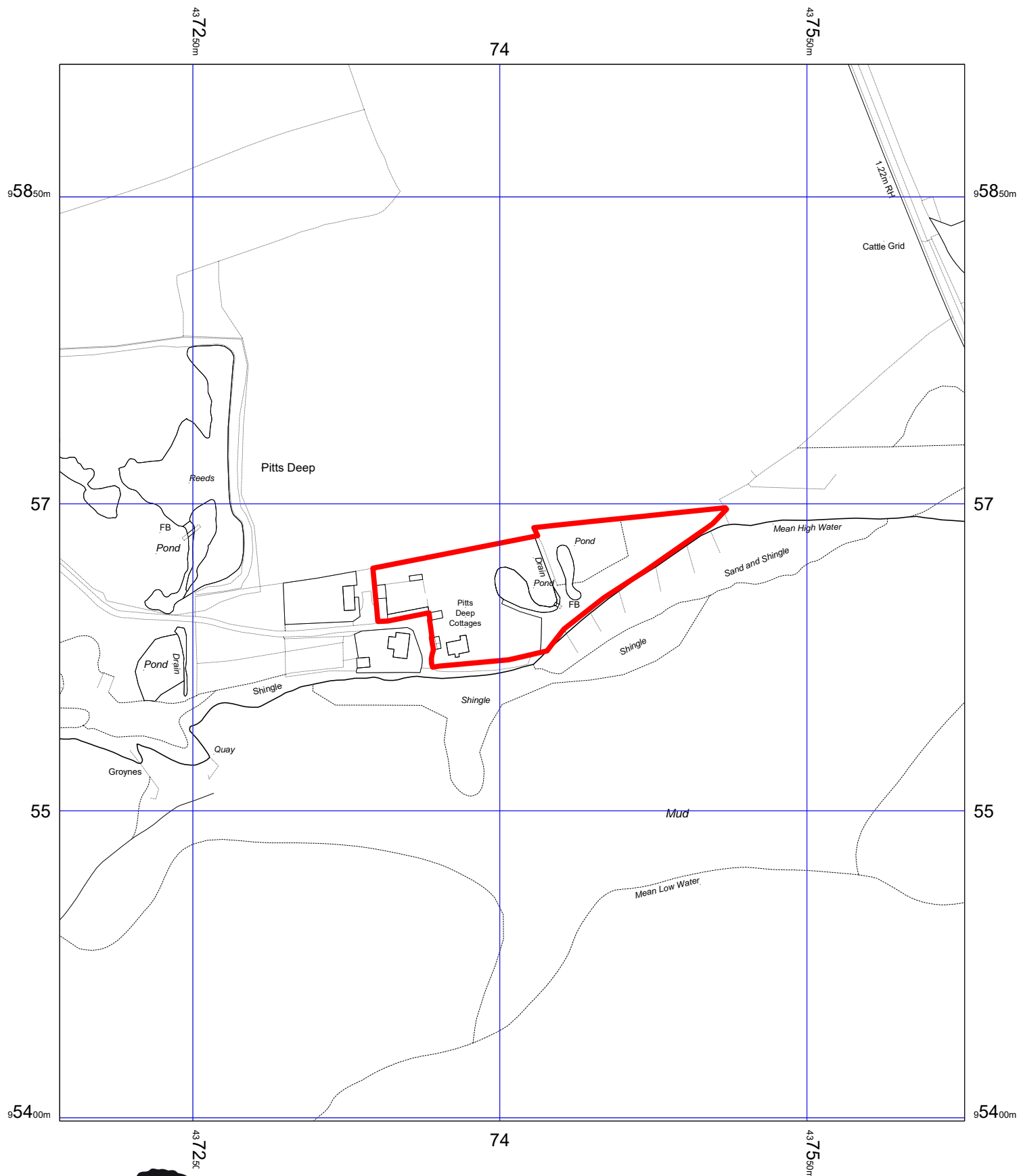
- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The building the subject 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).

- 3 Development shall only be carried out in accordance with drawing nos: 002, 202 Rev A and 201 Rev A. 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.



NEW FOREST
NATIONAL PARK

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