

Application No: 17/00491/FULL Full Application

Site: Tyrrell Lodge, Southampton Road, Lyndhurst, SO43 7BQ

Proposal: Access

Applicant: Mr N Kerr

Case Officer: Liz Young

Parish: LYNDHURST

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP19 Access
DP1 General Development Principles
CP8 Local Distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

5. NATIONAL PLANNING POLICY FRAMEWORK

Not applicable

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Lyndhurst Parish Council: Recommend permission; No adverse impact upon street scene; No highway impact; No harmful impact upon the open forest.

8. CONSULTEES

8.1 Highway Authority (HCC): Recommend refusal:

- Inadequate turning space.

- Concern that vehicles would not be able to enter and leave the highway in forward gear.
- Vehicle movements across the loose gravel surface would lead to material migrating onto the adjacent highway.
- The site already benefits from adequate vehicle access from Queens Road.

9. REPRESENTATIONS

- 9.1 One letter of objection received from a neighbouring property raising concerns over the introduction of new residential development onto the site and cramped layout.

10. RELEVANT HISTORY

- 10.1 New Dwelling; Change of Use two flats to create a single dwelling (16/00780) refused on 15 November 2016 Appeal dismissed on 03 October 2017
- 10.2 New dwelling; change of use of two flats to create a single dwelling (16/00601) withdrawn 22 August 2016
- 10.3 Additional new dwelling; Single storey extension to Tyrrell Lodge (15/00796) refused on 21 December 2015
- 10.4 New dwelling (15/00141) withdrawn on 28 May 2015
- 10.5 Conversion into two flats (NFR/14158) granted on 15 April 1965

11. ASSESSMENT

- 11.1 This application relates to a detached two storey dwelling which forms part of a notable cluster of historic buildings within the Lyndhurst Conservation Area. Tyrrell Lodge itself directly fronts onto Southampton Road with a gravel hardsurface to the front. Beyond this lies the open forest. The site backs onto fields to the north whilst residential properties adjoin the east and west boundaries. The boundary of the Lyndhurst defined settlement runs along the rear (north) boundary and the domestic curtilage is clearly defined from the adjoining agricultural land. The property was recently subject to a planning appeal against the refusal of application (16/00780) for change of use of the building from two flats to one dwelling and the construction of a new dwelling in the rear garden, which was dismissed on 03 October 2017.
- 11.2 Consent is now sought to form a new access to the existing property from Southampton Road. Whilst there is no means of enclosure along this boundary and no additional works are required in the site there is currently no formal vehicular access or dropped kerb to the site (although there does appear to be an informal parking arrangement to the rear of the site). The main issues under consideration would be the impact the use of the

access and introduction of parked vehicles would have upon the street scene along Southampton Road and also whether there would be any implications for highway safety and parking standards.

11.3 As noted by the Highway Authority, the site currently benefits from access to the north, and it is now evident (following the recent appeal decision) that this will remain in place. It is likely that, due to the size of the existing dwelling, there would be a requirement to park more than one car on the area in front of the property. The lack of available turning space would result in vehicles not being able to enter and leave the highway in forward gear, which would significantly compromise highway safety in each case. The applicant has not provided any details of any self-enforcing measures to limit the number of parked cars in front of the property. The proposed access would therefore be contrary to the requirements of Policy CP19 of the New Forest National Park Core Strategy.

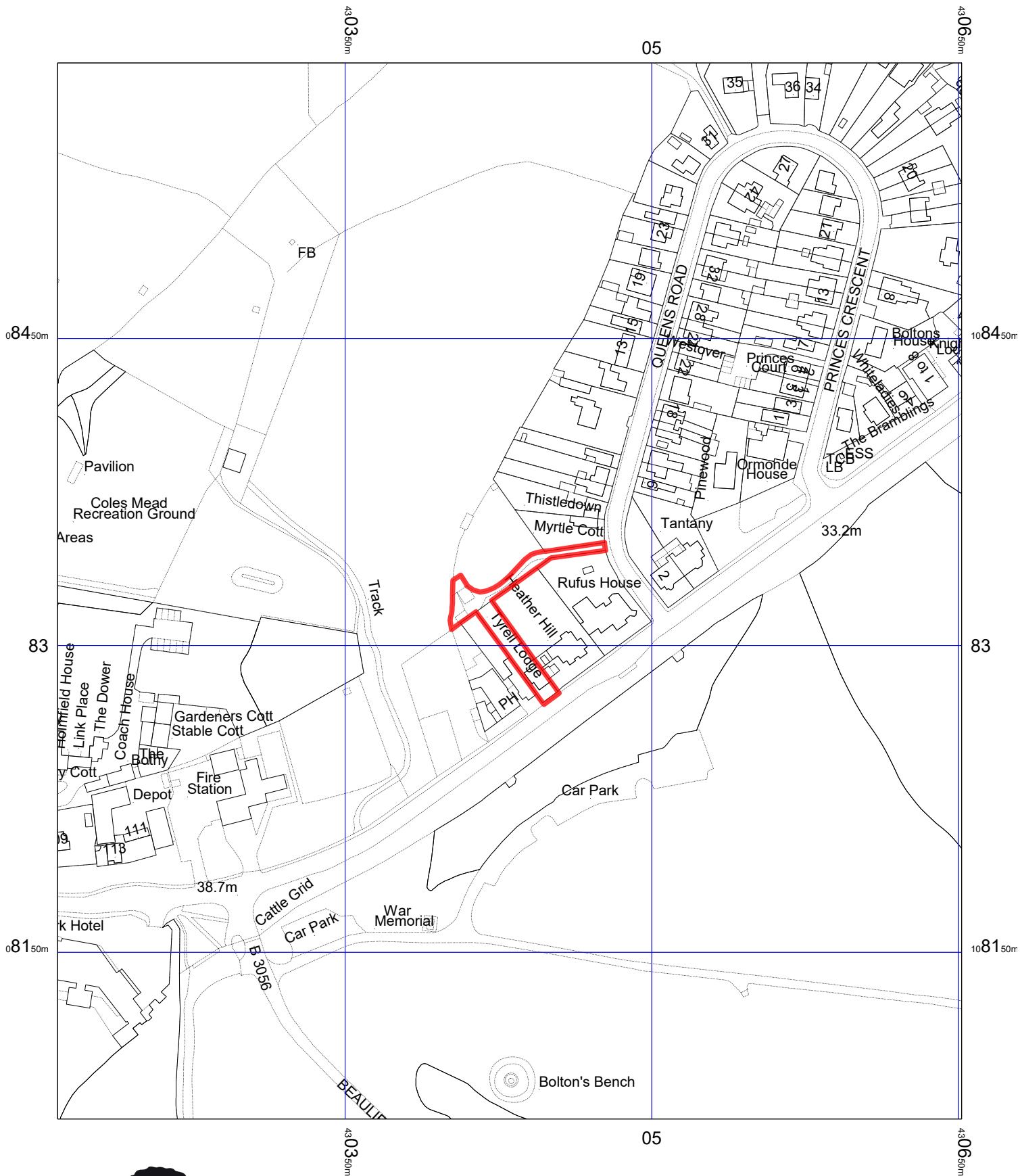
11.4 Whilst the proposed access is not considered to have any direct implications for the amenities of neighbouring residents or the character and appearance of the Conservation Area, the proposal would, for the reasons set out above, significantly compromise highway safety due to the potential increase in vehicles reversing onto the carriageway. It is therefore recommended that the application should be refused.

12. RECOMMENDATION

Refuse

Reason(s)

1 It has not been demonstrated that the site can accommodate adequate facilities to enable vehicles to turn within the site and enter the highway in forward gear which is considered essential in the interests of highways safety. The proposed access would therefore compromise the safety and convenience of users of the adjoining highway and would be contrary to the requirements of Policy CP19 of the New Forest National Park Core Strategy.



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

Tel: 01590 646600 Fax: 01590 646666

Date: 05/10/2017

Ref: 17/00491/FULL

Scale: 1:2500



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Application No: 17/00564/ADV Advertisement Consent

Site: Enzee Ristorante, Station Approach, Brockenhurst, SO42 7TW

Proposal: Installation of 1No. non illuminated panel sign; 4No. non illuminated window graphic signs (Application for Advertisement Consent)

Applicant: Mr E Piscopo, Enzee Ristorante

Case Officer: Daniel Pape

Parish: BROCKENHURST

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
CP6 Pollution
CP8 Local Distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 7 - Requiring good design

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Brockenhurst Parish Council: Object: although the Council has no issue with the window signs, concerned that placement of signs at the level crossing could distract drivers and have a resultant negative impact on road safety. Further concerned that a precedent should not be set regarding advertising of other businesses in the area.

8. CONSULTEES

- 8.1 Highway Authority (HCC): None of the proposals would have an adverse effect on the safety or convenience of users of the highway.

Recommendation: No objection (no conditions)

9. REPRESENTATIONS

- 9.1 Correspondence regarding the location and clarity of the sign, but observing that a sign placed at the end of the road would seem to have its reasons.

10. RELEVANT HISTORY

- 10.1 None.

11. ASSESSMENT

- 11.1 Enzee Ristorante is located adjacent to Brockenhurst Railway Station. Customers visiting in vehicles are required to turn off the A337 near the railway crossing, utilising an access shared with the Railway Station. The restaurant is not visible from the main road.

- 11.2 The applicant seeks permission for advertisement consent to install 1no. non illuminated panel sign on the chain link fencing at the level crossing and 4no. non illuminated window graphic signs on fenestration facing the access road. The panel sign is to be predominantly dark blue, measuring 1.4m x 0.6m.

- 11.3 The applicant has received previous correspondence in October 2016 from the Authority's Enforcement Officer regarding the installation of a panel sign. A previous sign of similar design had been located on the chain link fence. When the matter was brought to the Enforcement Officer's attention, the applicant was advised that the installation of the previous sign was unlawful. The applicant took the onus on themselves to remove the sign and apply for advertisement consent.

- 11.4 Regulation 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, requires that local planning authorities control the display of advertisements in the interests of amenity and public safety, taking into account the provisions of the development plan, in so far as they are material, and any other relevant factors. Unless the nature of the advertisement is in itself harmful to amenity or public safety, consent cannot be refused because the local planning authority considers the advertisement to be misleading (in so far as it makes misleading claims for products), unnecessary, or offensive to public morals.

- 11.5 The two main issues to consider in respect of this application are the impact upon the amenity of the area/character of the National Park, and the safety implications to users of the highway.
- 11.6 Taking these in turn, it is deemed that the amenity of the area would not be affected, nor the character of the National Park. The design of the sign is to be modest and non-illuminated. The location chosen for the panel sign, on the chain link fence of the level crossing, is an appropriate location within the village. The proposed sign's location would be surrounded by features including a hazard sign for the railway crossing, a level crossing light and a station name pole. The installation of a panel sign in this location would not contribute to increased visual harm. The window signs on the restaurant are acceptable, low key and simple in design, and would also not detract from the area's amenity.
- 11.7 The Parish Council have recommended refusal for the application on the grounds of highway safety and that the sign could create a precedent for the advertising of other businesses.
- 11.8 Hampshire County Council's Highway Department have raised no objection to the proposals, stating that none of the proposals would have an adverse effect on the safety or convenience of users of the highway. The Authority concurs with this view.
- 11.9 The Parish Council has raised concern that the installation of the panel sign may set a precedent, however, each application for advertisement consent would be considered on its own merits in relation to regulation 3 considerations.
- 11.10 It is of note that the applicant has been in contact with Network Rail who have no objections to the restaurant placing a sign on their property.
- 11.11 In conclusion, the proposed advertisements accord with regulation 3 of The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and consent is recommended subject to condition.

12. RECOMMENDATION

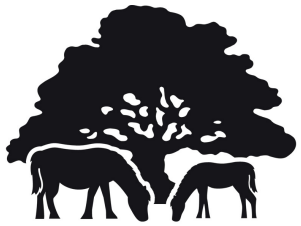
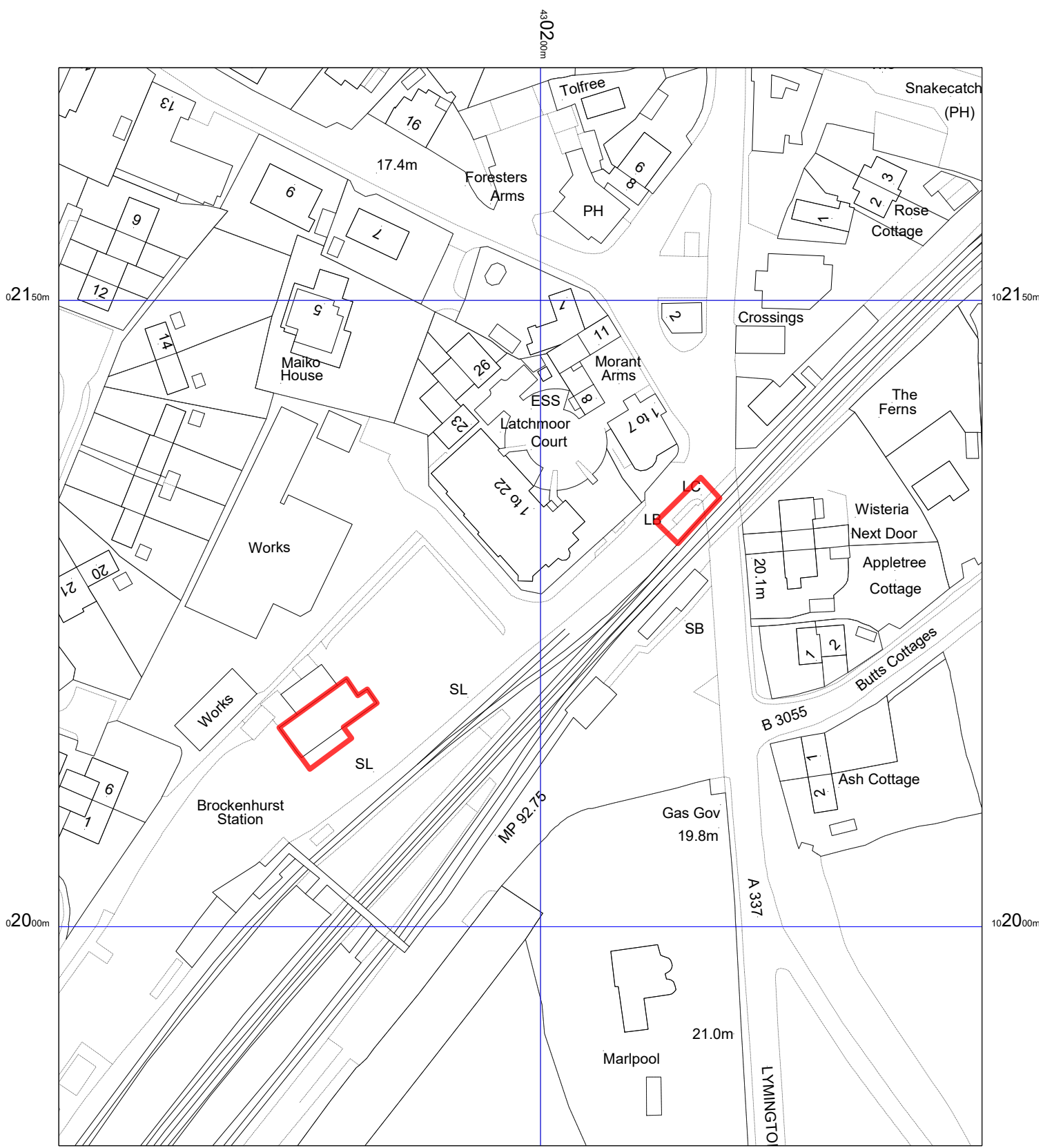
Grant Subject to Conditions

Condition(s)

1. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.
2. Any structure or hoarding erected or used principally for the

purpose of displaying advertisements shall be maintained in a safe condition.

3. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.
4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, and road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).



NEW FOREST
NATIONAL PARK

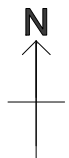
New Forest National Park Authority
Lymington Town Hall, Avenue Road,
Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666

Date: 05/10/2017

Ref: 17/00564/ADV

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Application No: 17/00658/FULL Full Application

Site: Land To The Rear Of Post Box Cottage, Wootton Road, Tiptoe, Lymington, SO41 6FT

Proposal: Toilet facility; storage building

Applicant: Mr M Kerr

Case Officer: Ann Braid

Parish: HORDLE

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP16 Redevelopment of Existing Employment Sites
DP1 General Development Principles
CP8 Local Distinctiveness
DP17 Extensions to Non Residential Buildings and Uses

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

5. NATIONAL PLANNING POLICY FRAMEWORK

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

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Hordle Parish Council: Recommend refusal; do not believe a change of use has ever been granted for the land and that the proposed building is too big. No ecology report has ever been submitted with this application.

8. CONSULTTEES

8.1 Tree Officer: No objection

9. REPRESENTATIONS

- 9.1 Six letters of objection on the following grounds:
- The use of the site is unauthorised and the land was previously garden. No change of use has been applied for, and no permitted development rights apply.
 - The proposed buildings are too large.
 - The buildings would be visible from the street.
 - Drainage at the site is very poor and no consultation has been carried out with the Environment Agency.
 - The use of the site would be intensified with noise and activity causing disturbance to neighbours.
 - Increased traffic and inadequate parking.
- 9.2 One letter of support;
- The land was originally part of Tiptoe Garage, but was retained when the garage was sold in the 1980s. It continued to be used to store scrap cars and spares.
 - It was sold and the existing building was used for paint spraying and renovation of cars.
 - Proposals would enhance the untidy site.

10. RELEVANT HISTORY

10.1 Office/toilet block; storage building (17/00300) withdrawn on 2 June 2017

11. ASSESSMENT

- 11.1 The area of land is located at the rear of a pair of dwellings, Post Box Cottage and Hoburnia, and is accessed by a track to the south which runs between Hoburnia and another dwelling, Branches. The land is not in the ownership of any of these properties. It is a level site, fenced along the southern boundary and there is access through the land to the commercial premises to the north. There is an existing garage building in the north west corner of the site. There is an area of hardstanding immediately to the rear of the end property, Hoburnia, and until recently there was a metal shipping container in this location. Between the hard standing and the boundary is a mature willow tree. The site has been cleared and is mostly covered with levelled rubble.
- 11.2 Following an enforcement investigation into the siting of the container, a previous application to replace it with a building and provide an office and toilets was withdrawn. The current application seeks permission for a smaller storage building to be located adjacent to the existing garage building and an additional building close to the southern boundary to provide toilet facilities. The store

would measure 8 metres by 3.5 metres with a ridge height of 3.5 metres. The toilet building would measure 4 metres by 2 metres with a ridge height of 3.8 metres.

- 11.3 The issues to be assessed in this case are:
- The existing lawful use of the site.
 - Whether the proposed buildings would be appropriate for that use.
 - The visual impact of the buildings.
 - The potential for an unacceptable increase in noise and activity.
- 11.4 Officers have been provided with differing accounts of the history of the site, by the agent and neighbours. It appears that the land was retained by the original owner of Tiptoe Garage when the garage site was sold in the 1980s. At that time the land was used for the storage of scrap cars and spares and when subsequently sold, the existing building was used for paint spraying and car renovation. Neighbours have stated that the land had been domestic garden and was used as such after it was severed from the garage property. Aerial photographs seem to show vehicles on the site since 1999, which are the earliest photographs that the Authority has access to. In later years it appears that there were more vehicles at the site. It seems likely that the site has been used for some form of commercial storage for some time and according to one representation has been used for fly tipping.
- 11.5 In recent years, however, the site has become very untidy. An open sided barn has been demolished. Following the removal of the shipping container, discussions have taken place with a view to achieving a tidier site, hence the application for an additional timber storage building, so that materials may be stored under cover. The building would not be excessively large for the low key storage use currently operating at the site. The toilet block is required for drivers visiting the site as there are none available nearby.
- 11.6 With regard to the visual impact of the proposal, the toilet building would be visible from the road, but as it would be a timber clad building with a tiled roof it would be traditional in appearance and would not look out of keeping or unduly obtrusive. It would be set back some 44 metres from the road. Its position would screen the remainder of the site from view and would potentially restrict access to the site by larger vehicles. The proposed timber store would be lower in ridge height than the existing building on the site and would also be built in timber cladding with a tiled roof. It is shown as an open fronted building. The visual impact of this building outside the site would be minimal.
- 11.7 This site is a small commercial site, located outside any of the defined New Forest villages. The storage building proposed, together with the existing garage building would result in about 65m² of buildings and the toilet block would measure about 8m².

The proposed buildings would be relatively modest and their B8 storage use would not lead to an unduly intrusive level of activity at the site. The existing access is suitable for cars and vans, and already provides access to the rear of the former Tiptoe garage.

- 11.8 Representations indicate that the site is known to flood. However, the site is not located in a flood zone and drainage can be dealt with through the use of a septic tank and suitable soakaways. The existing willow tree would not be affected by the proposed development, and there are no trees on the site that would be suitable for inclusion in a Tree Preservation Order.

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 No development shall take place above slab level until samples or exact details of the facing and roofing materials have been submitted to and approved in writing by the New Forest National Park Authority.

Development shall only be carried out in accordance with the details approved.

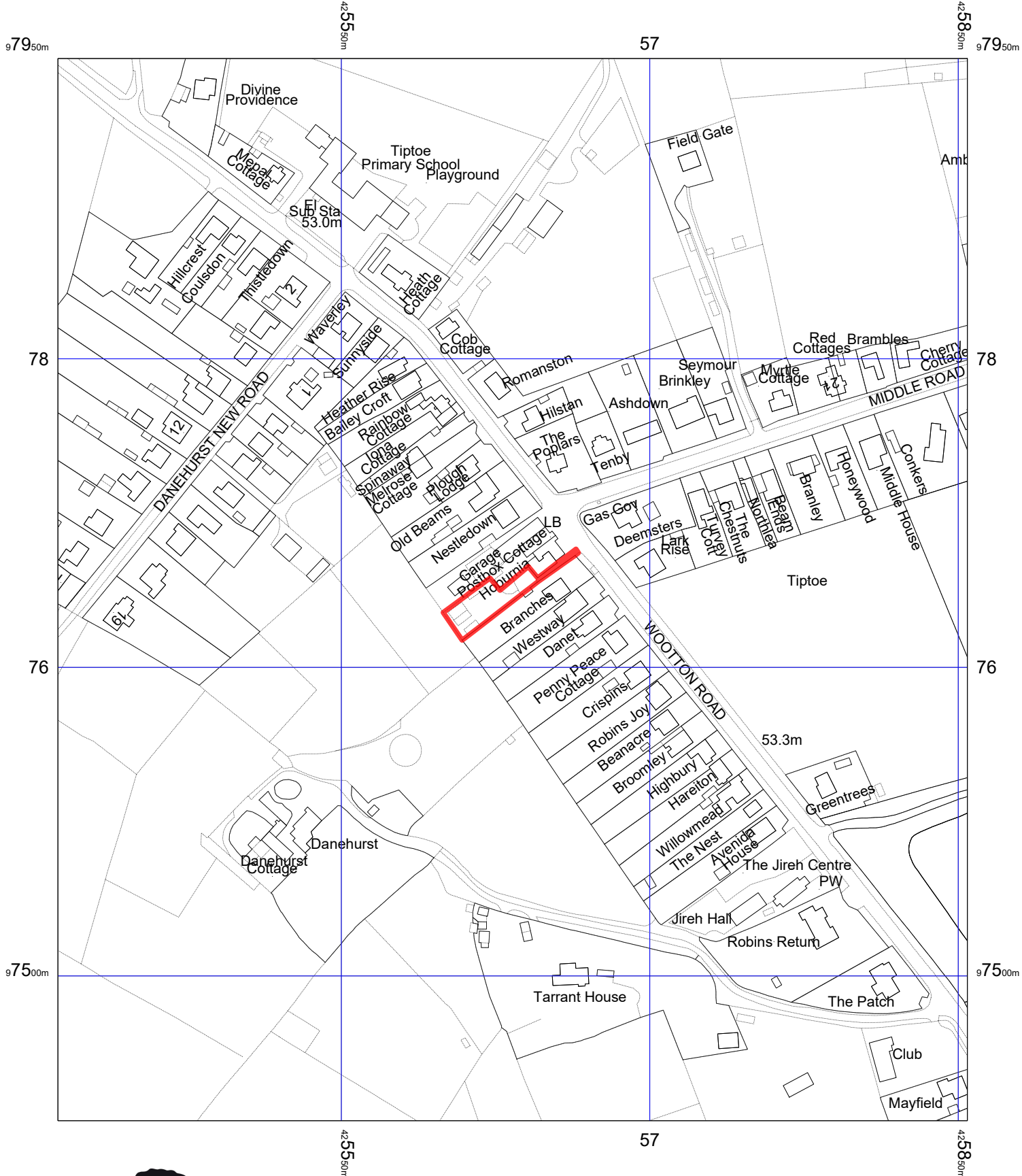
Reason: To ensure an acceptable appearance of the building in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 3 No activity shall take place on the site in connection with the approved use other than between the hours of 08:00 and 18:00 Monday to Fridays, not including recognised public holidays.

Reason: To safeguard the amenities of nearby residential properties in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 Development shall only be carried out in accordance with Drawing No.s 1, 2, 3, 4, 5, 6. 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.



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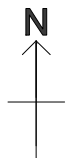
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Date: 06/10/2017

Ref: 17/00658/FULL

Scale: 1:2500

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Application No: 17/00681/FULL Full Application

Site: Marico House, Brook Hill, Bramshaw, SO43 7JB

Proposal: Continued use of land as B1 office; single storey extension to existing office building

Applicant: Mr J Riding, Marico Marine Ltd

Case Officer: Clare Ings

Parish: BRAMSHAW

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view
Previous Committee consideration.

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP14 Business and Employment Development
CP15 Existing Employment Sites
DP1 General Development Principles
DP6 Design Principles
DP17 Extensions to Non Residential Buildings and Uses

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 3 - Supporting a prosperous rural economy
Sec 11 - Conserving and enhancing the natural environment
Sec 12 - Conserving and enhancing the historic environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Bramshaw Parish Council: Recommend permission for the following reasons:

- accepts arguments put forward by applicants
- no harm in scale and design
- no negative impact on character and appearance of the conservation area, and in the context of the proposed extension to the existing building
- no impact on adjoining occupiers benefit to Parish and Forest of an important commercial enterprise that is not part of the tourism industry.

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

9.1 None received.

10. RELEVANT HISTORY

- 10.1 Continued use of land as B1 office; single storey extension to existing office building (17/00021) was refused on 21 March 2017
- 10.2 Extension; addition of link; external alterations (10/95642) granted permission on 23 November 2010
- 10.3 Extension; addition of link; external alterations (10/95033) granted permission on 16 June 2010
- 10.4 Refurbish and extend stable block to form office; parking; access (04/80757) granted permission on 19 July 2004

11. ASSESSMENT

- 11.1 The application site lies to the west of the B3079 between Brook and Bramshaw in an area of open countryside, and opposite the golf course. It comprises an office with ancillary storage (previously a barn and stables now linked). The building is single storey, brick built under a tiled roof, with extensive glazing. An area for parking lies to the front and side of the site. To the rear of the building is a portacabin sited on ground which has been levelled and surrounded with a low retaining grass bund. A post and rail fence separates the office use from the adjoining paddock which is in the same ownership, although it should be noted that the portacabin and level ground has already encroached into this paddock. The boundary with the B3079 is formed by a wooden fence with planting becoming established. The site lies within the Forest Central (North) Conservation Area character area F.
- 11.2 A previous application to extend the office building was refused, one of reasons being that it would significantly encroach into the paddock to the rear. This current proposal is still to replace the portacabin (which does not have planning permission) with a single storey extension to provide additional office space. It would

be re-orientated through 90 degrees to run parallel to the existing building, with the ridge to match the higher ridge of the existing building. Materials would match the existing building. As previously, the proposed floorspace would add a further 75m² to the existing 100m² of office floorspace. The building is occupied by Marico Marine Ltd, a successful marine specialist, high technology company (developing software to manage ship movement risk and vehicle tracking systems), and the additional floorspace is proposed for simulator/office accommodation; there would not be any increase in staff.

- 11.3 As previously, the key considerations are the principle of the development and compliance with policy, the scale and design of the proposal, and its impact on the wider street scene, character and appearance of the conservation area and neighbouring properties. With regard to the impact on the nearest neighbour, it is not considered that there would be any overlooking given the distances involved (some 50m from the side elevation of Burnside Farm).
- 11.4 The policies relevant to the principle of the proposal are CP14 and DP17, both of which support the limited extension of small businesses outside the defined villages where they would help the well-being of the local community and would not materially change the level of activity on the site. In addition, policy DP17 requires that any development should be contained within the existing site boundary.
- 11.5 The size of the extension, which has not been reduced from the previous application, would still be considered large when compared with the existing building and would represent an almost 70% increase in floorspace. Whilst there is no numeric restriction set out in policy DP17, this increase is not considered to be sufficiently small scale to meet the criteria of the policy. This is particularly so as the immediate surroundings are very rural, with only sporadic development, and a significant extension on an existing modest building would have a noticeable and adverse impact. There had been pre-application discussions in which it was stated that a smaller extension, more akin to the size of the portacabin (about 30m²), would be appropriate.
- 11.6 The proposed extension has been turned through 90 degrees, and now would only extend as far as the existing portacabin and regraded land, and whilst there would still be a marginal incursion into the paddock land to the rear from previous applications, this has been significantly reduced and is considered would not harm the overall appearance of the site or wider area. However, the extension itself would still add to the overall visual bulk of the building, particularly in views from the south, and would result in a large building, out of character in this rural part of the New Forest.

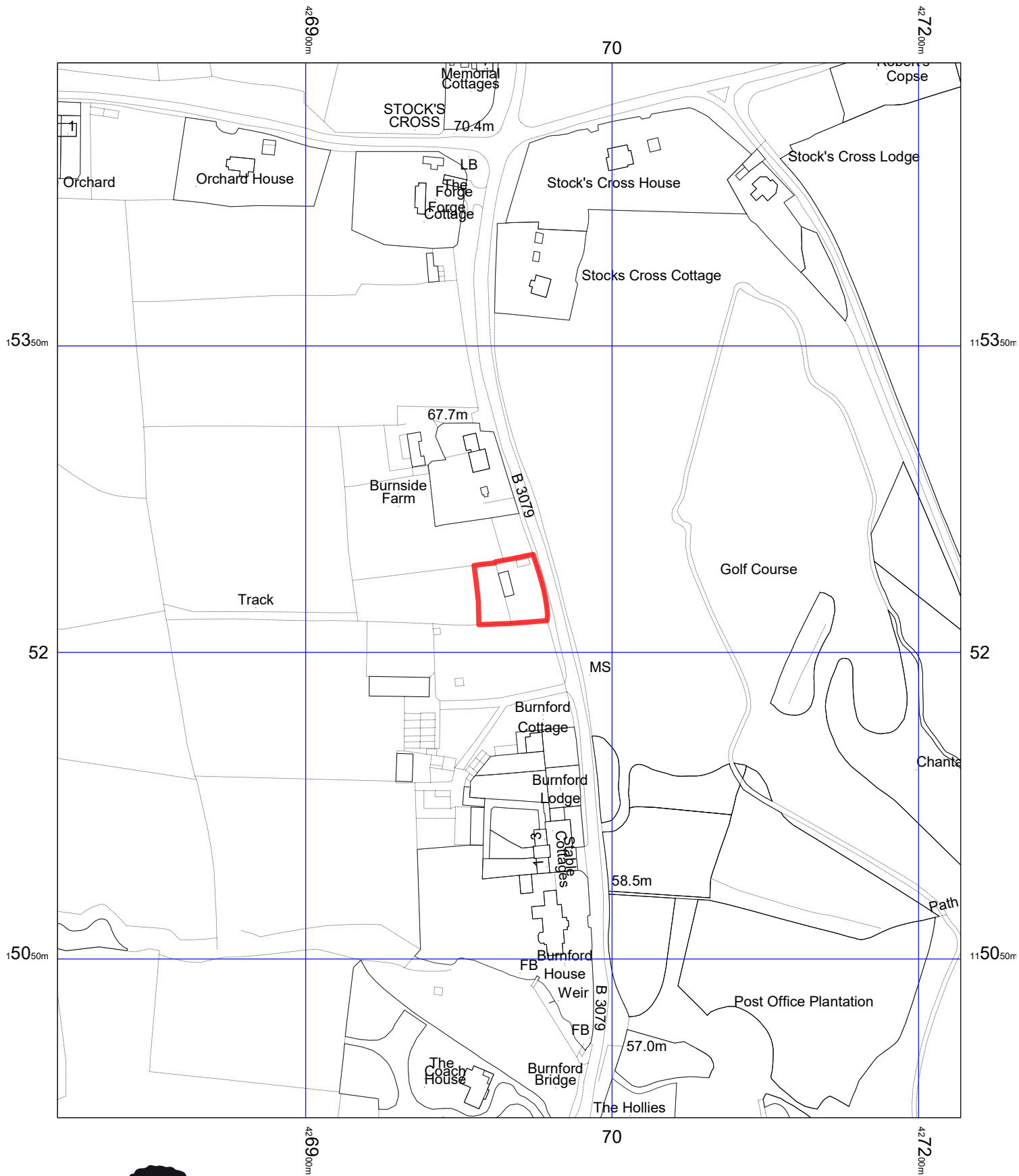
- 11.7 Character area F of the Forest Central North Conservation Area is defined as having a dispersed linear manner along the main road with buildings generally fronting the road behind the wide verges. The extension and use of the land into the adjoining paddock would be seen in views from the B3079, especially when travelling north, and would be seen as a significant incursion into the paddock land to the rear, creating development in depth. As such this would have a detrimental impact on the wider rural landscape, and the character and appearance of the conservation area.
- 11.8 Given the nature of the existing business (marine specialist), its presence within the National Park is not essential as it would not be seen to contribute to the land-based economy, and would not form part of any farm diversification scheme. For this reason, it would also be contrary to policy CP17.
- 11.9 Due to the scale of the development, and its further encroachment into the paddock, both of which would have an adverse impact on the wider landscape and the character and appearance of the conservation area, the application is recommended for refusal.

12. RECOMMENDATION

Refuse

Reason(s)

- 1 The proposed development, by virtue of its scale and massing, would have a detrimental visual impact in the wider landscape and on the character and appearance of the conservation area. The development would therefore be contrary to policies DP1, DP17 and CP14 of the New Forest National Park Core Strategy and development Management Policies DPD (2010).



New Forest National Park Authority
Lymington Town Hall, Avenue Road,
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Date: 05/10/2017

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Scale: 1:2500

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Application No: 17/00703/FULL Full Application

Site: The Sycamores, Grove Lane, Redlynch, Salisbury, SP5 2NR

Proposal: Cladding

Applicant: Mr P Rogers

Case Officer: Daniel Pape

Parish: REDLYNCH

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
CP8 Local Distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 7 - Requiring good design

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Redlynch Parish Council: Recommend approval. The proposal will not have an adverse impact on neighbouring properties; the development is appropriate and sympathetic in terms of scale, appearance, form, siting and layout. The materials to be used are appropriate to the site and its setting. It was felt the proposal is therefore compliant with policies DP1, DP6 and CP8.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 Porch (17/00456) Granted subject to condition on 14 August 2017.

10.2 Rear/side extension; new roof with rooms on first floor (06/90603) Granted subject to conditions on 09 October 2006.

11. ASSESSMENT

11.1 The Sycamores is a one and a half storey bungalow, located in the rural village of Redlynch, in the North of the National Park. The bungalow has a raised roof to accommodate first floor habitable space and side conservatory. To the front of the property is a garage clad in natural wood. The property rises steeply from Grove Lane to the principal elevation of the dwellinghouse and is visible from the streetscene.

11.2 The existing dwelling is constructed of part render and part brick with a tile roof. The applicant seeks permission for the cladding of the principal (South); side (West) and partial rear (North) elevations of the dwellinghouse.

11.3 The cladding material proposed is fibre cement weatherboarding in grey green. The applicant has been advised that the use of such a material is not generally considered to be a traditional material or one which reflects buildings typical of the New Forest National Park. However, the applicant has confirmed that they do not wish to use a natural wood alternative stained a similar colour. The applicant is understood to have preference for the fibreboard due to its insulating properties and ease of maintenance, whilst retaining its original appearance.

11.4 The Parish Council has recommended permission for the application deeming that the material is appropriate to the site and its setting. The cladding material was not specified in the Parish briefing note, however, after further correspondence with the Parish Council through the applicant and a parishioner, it is understood that the Parish Council was aware that fibre cement board was proposed at the time of their decision. The Parish Council also considered that the proposal would not have an impact upon neighbouring properties.

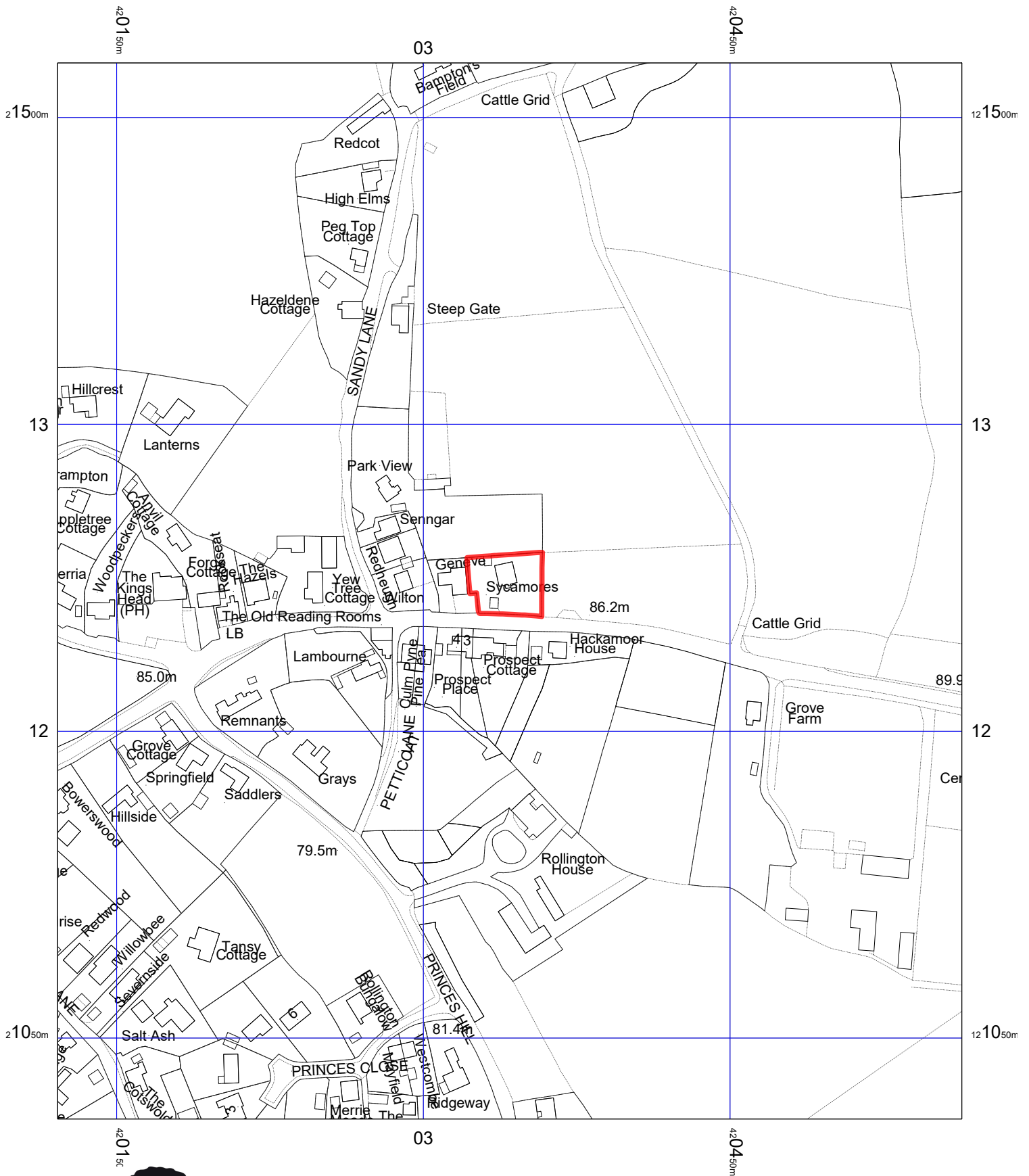
- 11.5 There have been no representations received from interested parties.
- 11.6 It is considered that the use of such a cladding material is not acceptable in this location outside of a Defined New Forest Village. The use of fibreboard would not sit well within the rural vernacular of Redlynch village, eroding the National Park's character; creating adverse harm to neighbour amenity and the streetscene; whilst setting a precedent for further applications of a similar nature.
- 11.7 Policies DP1 and DP6 require all development within the National Park to be appropriate in terms of appearance and location, through using materials appropriate to the site and setting. The principal elevation of the dwelling is clearly visible from the streetscene due to the elevated level of the plot. The use of unnatural cladding in this location would create an appearance that would not naturally silver or weather in over time. It would create a longstanding impact upon the streetscene of an inappropriate design.
- 11.8 The urbanized appearance resulting from the fibreboard cladding would not be appropriate to the setting, eroding the local distinctiveness of the area. Redlynch has a strong vernacular style that does not include modern, urban materials such as fibreboard cladding. Typical dwellings use brick and render facing materials, including a number of listed buildings along and close to Grove Lane that add to the rural setting of the village. The granting of this application could create a harmful precedent for further applications either within the village or throughout the Park. This would gradually erode the National Park's character and would not accord with the aims of Policy CP8.
- 11.9 In conclusion, the use of fibre cement cladding in this location would not accord with Policies DP1, DP6 and CP8 of the Core Strategy and would bring harm to the site, wider area and National Park. It is recommended that the application is refused.

12. RECOMMENDATION

Refuse

Reason(s)

The proposed use of a non-traditional cladding material would neither preserve nor enhance the character and appearance of the National Park, creating an unacceptable level of harm to the site and wider area. As such the proposal is contrary to Policies DP1, DP6 and CP8 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).



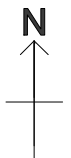
New Forest National Park Authority
Lymington Town Hall, Avenue Road,
Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666

Date: 05/10/2017

Ref: 17/00703/FULL

Scale: 1:2500



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Application No: 17/00710/FULL Full Application

Site: The Beeches, Romsey Road, Ower, Romsey, SO51 6AF

Proposal: Continued mixed use of land and siting of timber clad mobile home for use as day-room in conjunction with care and adult support use.

Applicant: Mr S Day

Case Officer: Daniel Pape

Parish: COPYTHORNE

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
DP20 Agricultural and Forestry Buildings
CP14 Business and Employment Development
CP17 The Land Based Economy

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
Development Standards SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Not applicable

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Copythorne Parish Council: Recommend permission. There is a 'great deal of support' for the application; the siting is acceptable; the proposal would cause no difficulty to neighbours; and if it is to be anywhere this is a good location.

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

- 9.1 Three representations of support from neighbours stating:
- a worthwhile venture with good intentions;
 - use of mobile home as a shelter only;
 - could be removed from site when activities complete;
 - no noise or disturbance with activities occurring during the day;
 - cladding should be on all sides;
 - hedgerow could be improved to screen further; and
 - access to the highway needs to be maintained.
- 9.2 One objection from an interested party stating:
- no intention for agricultural use, is to be used for business activities
 - use of land unlawfully
 - the setting of a precedence through a retrospective application

10. RELEVANT HISTORY

10.1 None.

11. ASSESSMENT

- 11.1 The property of The Beeches is situated in the rural surroundings of Ower, outside of the Defined New Forest Villages. The property comprises a dwelling, its curtilage and an agricultural unit of circa 0.75ha. The site sits adjacent to the A36 with two access points, one for the main dwelling via Salisbury Road, and the other to the fields from the A36.
- 11.2 An existing mobile home is sited on what is understood to be the original residential curtilage of the main dwelling (as shown on the included title deed extract). However, this original residential curtilage has been delineated by a post and rail fence, with the Southern portion currently separated including an independent access. It is within this portion of separated land that the mobile home has been sited without permission.
- 11.3 The applicant seeks retrospective permission for the continued mixed use of land and siting of a timber clad mobile home. The mobile home is to be used as a day-room in conjunction with care and adult support use. The support is to be predominantly in the form of animal husbandry, but also to include other 'rural development' skills. The current regularised use of the land is agricultural and part domestic curtilage.

- 11.4 The Parish Council have recommended permission for the application and there have been three representations of support from interested parties. There has been one objection revived.
- 11.5 The main issues to consider are:
- whether the principle of the development would comply with Policy;
 - whether the proposal would result in an unacceptable level of activity at the site; and
 - the impact upon the character and appearance of the area and the wider landscape.
- 11.6 In respect of the principle of the development, the applicant has correctly stated that the application does not accord with any specific Policies within the New Forest National Park Core Strategy and as such places reliance on the 'understanding of the special qualities of the National Park'. However, it is clear that the application should be assessed as an introduction of a business use to the site, which would be deemed unacceptable for a number of reasons, and does not present a case justifying a departure from Policy.
- 11.7 There has been no evidence or justification presented as to why the mobile home is required as part of a farm diversification scheme or justification of the building as a necessary agricultural building as required by Policy DP20.
- 11.8 Policy CP14 permits small scale employment development outside of the Defined Villages, however only in cases where the well-being of local communities are improved through the re-use of existing buildings or a farm diversification scheme. The use of the land and mobile home for adult day care would facilitate an expansion to a care business whose clients are not necessarily from the local area. This use of the mobile home would not be considered to bring a benefit to the local community, thus being contrary to Policy CP14. As aforementioned there is no evidence provided to support either of these uses. The scheme would introduce a new business activity in the countryside which, whilst potentially small scale, would generate additional activity on site bringing harm to the area's special qualities.
- 11.9 The applicant states that the proposal would be of benefit to the land-based economy in accordance with Policy CP17. This is not considered to be the case and is at odds with the applicant's statement that the primary use of the land is to remain for grazing. There is no such need for a day care business to support the land based economy and agricultural use at this site. The reason for siting a mobile home in this location is likely to be on the basis that the applicant's parents own the land, thus comprising an affordable option. No farm diversification scheme has been justified and this is not considered an acceptable bespoke

opportunity for understanding the National Park's special qualities that would warrant a departure from Policy.

- 11.10 The National Park Authority receives a large number of enquiries regarding the development of such schemes that enable users to enjoy the 'special qualities' of the National Park outside of Defined Villages. The National Park Authority takes a consistent approach with such enquires to avoid a cumulative erosion of the Park's character and ensure that all development is sited as sensitively as possible. A similar scheme for a therapy centre on land adjoining Sydney Cottage at Plaitford was recently dismissed at appeal (reference: APP/39506/W/16/3156405).
- 11.11 In relation to the level of activity at the site, it is considered that the amenity and character of the area would be at risk of harm from the increased level of activity proposed. The applicant has stated that the use of the agricultural land on a day to day basis is to remain predominantly for the rearing of grazing animals with the 'occasional' use of the mobile home for adult care. The existing structure and associated landscaping currently provides a space for one service user to learn from animal husbandry on the associated agricultural unit and provides shelter from the elements. However, the applicant would like to expand to around 10 service users at a time, approximately 25 per week.
- 11.12 No specific information has been provided on how long care activities would be undertaken on site daily, with the only timings provided as "outside unsociable hours." Further, no specific information has been provided regarding a time scale or end date for the activities, with the applicant hoping for permanency if possible.
- 11.13 Despite the absence of information mentioned above, there is no doubt that a general intensification of the site, with potentially both accesses being used simultaneously, encroachment onto the agricultural land for parking uses and other non-agricultural activities would result in an increased level of activity at the site.
- 11.14 In relation to the impact on the character and appearance of the area, notwithstanding the increased level of activity, the existing structure is clad on the principal elevation alone, with a small courtyard area and picnic benches to the fore. From the A36 the mobile home is clearly visible above the mature hedge and it is obvious that the rear is not cladded from the off green colour. The applicant proposes the cladding of the entire structure and the installation of a full set of services, so it can be used independently to the dwelling for adult day care.
- 11.15 The cladding of a mobile home sited in such a rural location would not comply with Policies DP1 and DP6. The mobile home is not of high quality design, clad or unclad, and is clearly visible from the highway, damaging to the street scene. The structure,

landscaping and associated activities would not contribute positively to the amenity of the area, obscuring the agricultural setting/use and could set a precedent for the erosion of the National Park's character.

11.16 In addition, a fully serviced mobile home within the domestic curtilage falls foul of incidental and the location and fully serviced state of the mobile home could lend itself to a potential breach of condition.

11.17 In summary, the proposed development would introduce a new business activity into the New Forest, outside the Defined Villages, which would neither support the well-being of the local community, nor maintain the land-based economy or cultural heritage of the National Park. The proposal would result in an increased level of activity at the site and would cause adverse harm to the character and the appearance of the area, detrimental to the special qualities of the National Park.

12. RECOMMENDATION

Refuse

Reason(s)

The proposed development would introduce a new business activity into the New Forest outside the defined villages which would neither support the well-being of the local community, nor maintain the land-based economy or cultural heritage of the National Park. It fails to demonstrate how the development would be small scale and could be achieved without having an adverse impact on the physical appearance of the site. This would be compounded by the intensification of the site and increased level of activity generated by the use which would have an unacceptable impact upon the character and appearance of the countryside to the detriment of the Park's special qualities. The proposal would therefore be contrary to policies DP1, DP6, CP14 and CP17 of the New Forest National Park Authority Core Strategy and Development Management Policies (DPD) (December 2010).

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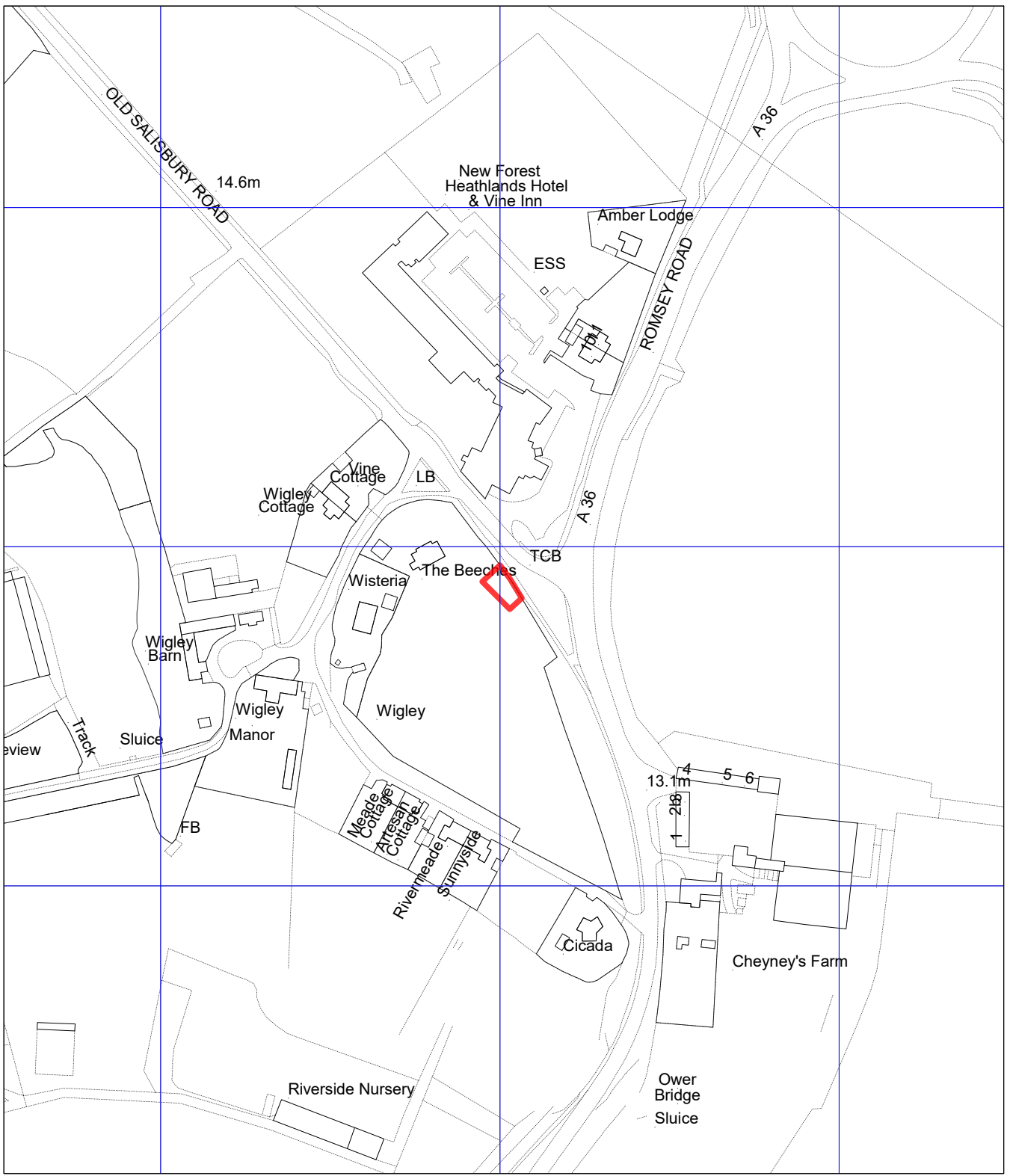
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