

Application No: 19/00434/FULL Full Application

Site: Ramsley, Southampton Road, Boldre, Lymington, SO41 8PT

Proposal: Detached outbuilding with office over

Applicant: Mr S Rose

Case Officer: Clare Ings

Parish: BOLDRE

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

SP16 The historic and built environment
 SP17 Local distinctiveness
 DP2 General development principles
 DP18 Design principles
 DP37 Outbuildings

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
 Boldre Parish Design Statement

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 15 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Boldre Parish Council: Recommend refusal. Comment:

- Objection to the vast scale of this proposed outbuilding, in particular the height of nearly 6m which would be excessive in this rural setting.
- Maintain objection following receipt of amended plan.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 No comments received.

10. RELEVANT HISTORY

10.1 None recent

11. ASSESSMENT

11.1 Ramsley is a detached dwelling lying to the west of the A337. It is set well back from the entrance, and the dwelling is approached via a gravel driveway. To the front of the dwelling is a grassed area. Immediately to the south and west of the site are paddocks, and there are other residential properties and a public house in the vicinity.

11.2 The proposal is for the erection of an outbuilding to the front of the dwelling. The outbuilding, which is to be used as a four-bay garage with a garden office over accessed via an external staircase, would measure approximately 12.4m by 6m (78m²) with a height to ridge of 5.5m. The external facing materials would comprise timber cladding under a clay tile roof, and three rooflights (amended from the previous dormer windows) on the front elevation would provide natural light to the first floor.

11.3 The key consideration is:

- The scale and design of the outbuilding and the implications for Policy DP37.

Given the position of the outbuilding on previously undeveloped garden land, it is unlikely that there would be any adverse impact on ecology in the area. In addition, the outbuilding would be sited away from any adjoining dwellings so as not to harm any private amenities.

11.4 Policy DP37 permits outbuildings where they:

- a) are proportionate and clearly subservient to the dwelling they are to serve in terms of their design, scale, size, height and massing;
- b) are located within the residential curtilage of an existing dwelling;
- c) are required for purposes incidental to the use of the main dwelling;
- d) are not providing additional habitable accommodation; and
- e) will not reduce private amenity space – including parking provision – around the dwelling to an unacceptable level.

- 11.5 Whilst the proposed outbuilding would be large in scale, it would be considered acceptable in terms of scale and would be subservient to the main dwelling on the site. The materials (timber and clay tiles) and the replacement of the previously proposed dormer windows with rooflights, would ensure that the outbuilding would appear acceptable in design, and would not appear overly domestic in appearance.
- 11.6 The outbuilding would be located to the front of the dwelling, but still set back from the main A337 by some 12m. Although it would be glimpsed by passing traffic, it is not considered that the outbuilding would be unduly harmful in public views. The A337 is characterised by buildings which abut the roadside, and this outbuilding is therefore not considered to be out of keeping in the wider area.
- 11.7 Permission is therefore recommended subject to conditions.

12. RECOMMENDATION

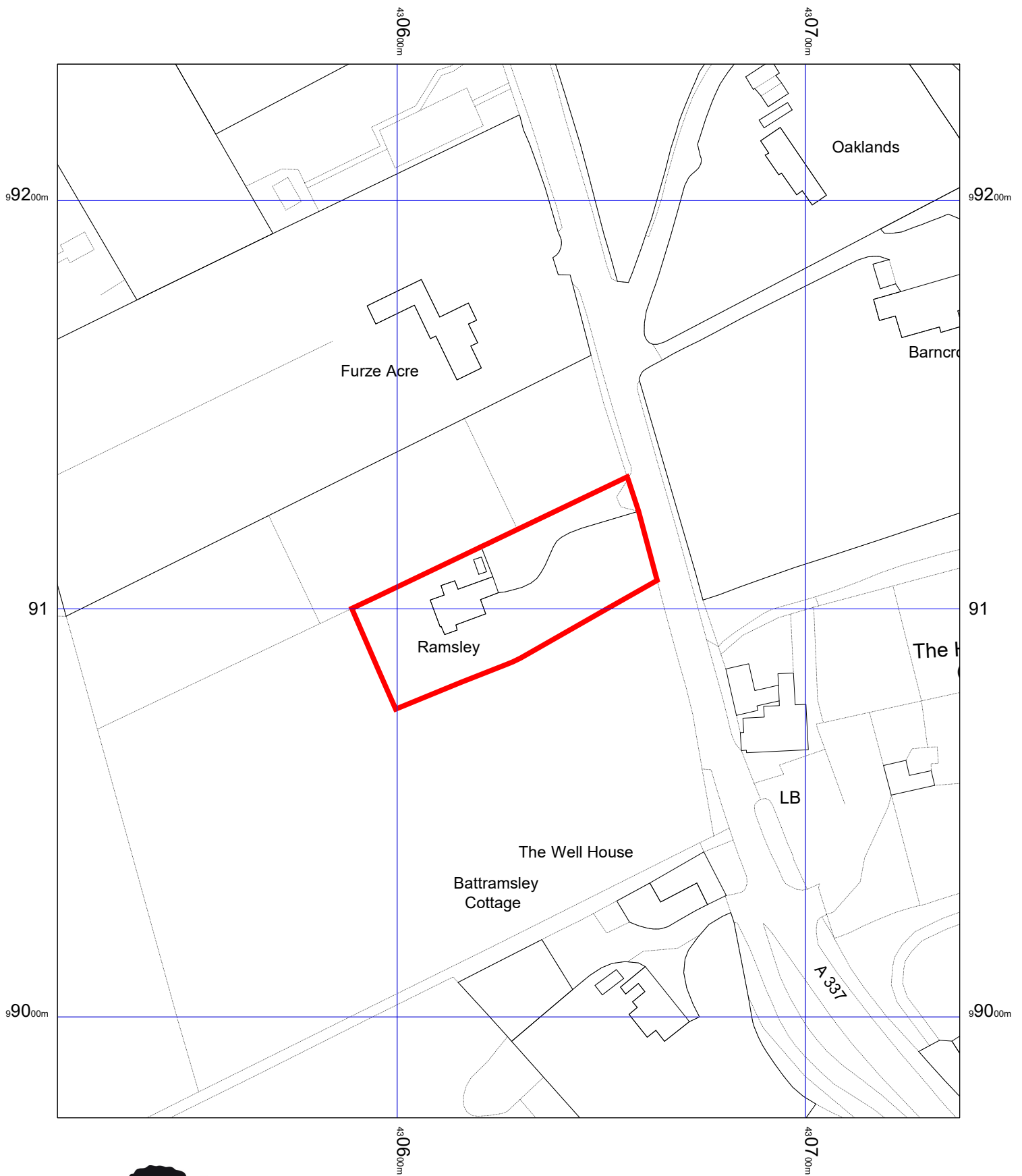
Grant Subject to Conditions

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 Development shall only be carried out in accordance with drawing nos: 6517 PL 01, 6517 PL 02 Rev A and 6517 PL 05. 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 SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
- 3 The external facing materials to be used in the development shall be as described in the application form, 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 DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
- 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 DP36 and DP37 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).



NEW FOREST
NATIONAL PARK

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

Tel: 01590 646600 Fax: 01590 646666

Date: 05/09/2019

Ref: 19/00434

Scale: 1:1250

© Crown copyright and database rights 2019 Ordnance Survey 100014703

