

Application No: 19/00102/FULL Full Application

Site: Hazel Copse Farm, Hatchet Lane, Beaulieu, Brockenhurst, SO42 7WA

Proposal: Temporary siting of Portacabin with cladding for office use (Class B1(a))

Applicant: Mr R Pearsall, New Forest Activities

Case Officer: Clare Ings

Parish: BEAULIEU

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP8 Local Distinctiveness
 CP14 Business and Employment Development
 DP1 General Development Principles
 DP17 Extensions to Non Residential Buildings and Uses

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 15 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Beaulieu Parish Council: Recommend permission.
 Comment: Would like portacabin sited for two years only

8. CONSULTEES

Highway Authority (HCC): Comments on portacabin received in

consultation on application 18/00994. Siting of portacabin will eliminate use of existing parking spaces.

9. REPRESENTATIONS

9.1 No comments received.

10. RELEVANT HISTORY

- 10.1 Change of use and creation of loft/storage area to workshop/offices/store/cycle hire (sui generis) ancillary to organised outdoor activities and camping (18/00994) granted permission on 25 June 2019
- 10.2 Application under Part 6 of the Town and Country Planning (General Permitted Development) Order 2015 in respect of alterations to existing agricultural barn (18/00650) planning permission required, notification issued on 2 October 2018
- 10.3 Adjacent barn - temporary use of building as shower block; washing area; bin store and oil tank (18/00405) temporary permission granted on 9 August 2018
- 10.4 Adjacent barn - temporary use of building as shower block; washing area; bin store and oil tank (16/00937) temporary permission granted on 23 December 2016
- 10.5 Formalisation of hardstanding (16/00926) granted on 22 December 2016
- 10.6 Different adjacent building on adjoining site - change of use of buildings to farm shop (selling mix of organic and local produce) and associated storage and preparation facilities (11/96079) granted on 5 May 2011

11. ASSESSMENT

- 11.1 The site lies to the north of Hatchet Lane and comprises a range of farm buildings, notably a large tall timber clad barn with central opening under a tile roof and a lower brick-built building immediately to the north. This adjoining lower barn has a temporary use as shower facilities in connection with camping which takes place on adjoining fields, and also an office. Also within the complex of barns, although outside the application site, another barn is used a farm shop. Gravelled parking areas lie to the front and rear of the barn, and the boundary treatment to the B3054 consists of a native hedgerow.
- 11.2 This application is for the temporary siting of a portacabin (with cladding) for office use (Class B1(a)). The need for the temporary accommodation is to allow New Forest Activities Centre to remain

trading whilst works to the adjoining barn and the subject of application no: 18/00994 are undertaken. It should be noted that New Forest Activities currently operates from a premises in Beaulieu High Street, but that an alternative use for these premises has been approved which would subsequently relieve parking pressure from the centre of Beaulieu.

- 11.3 The key consideration is therefore whether there is a need for the temporary office, its impact on the wider street scene and adjoining buildings which are considered to be non-designated heritage assets, and its impact on parking within the site.
- 11.4 From the information submitted and subsequent discussions with the applicant, it would appear that, at present, there is no real requirement for the temporary office use as there are existing premises within the High Street, which do not necessarily have to be vacated at this stage.
- 11.5 The application to convert the adjoining barn (18/00994) has now been determined, but this would be a new use at this location, removing the current use from its existing premises. To erect a portacabin, even for a temporary period, for a use which has yet to be commenced would introduce an additional form of development for which there is no current need, and therefore would be contrary to Policies CP14 and DP17. In addition, although there would be some screening from the boundary hedgerow, the portacabin would still be very visible in public views, which would detract from the immediate surroundings and open forest.
- 11.6 The general premise of Policies CP14 and DP17 has been carried forward into the emerging New Forest National Park Local Plan (Policies SP42 and DP44) which is now at a very advanced stage. In addition, new Policy SP7, gives weight to conserving the landscape against unnecessary development in largely undeveloped landscapes. Paragraph 48 of the revised NPPF (February 2019) states that local planning authorities may give weight to relevant policies in emerging plans according to:
- The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
 - The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight given); and
 - The degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

The advanced stage reached in the preparation of the new Local Plan 2016 – 2036 (the final consultation on proposed main

modifications has closed and the Inspector's report is awaited) means weight can be given to policies in the emerging Plan as guided by paragraph 48 of the NPPF (2019).

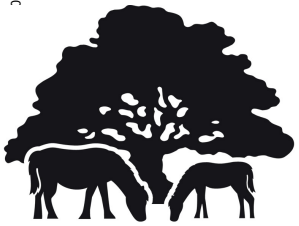
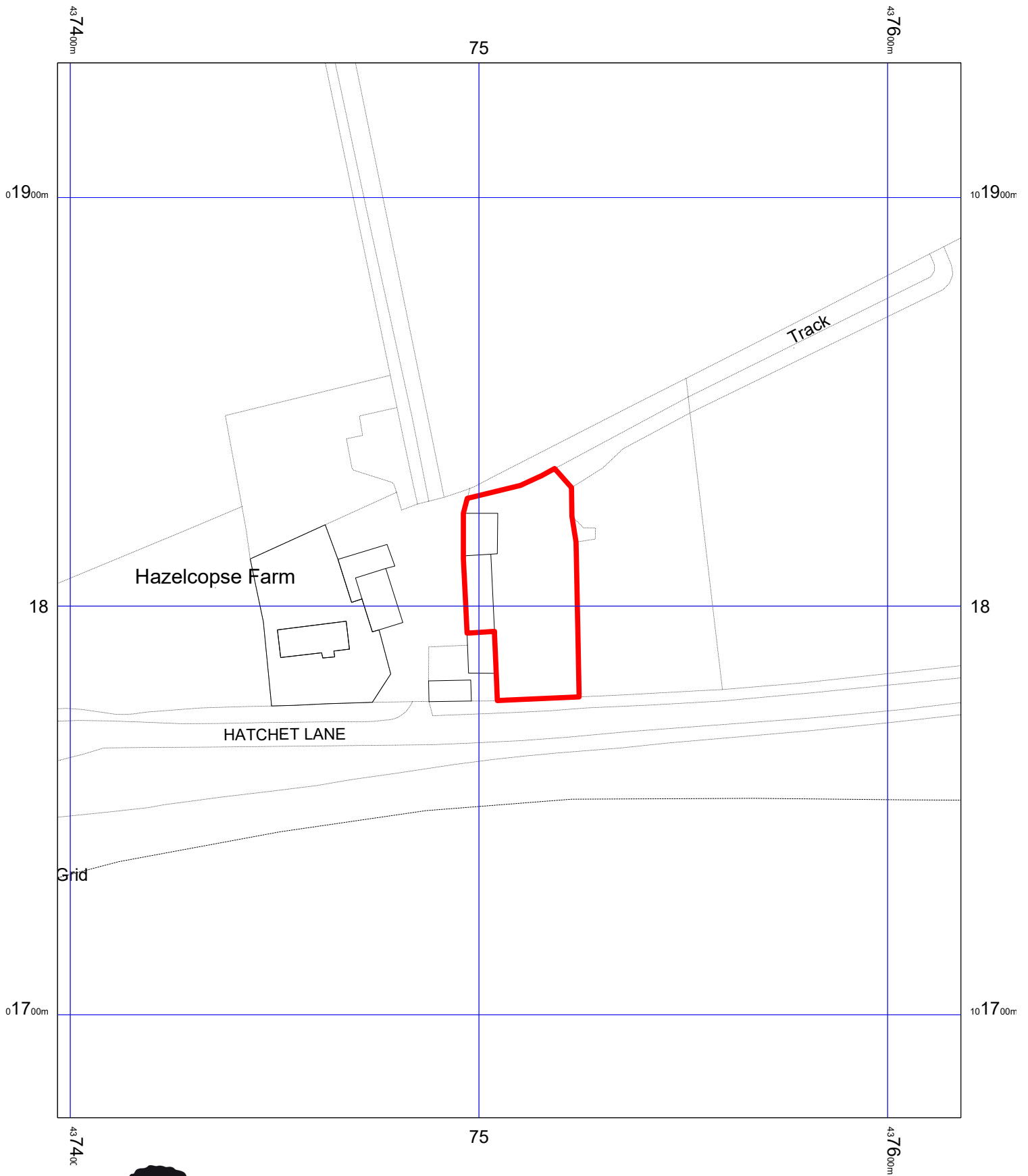
- 11.7 The Highways Authority has also raised concerns that the siting of the portacabin would take up space required for parking associated with the use of the barn and would wish to see more information on timings and numbers of required parking spaces. The applicant has advised that there would be sufficient parking provision, even taking into consideration the presence of the portacabin.
- 11.8 However, given the lack of need for the development and its visual impact in the wider landscape, it is therefore recommended that permission be refused.

12. RECOMMENDATION

Refuse

Reason(s)

- 1 It is not considered that there is sufficient justification or need for the siting of a temporary portacabin, and the development, by virtue of its location, scale and design, would have a detrimental visual impact on the immediate surroundings and wider landscape of the National Park. It would therefore be contrary to Policies CP14, DP1 and DP17 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).



NEW FOREST
NATIONAL PARK

New Forest National Park Authority
Lymington Town Hall, Avenue Road,
Lymington, SO41 9ZG

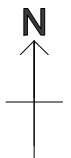
Tel: 01590 646600 Fax: 01590 646666

Date: 03/07/2019

Ref: 19/00102/FULL

Scale: 1:1250

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Application No: 19/00290/FULL Full Application

Site: 8 Peterscroft Avenue, Ashurst, Southampton, SO40 7AB

Proposal: Pitched roof; new glazed gable and cladding to existing outbuilding

Applicant: Mr & Mrs Longman

Case Officer: Liz Young

Parish: ASHURST AND COLBURY

1. REASON FOR COMMITTEE CONSIDERATION

Referred by Ward Councillor.

2. DEVELOPMENT PLAN DESIGNATION

Defined New Forest Village

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
CP8 Local Distinctiveness
DP12 Outbuildings

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
Ashurst and Colbury Village Design Statement

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 12 - Achieving well-designed places

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Ashurst and Colbury Parish Council: Recommend refusal:

- The plans do not differ significantly from the previous application.
- Overbearing impact upon neighbouring properties.
- Building would not appear incidental to the main dwelling (DP12).
- The cladding would not be in keeping with the existing dwelling or the area.

- Concerns over massing and overdevelopment having regard to existing outbuildings.

8. **CONSULTEES**

No consultations required

9. **REPRESENTATIONS**

9.1 One letter of objection received from a neighbouring property:

- The proposal appears to be the same as the previous application.
- The proposed roof would be significant in terms of height.
- The building would still appear too high and will dominate the neighbouring properties to the south east.
- The existing building can hardly be seen.

10. **RELEVANT HISTORY**

- 10.1 Pitched roof, new glazed gable and cladding to outbuilding (18/00626) refused on 26 September 2018
- 10.2 Extension to outbuilding (retrospective application) (11/96060) appeal against refusal allowed with conditions on 27 July 2011
- 10.3 Rear two storey and first floor extensions; attached garage (08/93721) approved on 23 February 2009
- 10.4 Two-storey extensions; roof alterations to accommodate new first floor (08/93056) refused on 30 July 2008

11. **ASSESSMENT**

11.1 This application relates to a detached outbuilding which lies to the rear of Number 8 Peterscroft Avenue, a detached two storey house located within an area of spacious, residential development towards the edge of Ashurst and close to the open forest. The building was originally built as a garage, although the main garaging to the house now lies within an integral garage to the side of the property. The application building comprises facing brick work with a corrugated roof and a very low roofline.

Proposal

11.2 Consent is sought to re-roof the existing building and increase the overall roof height from 2.5 metres to 4.5 metres. Full height glazed windows would be added to the front (north) elevation in place of the existing garage doors, along with feature windows filling the apex of the gable above. A window and door are proposed to the east elevation. The external walls would be clad in timber and clay tiles are proposed on the roof.

Background

- 11.3 In terms of background this application has been submitted following the scheme which was previously refused for the following reason:

"The combined massing of the proposed roof alterations, conspicuous glazed frontage, together with the adjacent previously enlarged outbuilding, would appear as a prominent, incongruous development upsetting the openness of the site particularly when viewed from neighbouring properties. Visually, both of these outbuildings would combine to compete with the host property (already subject to a significant degree of enlargement) and other buildings in the immediate locality amounting to a harmful overdevelopment of the site. The proposed new roofline and prominent glazing would result in a building which would not appear as an incidental outbuilding, but as a significant building in its own right, resulting in a significant degree of visual intrusion when viewed from neighbouring properties. The proposal would therefore conflict with Policy CP8 of the New Forest National Park Core Strategy along with the New Forest Design Guide Supplementary Planning Document 2011 which seeks to ensure that outbuildings are subservient to the dwelling in scale and appearance."

- 11.4 The design, form and scale remain unchanged from the earlier scheme but additional information (along with two appeal decisions against Oxford City Council and the Borough of Kingston upon Thames) has now been included with the application, which is summarised as follows:

- The proposal would accommodate and showcase the applicant's vintage car collection and should therefore be assessed on this basis.
- The proposal is not proposed to be used for any habitable accommodation.
- The building could be conditioned to ensure it would only be used for purposes incidental to the dwelling (the NPPF advocates this approach).
- The existing outbuilding is ugly, not of high quality and is not appropriate to the character of the main dwelling with facing materials which contrast with the main house.
- The proposal would replicate the character of other dwellings in the locality and would re-enforce local distinctiveness.
- The proposal would not impact significantly upon public views.
- There would be no harmful loss of amenity to the occupants of Number 6.
- A building of up to four metres in height could be erected under permitted development.

The main issues under consideration would therefore relate to whether the additional information submitted overcomes the

Authority's previous concerns along with the implications of the emerging policies of the Local Plan (which has reached a more advanced stage than at the time of the predecessor application).

Policy Context

- 11.5 As noted at the time of the previous application, Policy DP12 recognises the considerable development pressure for larger outbuildings and the adverse impact they can have upon the rural qualities of the New Forest National Park. The policy also seeks to avoid habitable accommodation within such buildings. Pages 35 to 36 of the Design Guide Supplementary Planning Document recognise outbuildings as an essential part of rural character but note the harmful impact that two storey outbuildings can have upon site boundaries. The guidance seeks to ensure such buildings are distanced from boundaries and diminish in scale to respond to different uses whilst minimising bulk. Policy CP8 specifically recognises the cumulative harm that individual, small-scale developments can have over time in terms of eroding the special rural qualities of the New Forest National Park.
- 11.6 In terms of site context, it remains the case that the application building lies directly alongside an existing outbuilding which itself was enlarged in 2011 through the addition of a 1.5 storey addition with dormer window. A conservatory has also been added to the building at some point following the 2011 consent, although this has not been shown on the plans accompanying the current application. The main house itself has also been subject to a significant degree of enlargement, following its original establishment a modest, low roofed bungalow of a compact footprint. Having regard to the extent of development which has already taken place across the site, it is considered that the combined massing of the two outbuildings, together with the conspicuous glazed frontage proposed, would appear as a prominent, incongruous development upsetting the openness of the site particularly when viewed from neighbouring properties. Visually, both of these outbuildings would combine to compete with the host property (already subject to a significant degree of enlargement) and other buildings in the immediate locality. The proposed new roofline and prominent glazing would result in a building which would not appear as an incidental outbuilding, but as a significant building in its own right. The proposal would therefore conflict with Policy CP8 of the New Forest National Park Core Strategy along with the New Forest Design Guide Supplementary Planning Document 2011 which seeks to ensure that outbuildings are subservient to the dwelling in scale and appearance.
- 11.7 With regards to emerging policies, the Authority continues to carefully control proposals for outbuildings through its Local Plan, while at the same time recognising the role of outbuildings in supporting home-working, for example. It is important that the

number, scale and design of any buildings within the curtilage of a dwelling should not detract from the character or appearance of the dwelling, the site and the surrounding area. Policy DP12 will be replaced by Policy DP37 of the emerging Local Plan. This emerging policy sets out the additional criteria that outbuildings should be proportionate and clearly subservient to the dwelling in terms of their design, scale, size, height and massing. On the basis that the emerging Plan is now well advanced in terms of preparation, that there were very limited representations to the draft policy DP37 and no modifications are proposed to the policy following the conclusion of the Examination hearing sessions, the Authority considers that Policy DP37 in the draft Local Plan 2016 – 2036 can be afforded weight in the planning decision-making process, in accordance with paragraph 48 of the National Planning Policy Framework.

Other Material Considerations

- 11.8 Whilst the additional information now put forward is noted the agent had previously indicated an intention to accommodate cars within the building. This was not previously considered by the Authority to serve as sufficient justification for a building of the size and scale proposed. It remains the case that there is no information accompanying the application setting out the need for the additional roof space and glazing. The existing building is un-fenestrated and is not one which would lend itself to any form of habitable use. In contrast the proposed building would have a significantly more domestic character and increased scale. In terms of the need to "showcase" cars this would not serve to justify the prominent glazing in the apex of the gable.
- 11.9 Notwithstanding the suggestion that the building would be used to store cars, the existing building provides sufficient space for this use (along with the existing integral garage which was added to the property in 2009). The proposed alterations would result in a building which could (in addition to the existing outbuilding to the east) be readily adapted to habitable use without the need for any further external alterations in the longer term. Whilst it is the case that conditions could be imposed, a more appropriate approach would be to "design out" any habitable use. Furthermore, such conditions would not mitigate the fact that the character and scale of the building would fail to be appropriate or subservient to the main house (and would not make an otherwise unacceptable development acceptable).
- 11.10 The suggestion that the proposal has been designed to replicate the character of dwellings in the locality adds further to the Authority's concerns over lack of subservience, overly domestic form and conflict with the guidance set out within the Design Guide referenced above. With regards to permitted development and "fall back," the height of the building would need to be reduced to 2.5 metres or it would need to be positioned further

from the boundary (and the ridge height still lowered to four metres). Therefore, a building of the size and scale now proposed could not reasonably be carried out under permitted development. The two submitted appeal decisions would not give the Authority sufficient reason to permit this proposal as neither of these decisions relate to a National Park and both are located with the built-up areas of Oxford and Kingston-upon-Thames. Furthermore, the Kingston decision relates to a lawfulness application and in the case of the Oxford decision (which was in an area of terraced housing, three storey buildings and blocks of flats) this Authority did not benefit from any specific policies on outbuildings to support their refusal. Additionally, it was noted that the Oxford outbuilding was comparable in size with other outbuildings in the immediate locality.

Conclusion

- 11.11 As noted at the time of the previous application, the significant increase in overall ridge height of the building along with the prominent gabled roofline would be very apparent when viewed from neighbouring properties, particularly in the case of Number 6 to the west. This adjoining property enjoys a significantly more modest outdoor space to the rear and the proposal would therefore have a harmful and overbearing impact which would be detrimental to the occupants' enjoyment of this property. The proposal would therefore be contrary to Policy DP1. The additional information now submitted does not sufficiently address the Authority's previous concerns over lack of subservience and an overly domestic form and the suggestion that the proposal would reflect the design and character of dwellings rather than other outbuildings in the locality re-enforces these concerns. The emerging policies of the Local Plan seeks to add a greater degree of control over the size and form of outbuildings. It remains the case that the proposal would cumulatively add to the harmful, urbanising impact of development within the site having regard to the extent of previous additions and outbuildings and would therefore fail to meet the requirements of Policies DP1, CP8 and DP12 of the New Forest National Park Core Strategy along with the requirements of the Design Guide Supplementary Planning Document. The proposal would also conflict with emerging policy objectives of ensuring outbuildings would (in terms of number, scale and design) not detract from the character or appearance of the dwelling, the site and the surrounding area. It is recommended that the application should be refused.

12. RECOMMENDATION

Refuse

Reason(s)

- 1 The combined massing of the proposed roof alterations, conspicuous glazed frontage, together with the adjacent previously enlarged outbuilding, would appear as a prominent, incongruous development upsetting the openness of the site particularly when viewed from neighbouring properties. Visually, both of these outbuildings would combine to compete with the host property (already subject to a significant degree of enlargement) and other buildings in the immediate locality amounting to a harmful overdevelopment of the site. The proposed new roofline and prominent glazing would result in a building which would not appear as an incidental outbuilding, but as a significant building in its own right, resulting in a significant degree of visual intrusion when viewed from neighbouring properties. The proposal would therefore conflict with Policies DP1, DP12 and CP8 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010) along with the New Forest Design Guide Supplementary Planning Document 2011 which seeks to ensure that outbuildings are subservient to the dwelling in scale and appearance.



New Forest National Park Authority
Lymington Town Hall, Avenue Road,
Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666

Date: 03/07/2019

Ref: 19/00290/FULL

Scale: 1:2500

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Application No: 19/00358/FULL Full Application

Site: Land Adjacent To 229 Woodlands Road, Woodlands, Southampton, SO40 7GJ

Proposal: Retention of agricultural building

Applicant: Mrs J Godwin

Case Officer: Carly Cochrane

Parish: NETLEY MARSH

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
 DP6 Design Principles
 DP12 Outbuildings
 DP20 Agricultural and Forestry Buildings
 CP8 Local Distinctiveness
 CP7 The Built Environment

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

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

Netley Marsh Parish Council: Recommend refusal. The Parish Council feels the proposals are still not in keeping with the conservation area. The plot should not be redeveloped as a separate curtilage.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 One letter of representation has been received, in support of the application. Consider that the change to the appearance of the building would bring it in line with other similar buildings within the National Park. Supports the active agricultural use of the land.

10. RELEVANT HISTORY

10.1 Retention of replacement outbuilding (18/00793) refused on 17 December 2018

11. ASSESSMENT

11.1 The application site is located to the north western side of Woodlands Road, within the Forest North East Conservation Area. The site has been severed from the original host property of 229 Woodlands Road, which is now under different ownership. The application site comprises a small area of agricultural land to the rear, with the area to the front of the site formerly being part of the residential curtilage of 229 Woodlands Road.

11.2 By way of background, there had previously been a dilapidated domestic outbuilding on the site. This had been removed and replaced with a flat-packed 'log cabin' style building, to provide storage for agricultural items, however an application for the retention of this replacement building was refused. By virtue of the land being severed, and despite part of the land formerly forming part of the residential curtilage of 229 Woodlands Road, a replacement building could not be assessed as a domestic outbuilding under Policy DP12 as the land no longer forms part of any residential curtilage. As such, the replacement building was assessed under Policy DP20, as an agricultural building. Despite the small scale of the building, there was insufficient evidence of a functional need; the building was being used to store non-agricultural items; and the building was not of an appropriate agricultural appearance.

11.3 This application therefore seeks to retain the building, and changes are proposed to be made to the building in order to bring it into compliance with Policy DP20. The proposed changes are as follows:

- Clad the existing building in galvanized corrugated tin on three sides and roof, and clad the elevation with the existing timber doors in horizontal timber. The entire building would be painted in a dark colour (black), and the tin cladding would also cover the existing single door and window.

The building has been constructed with a reinforced concrete floor and a 5mm steel ramp to allow the storage and take the weight of a small tractor.

- 11.4 In addition, the following information has been put forward seeking to justify the need for the building:
- The land will be put to an active agricultural use (hay production), appropriate to its size and location (being adjacent to residential properties).
 - The building is therefore required in order to store a small tractor and associated equipment (e.g. cultivator, hopper, haybob) required in order to take two hay cuts per year, which is anticipated to produce 15-20 bales of hay, however there would be storage for up to 29 bales.
- 11.5 Policy DP20 states that permission will be granted for buildings required for agricultural purposes where there is a functional need for the building, and its scale is commensurate with that need; the building is designed for the purposes of agriculture; the site is related physically and functionally to existing buildings associated with the business unless there are exceptional circumstances relating to agricultural necessity for a more isolated location, and; they do not involve large or obtrusive structures, or generate a level of activity which would have a detrimental effect on the National Park. The main objective of this policy is to avoid a proliferation of unjustified built development across the countryside, and it is aimed at enabling development necessary to sustain agricultural activity, including forestry and commoning.
- 11.6 In this instance, and on the basis of the proposed change to the appearance and justification provided, it is considered that there is a reasonable need for such a building in order to store hay and hay making equipment. The site is currently only maintained to a degree by which the grass and weeds are cut; an active agricultural use of the site would not only prevent the site from becoming overgrown but would support the land based economy of the National Park in accordance with Policy CP17 of the Core Strategy. The scale and design of the building is considered to be modest, and the proposed materials results in an appearance which is agricultural in nature. The siting of the building is not related to any other buildings as a result of the site being severed, however, as already established, it is considered that there is a need for such a building. In terms of its location, the building is sited approximately 20 metres from the site access, and therefore whilst visible within the street scene, is not overly prominent. Whilst the use of the site would generate a level of activity not currently experienced, it is not considered to be to a degree which would result in any detrimental impact upon the surrounding area. Overall, it is considered that the proposed building complies with Policy DP20.

- 11.7 It is usual procedure when granting permission for such agricultural outbuildings that a condition be attached which would require its removal should the agricultural use cease. It is therefore considered reasonable and necessary to attach such a condition to prevent the unnecessary proliferation of buildings across the National Park.
- 11.8 It is therefore recommended that permission is granted subject to conditions, as the proposal accords with Policies DP1, DP6, DP20 and CP8 of the Core Strategy.

12. RECOMMENDATION

Grant Subject to Conditions

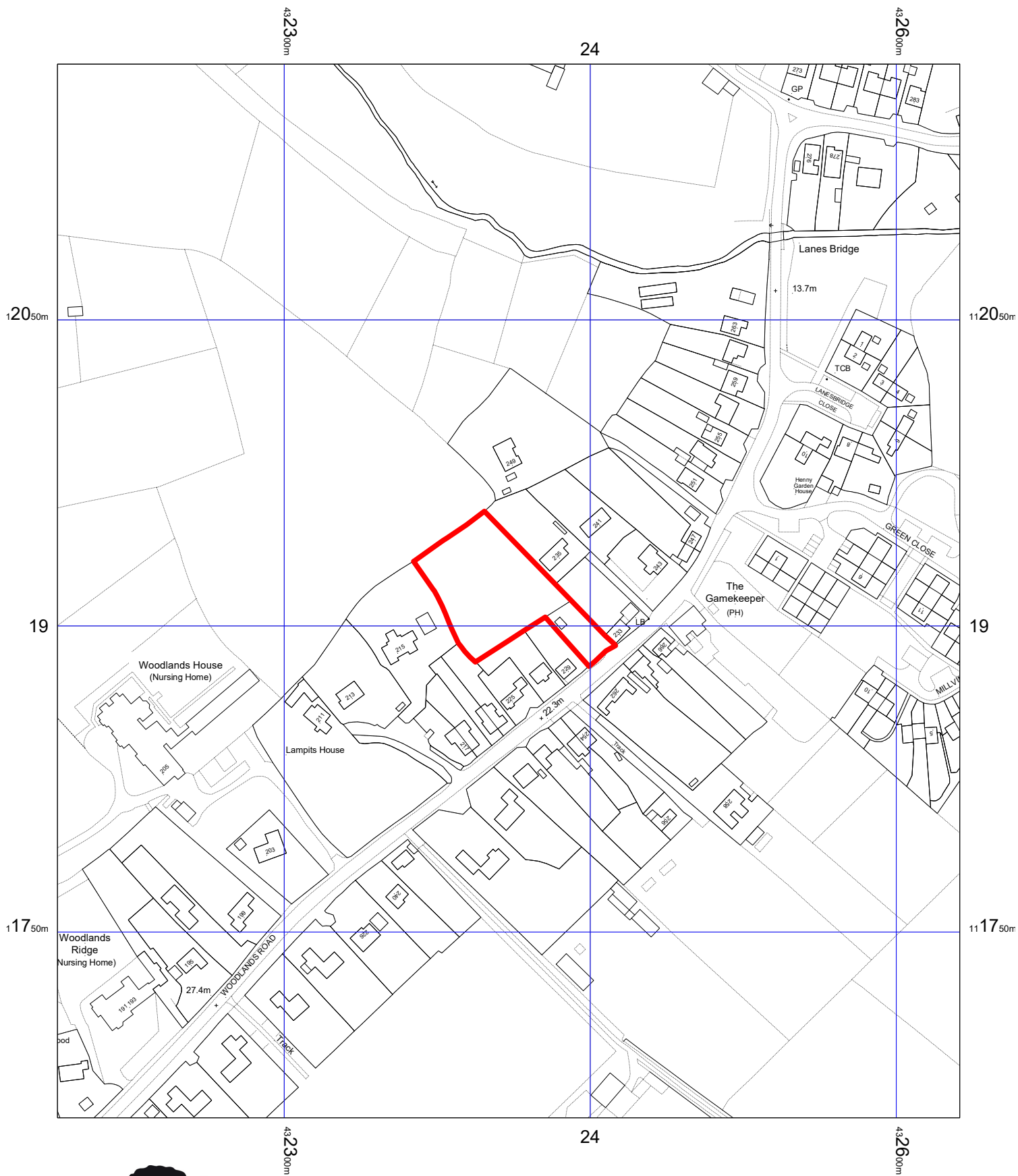
Condition(s)

- 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: 01, 02
- 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 The building the subject of this permission shall only be used for agricultural purposes and for no other commercial, business or storage purposes whatsoever. Should this use cease the building shall be removed from the site, and the land reinstated to a condition which has been agreed in writing by the Local Planning Authority beforehand, within 6 months of the cessation of that use.

Reason: In order to preserve the character and appearance of the area in accordance with the requirements of Policies DP20 and CP8 of the New Forest National Park Core Strategy.

- 5 No external lighting shall be installed on the site unless details of such proposals have been submitted to and approved in writing by the New Forest National Park Authority.

Reason: To protect the amenities of the area in accordance with Policies DP1 and CP6 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).



New Forest National Park Authority
 Lymington Town Hall, Avenue Road,
 Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666

Date: 03/07/2019

Ref: 19/00358/FULL

Scale: 1:2500



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Application No: 19/00369/FULL Full Application

Site: Langley Orchard, Lepe Road, Langley, Southampton, SO45 1XR

Proposal: Single storey rear extension; raised patio

Applicant: Mr Bailey

Case Officer: Katie McIntyre

Parish: FAWLEY

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
 DP11 Extensions to Dwellings
 CP8 Local Distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

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

Fawley Parish Council: Recommend permission

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 Application for a Certificate of Lawful Development for proposed single-storey rear extension and rooflights (19/00051) planning permission required on 14 March 2019

10.2 Bungalow (NFR/01549) granted on 07 September 1951

11. ASSESSMENT

11.1 The application site is a detached bungalow which is sited outside of the defined New Forest villages on the edge of the settlement of Langley. The property is set back from Lepe Road and there are fields adjacent. The Langley Tavern is to the north and there are residential dwellings opposite. This application seeks consent for a single-storey extension and raised patio.

11.2 The relevant considerations are the impact upon the character and appearance of the area and whether the additions would be appropriate to the existing dwelling and its curtilage. There are no nearby neighbours which would be affected by the proposals.

11.3 Policy DP11 states that extensions to existing dwellings will be permitted provided that they are appropriate to the existing dwelling and its curtilage. Outside of the defined New Forest villages, such as the application site, Policy DP11 seeks to limit the size of additions to properties in order to safeguard the locally distinctive character of the New Forest and to ensure there is the ability to maintain a balance in housing stock. The policy states that:

"in the case of other dwellings (not small dwellings) outside the defined villages the extension must not increase the floorspace of the existing dwelling by more than 30%."

The policy defines 'existing dwelling' as:

"existing dwelling means the dwelling as it existed on the 1st July 1982, or as the dwelling was originally established, if the residential use post-dates 1st July 1982".

In accordance with the wording of Policy DP11, the base point for calculating the floorspace of the property is as it stood on the 1st July 1982. The Authority's records indicate that the property had a floorspace of approximately 137m² at this date and, as such, the 30% restriction would apply. In coming to this figure the Authority has given the benefit of doubt to the applicant in relation

to whether the conservatory forms part of the 'existing floorspace' as there is no planning history relating to this addition and aerial photographs indicate that it was in situ in 1999. The conservatory has therefore been included within the pre- 1st July 1982 floorspace. There is also a cellar/basement serving the property which was built at the same time as the bungalow. Officers have not included this within the pre- 1st July 1982 floorspace and this is discussed in further detail below.

11.4 In accordance with Policy DP11, 30% of 137m² would permit an addition of a further 41m² subject to there being no other adverse impacts. Officers have calculated the proposal would result in a total floorspace of 187m² or a 49.8m² increase equating to a 36.3% enlargement which would be directly contrary to Policy DP11. When calculating the proposed floorspace, the Authority has also excluded the basement in situ so as to not penalise the applicant.

11.5 The agent has calculated that the proposal would fall within the 30% allowance. The main discrepancy appears to be in relation to the basement. The Authority has a guidance note in relation to Policy DP11 which provides further explanation in relation to Policy DP11 and further guidance in relation to measuring floorspace. The guidance states the following in relation to basements:

'A modest basement will not normally be regarded as habitable floorspace. However, some judgement will need to be applied in terms of whether it is genuinely a secondary space in association with the main dwelling. key criteria to consider include:

- *Availability of light*
- *Size (and relation to the main dwelling)*
- *Access*
- *Use*
- *Layout*
- *Headroom*

Basements to houses set into a hillside with any form of exposed elevation will usually be treated as habitable accommodation.'

In this case, the basement is accessed via a fixed ladder and there is no natural light available. There is a small boarded up hatch on the north elevation but, apart from this, there are no other windows or doors serving this space. The land on site slightly rises, however, it is not a significant height change and as such there is no exposed elevation of the basement. The headroom of the basement is over 2m however it would appear from the sales particulars for the property in 2018 that the basement was not being used for habitable purposes and was simply described as a cellar. The area is also significantly smaller than the main dwelling being underneath only a small proportion of the property. For these reasons, in accordance with the

Authority's guidance note, it is not considered the basement forms habitable floorspace and as such has been excluded from the calculations.

11.6 Policy DP11 has been carried forward through various local plans for the New Forest for over 20 years. When the National Park's own Core Strategy was adopted in 2010, the Inspector endorsed this policy as a useful tool in ensuring extensions did not cumulatively erode the modest scale and rural character of dwellings within the National Park, usually within spacious gardens. The approach has been carried forward into the New Forest National Park Local Plan Policy DP36 which has recently been submitted for examination and the policy remains as valid now as it has over the preceding years. No main modifications have been required by the Inspectors following the end of the hearing sessions and it was acknowledged by the Inspector at the hearing sessions that it is/ appropriate for the Authority to adopt local planning policies that seek to prevent the cumulative enlargement of dwellings (either through repeatedly replacing the dwelling and making it larger; or through successive extensions) in a nationally protected landscape. This is particularly important given that the first purpose of the National Park is to "conserve and enhance the natural beauty, wildlife and cultural heritage" of the National Park, and the buildings form an important part of the Park's cultural heritage.

11.7 Policy DP11 thus has been carried forward within the emerging Local Plan (Policy DP36) and this will replace the Core Strategy policy identified above. The emerging New Forest National Park Local Plan is now at a very advanced stage. Paragraph 48 of the revised NPPF (February 2019) states that local planning authorities may give weight to relevant policies in emerging plans according to:

1. The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
2. The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight given); and
3. The degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

The advanced stage reached in the preparation of the new Local Plan 2016 – 2036 (the final consultation on proposed main modifications has closed and the Inspector's report is awaited) means weight can be given to policies in the emerging Plan as guided by paragraph 48 of the NPPF (2019). As stated above no main modifications have been proposed for this policy.

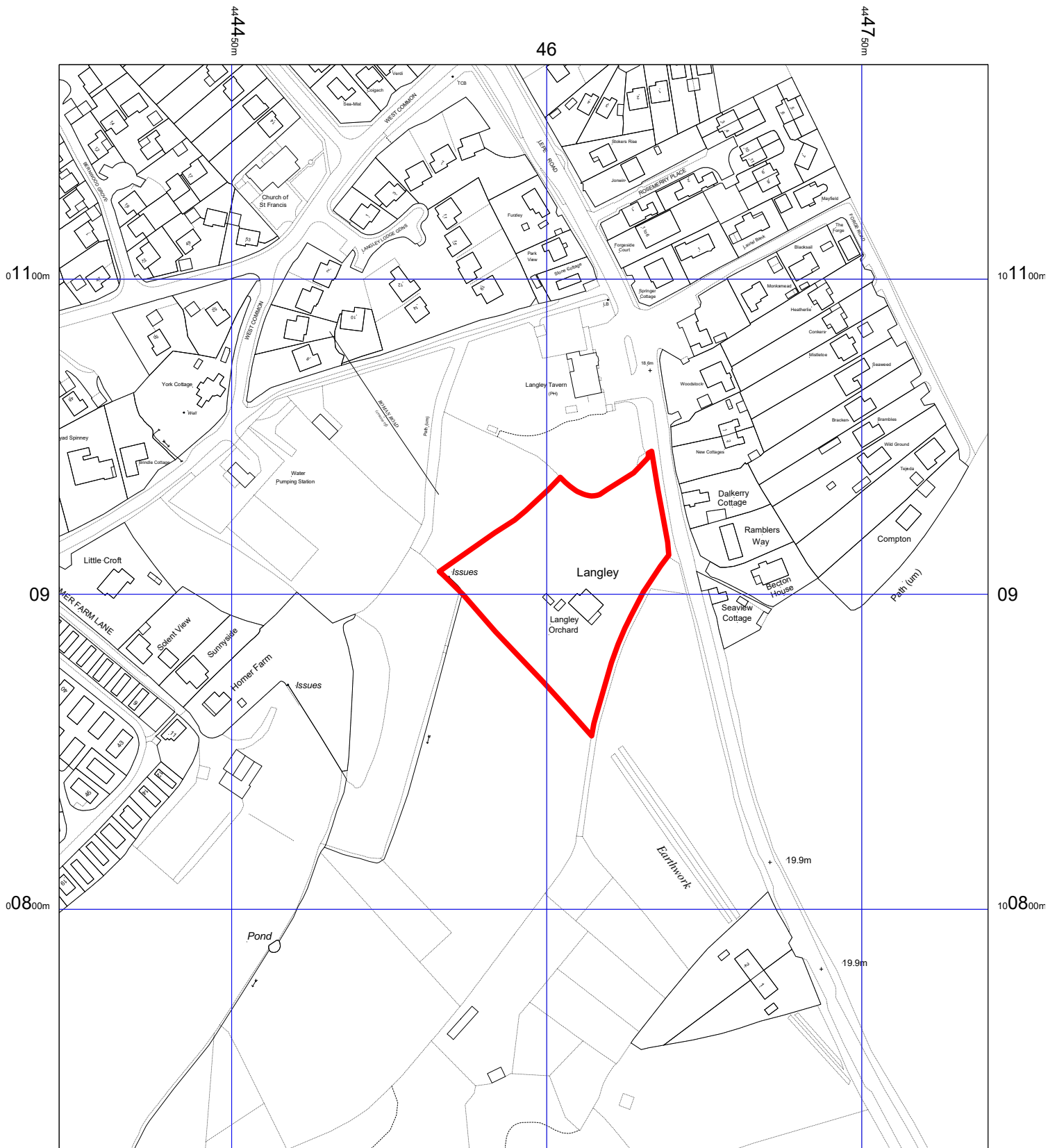
- 11.8 There are no concerns with regards to the design of the addition proposed as it would not be out of character with the architectural style of the host dwelling and the raised patio is also considered to be acceptable. This would not, however, overcome the above conflict with Policy DP11 and would result in a building which is unacceptably large in relation to the original dwelling and would undesirably add to pressures for change which are damaging to the future of the countryside. As such, it is recommended permission is refused.

12. RECOMMENDATION

Refuse

Reason(s)

- 1 In order to help safeguard the long-term future of the countryside, the Local Planning Authority considers it important to resist the cumulative effect of significant enlargements being made to rural dwellings. Consequently Policy DP11 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010) seeks to limit the proportional increase in the size of such dwellings in the New Forest National Park recognising the benefits this would have in minimising the impact of buildings and activity generally in the countryside and the ability to maintain a balance in the housing stock. This proposal would result in a building which is unacceptably large in relation to the original dwelling and would undesirably add to pressures for change which are damaging to the future of the countryside.



44450m

46

44750m

101100m

101100m

09

09

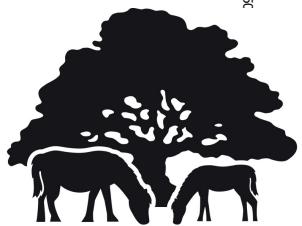
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NEW FOREST
NATIONAL PARK

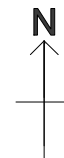
New Forest National Park Authority
Lymington Town Hall, Avenue Road,
Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666

Date: 03/07/2019

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