

Application No: 19/00206/FULL Full Application

Site: Southways, Lisle Court Road, Lymington, SO41 5SH

Proposal: Extension to existing garage

Applicant: Mr P Chapman

Case Officer: Katie McIntyre

Parish: BOLDRE

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
CP7 The Built Environment
CP8 Local Distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Boldre Parish Design Statement

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 12 - Achieving well-designed places
Sec 15 - Conserving and enhancing the natural environment
Sec 16 - Conserving and enhancing the historic environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Boldre Parish Council: Recommend refusal. The proposed enlargement from the existing 3 bay garage to a 5 bay garage is thought to be excessive in close proximity to a very rural road in the Conservation Area and furthermore, has the appearance of a separate dwelling.

8. CONSULTEEES

- 8.1 Tree Officer: No objections as no important amenity trees would be affected

9. REPRESENTATIONS

- 9.1 None received

10. RELEVANT HISTORY

- 10.1 Single-storey extension to existing porch / conservatory; extension of first floor balcony (19/00133) granted on 15 April 2019
- 10.2 Application for a certificate of lawful development for a proposed single-storey rear extension (16/0095) resolved that planning permission is not required on 17 February 2016
- 10.3 First floor extension, detached triple garage, render and cladding to house, replacement roof tiles and hardstanding (15/00869) granted on 22 December 2015

11. ASSESSMENT

- 11.1 The application site comprises a detached dwelling and garage, and is sited within the Forest South East Conservation Area. The property shares an access from Lisle Court Road with the adjacent hotel, Elmers Court. This application seeks consent for an extension to the existing garage.

- 11.2 The relevant considerations are:

- The impact upon the character and appearance of the area and the surrounding Conservation Area;
- Whether the proposal would comply with Policy DP12.

Due to the position of the outbuilding there would not be any adverse impact upon the amenities of the neighbouring dwellings. The Parish Council have raised concerns with regards to the close proximity of the garage to Lisle Court Lane as well as its future use.

- 11.3 It is proposed to add a further two bays onto the existing detached outbuilding serving the site resulting in a 5 bay garage in order to provide space for the applicant's classic car collection. Currently the area to the side of the outbuilding is tarmac and provides space for the parking of vehicles. The proposed extension would have a gable form and would have a slightly higher ridge height than the building in situ with a small front projection. The proposal would result in a large outbuilding serving the site, however the

site is of a size which could comfortably accommodate a building of this size without it appearing cramped. Furthermore, the footprint of the outbuilding would also still appear in proportion with the host dwelling which is a substantial two-storey 'L' shaped dwelling.

- 11.4 Views of the addition would be possible from Lisle Court Road. This boundary is screened by a tall brick wall. Views of the existing outbuilding are available from this lane, however due to the height of the boundary wall only the roof line of the existing outbuilding is visible. This would also be true of the proposed addition which, from Lisle Court Road, would appear as an extension to the existing slate roof. Although views of the addition would be visible from the public realm it is not considered this would appear visually imposing or to the detriment of the character and appearance of the rural locality.
- 11.5 The proposed use of the outbuilding would also be for incidental purposes to provide storage for the applicant's classic cars which would be in accordance with policy DP12. A condition is recommended to ensure that the future use of the outbuilding remains incidental in accordance with policy DP12. The applicant has stated in writing that there are no objections to this condition.
- 11.6 To conclude, it is therefore recommended that permission is granted subject to appropriate conditions.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

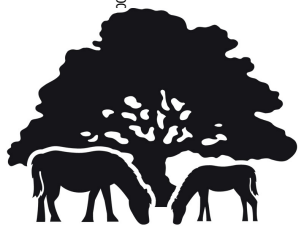
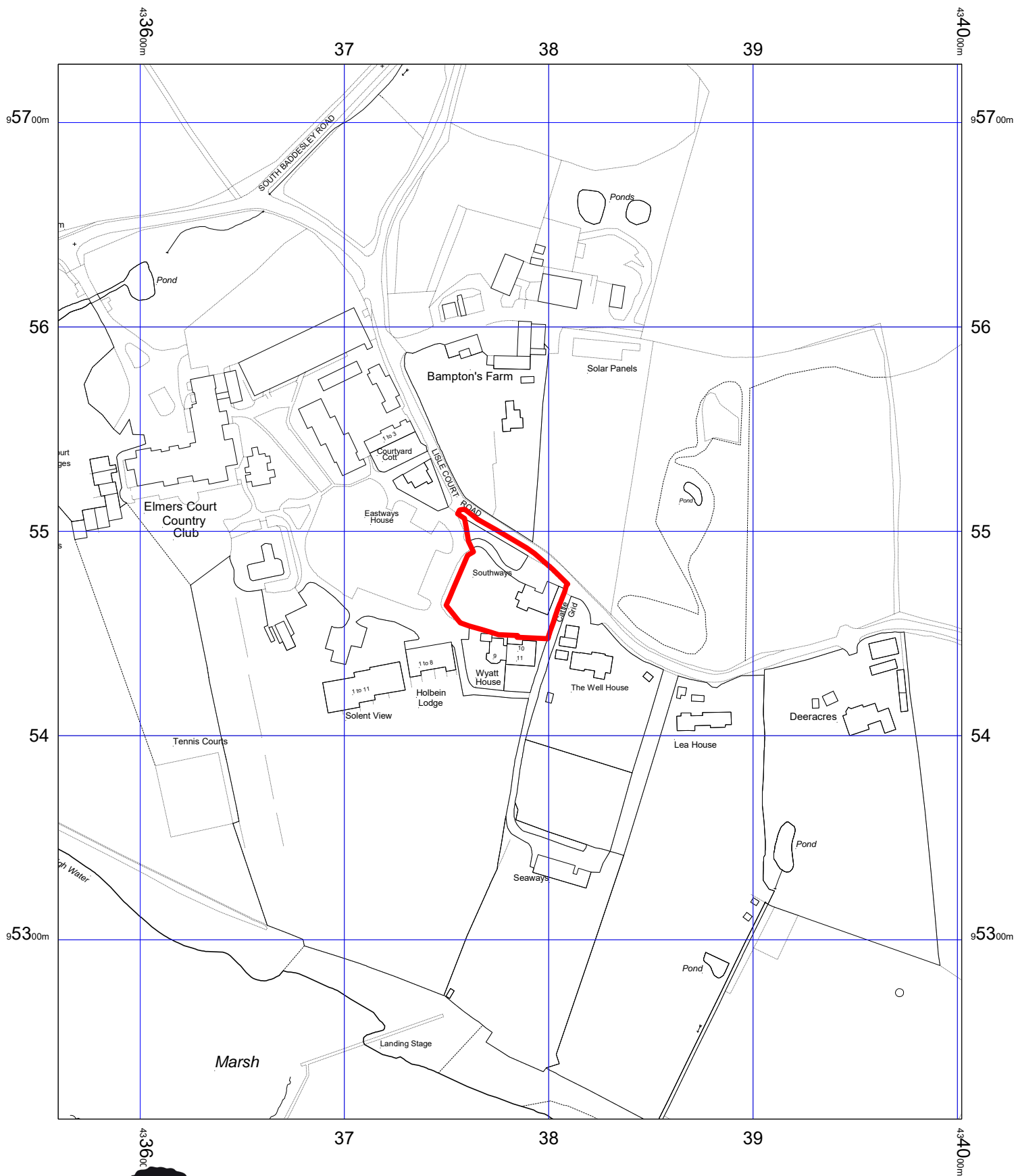
- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Development shall only be carried out in accordance with drawing numbers: R101 and R102. 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 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).



NEW FOREST
NATIONAL PARK

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