

Application No: 19/00474/FULL Full Application

Site: Rose Cottage, Station Road, Sway, Lymington, SO41 6BE

Proposal: Outbuilding

Applicant: Mrs R Gallagher

Case Officer: Claire Woolf

Parish: SWAY

1. REASON FOR COMMITTEE CONSIDERATION

Application from Officer.

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP12 Outbuildings
DP1 General Development Principles
CP7 The Built Environment
CP8 Local Distinctiveness
DP6 Design Principles

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
Sway Village Design Statement

5. NATIONAL PLANNING POLICY FRAMEWORK

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

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Sway Parish Council: Recommend permission on the understanding that the building would never be for residential use.

8. CONSULTEES

8.1 Tree Officer: No objection.

9. REPRESENTATIONS

9.1 None received.

10. RELEVANT HISTORY

10.1 Two-storey rear extension (06/90725) granted subject to conditions on 10 November 2006.

10.2 Two-storey rear extension (78097) refused on 25 June 2003.

10.3 Alterations and addition of kitchen, utility room and toilet accommodation with bedroom and bathroom over (existing extension to be demolished) (15894) granted on 10 April 1980.

11. ASSESSMENT

11.1 This semi-detached dwelling is located in the village of Sway outside of the defined village, with semi-detached properties to the east and west. The adjacent property has a catslide roof to the rear and both semi-detached dwellings have long back gardens.

11.2 At the far end of the long back garden there is an existing shed. The neighbouring boundaries are approximately one metre high, comprising a mixture of fences and shrubbery.

11.3 The application proposes an outbuilding for use as a garden office for home-working. It would be situated adjacent to part of the neighbour's outbuilding, north east of the existing shed. The size of the building would be 8.3 metres in length, 3 metres wide, 2.315 metres eaves height and 3.193 metres to ridge height.

11.4 The outbuilding would contain doors and windows on the west elevation with an open canopy area of 2.4 metres to the north. The external wall covered by the open canopy area would have a window and single door. The south elevation would have a single window to the side.

11.5 The main considerations are:

- Whether the proposal complies with Policy DP12;
- Whether it is appropriate for the locality; and
- Whether there is any impact on neighbour amenity.

11.6 Policy DP12 states that:

Domestic outbuildings will be permitted where they:
a) are located within the residential curtilage;

- b) are required for purposes incidental to the use of the main dwelling;*
- c) are not providing additional habitable accommodation.*

As a home office the outbuilding complies with these requirements. A condition can reasonably attached to ensure that it does not provide habitable accommodation. The proposal would also comply with Policy DP37 of the emerging Local Policy in that it would be proportionate and clearly subservient to the dwelling and it would not reduce private amenity space to an unacceptable level.

- 11.7 The neighbouring properties adjacent to Rose Cottage are more than 40 metres away from the proposed outbuilding and there will be no adverse impact on the neighbouring outbuildings.
- 11.8 It is considered that the proposed outbuilding complies with Policies DP1, DP6, DP11 and CP8. It is therefore recommended that permission is granted subject to 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 The building the subject of this permission shall only be used for purposes incidental to the dwelling on the site and shall not be used for habitable accommodation such as kitchens, living rooms and bedrooms.

Reason: To protect the character and appearance of the countryside in accordance with Policies DP11 and DP12 of the adopted New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).
- 3 Development shall only be carried out in accordance with Drawing nos: 1, 2, 3, 4, 5 and 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

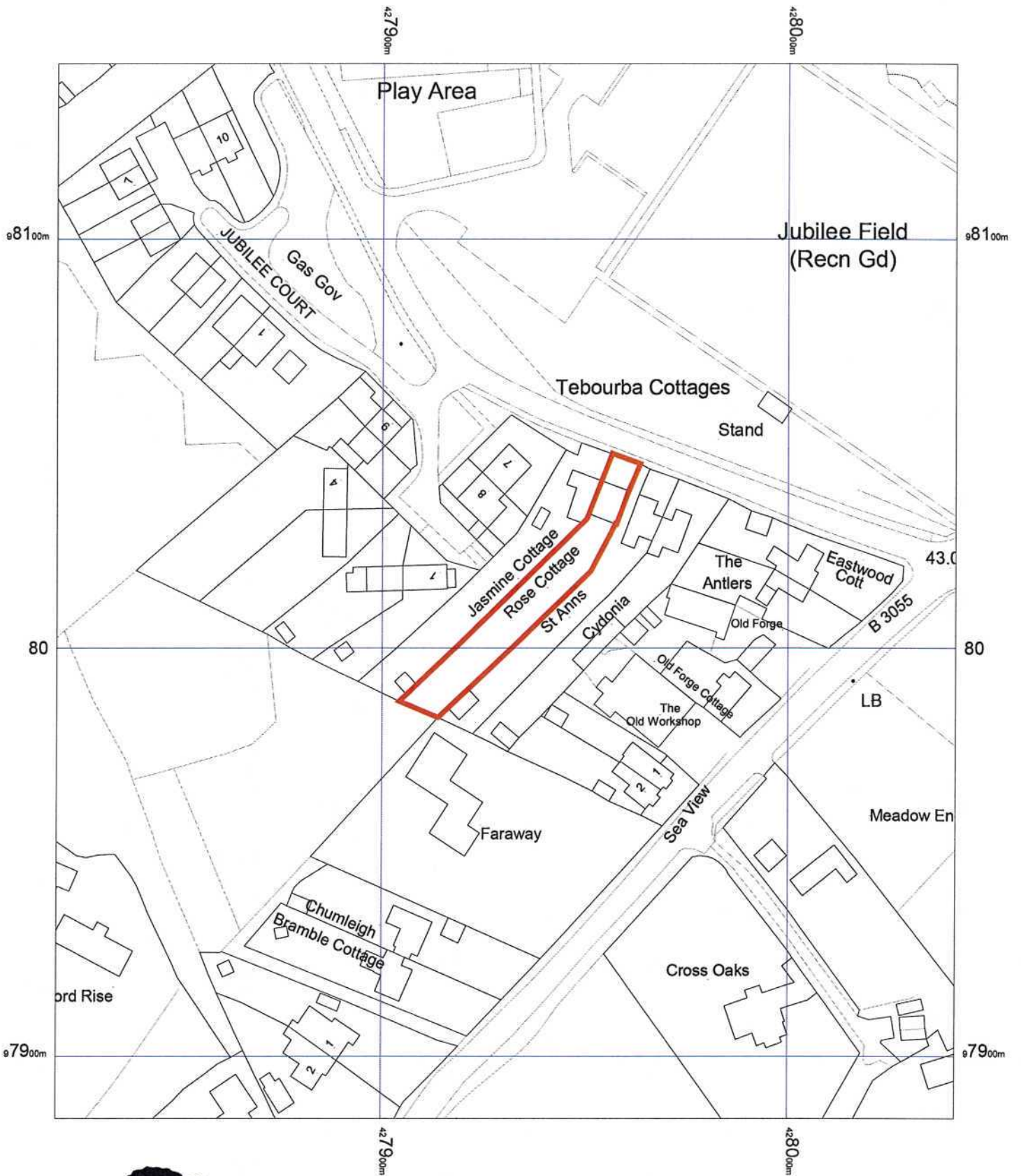
Management Policies (DPD) December 2010.

- 4 The external facing materials to be used in the development shall be as stated on the application form hereby approved, unless otherwise agreed in writing by the New Forest National Park Authority.

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).

- 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).



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