

Application No: 19/00577/FULL Full Application

Site: Land forward of Wood Nook, Bourne Lane, Woodlands, SO40 7GT

Proposal: Retention of Wall to facilitate C3 use of land (AMENDED DESCRIPTION)

Applicant: Mr & Mrs Philps

Case Officer: Katie McIntyre

Parish: NETLEY MARSH

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP2 General development principles
SP7 Landscape character
SP17 Local distinctiveness
SP6 The natural environment

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

Netley Marsh Parish Council: Recommend permission: There would be no adverse impact on neighbouring properties, in fact the reverse. In a Parish with Marsh in the title, it is essential to keep the ditches and roads clear of debris and silt and this work should be encouraged.

8. CONSULTTEES

- 8.1 Tree Officer: No objection subject to a landscaping condition.
- 8.2 Landscape Officer: Objection.

9. REPRESENTATIONS

- 9.1 Eight representations of support:
- Mud and stones from the frontage and driveway is a safety hazard.
 - Improvement to the character of the area.
 - Has slowed down traffic.
 - Stops mud blocking the adjacent culvert.
 - In keeping with other properties within the locality.

10. RELEVANT HISTORY

- 10.1 Replacement dwelling (90007) granted on 07 June 2006

11. ASSESSMENT

- 11.1 The application site relates to a parcel of land to the front of Wood Nook which forms part of a wide verge and is an important landscape feature. The parcel of land falls within the ownership of Wood Nook, however, is located outside of the residential curtilage and garden of the dwelling. Prior to the development, this parcel of land had an open characteristic with it being separated from the garden of Wood Nook by a picket fence. Wood Nook is a two-storey detached dwelling located outside of the defined New Forest villages just outside of the conservation area. Bourne Lane is rural in character with hedging and trees on the northern side of the lane and properties set back from the road on the southern side with the predominant boundary feature being hedging and open and wide verges such as that the subject of this application. This application seeks consent for the retention of walls to facilitate C3 (residential) use of the land.
- 11.2 The main consideration is the impact the development has upon the character and appearance of the locality.
- 11.3 The site lies within the New Forest National Park. The whole of the National Park is designated as a nationally protected landscape and as such all development proposals will need to take into account this level of protection. The intrinsic landscape character will also need to be recognised which cannot solely be determined by what is visible from a publicly accessible location. The National Planning Policy Framework confirms that *“great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks...which have the highest*

status of protection in relation to these issues” (paragraph 172). The first national park purpose as set out in the 1995 Environment Act also recognises the importance of conserving and enhancing an areas local character. Local Plan Policies DP2, SP7 and SP17 seek to prevent development and changes of use which would individually or cumulatively erode the National Park’s local character, or result in the gradual suburbanising effect within the National Park. Development proposals should conserve and enhance the character of the New Forest’s landscapes.

- 11.4 It is evident from aerial photographs that the piece of land in question, prior to the development the subject of this application, was an attractive amenity strip consisting of a wide verge forming a continuation of the remaining verge to the east which contributed positively to the rural character of Bourne Lane. The front boundary denoted the residential curtilage of the dwelling being set back from the road. It is also evident from aerial photographs and images that the open verge continued westwards prior to the enclosure of the verge to the front of the adjacent properties Oaklea and Coppa Dolla which appears to have occurred at some point after 2011. There is no planning approval for this adjacent development.
- 11.5 The supporting statement submitted with the application states that the works have been undertaken to stop soil and debris being swept into the road and the adjacent culvert to decrease flood risk. Laurel hedging has also been planted. The agent has stated that the development has not resulted in an extension to the garden of the dwelling.
- 11.6 The enclosure of this piece of land to the front of Wood Nook and its resulting change in use, together with the hedging and walls is considered to have significantly altered the character of this verge and Bourne Lane having an overtly domesticated and formal appearance which has in effect resulted in the encroachment and extension of the garden of the site. This has resulted in the suburbanisation and erosion of the rural character of this lane contrary to Policies DP2, SP7 and SP17. The impact upon landscape character is exacerbated when viewed in cumulation with the encroachment to the front of the adjacent properties Oaklea and Coppa Dolla. Encroachments such as this, when viewed individually and cumulatively, significantly alter the character of the National Park to the detriment of the visual amenities of the locality. Verges such as these are characteristic of the National Park and contribute to its special character. The New Forest National Park’s Landscape Action Plan identifies that the New Forest’s landscape character is under pressure from piecemeal encroachment and changes to landscape and suburbanisation. The Landscape Action Plan identifies the erosion of settlement character through the widening and addition of

driveways damaging road verges as a key pressure with an objective to avoid suburbanising garden features and resisting the temptation to 'tidy up' verges. Rural lanes, such as Bourne Lane, are characteristic of the National Park and contribute to its special character and it is not uncommon for properties to be set back from the road with wide verges to the front. If permission were allowed it could thus set a precedent for future encroachments which would further erode and fail to conserve or enhance the character of the New Forest landscapes.

- 11.7 It is appreciated that the works may have been undertaken to improve drainage and to stop soil being swept into the road. It is however considered that this could have been undertaken in a more sensitive manner without the need for the verge to be incorporated into the garden of the property and also whilst ensuring the open character of the verge was retained.
- 11.8 There are two Oak trees sited on the verge. The Authority's Tree Officer has assessed these trees and they are not considered to be worthy of a Tree Preservation Order. No objections have been raised to the development as it is unlikely to have had any detrimental effect. The Tree officer has stated that the works to remove the wall would increase the potential for disruption to the trees, however, further verbal discussions have taken place and, provided the works were undertaken by hand, this would be unlikely to result in further harm. A landscaping condition has also been requested to secure the removal of the Laurel hedge which has been planted and its replacement with a native species mix.
- 11.9 For the above reasons refusal is recommended as the development has in effect extended the garden of the site resulting in a significant change in the character and use of the land, having an overtly domesticated and formal appearance, resulting in the suburbanisation and erosion of the rural character of Bourne Lane. This is exacerbated when viewed in cumulation with the adjacent unauthorised encroachments. As such the proposal would be contrary to local and national planning policy.

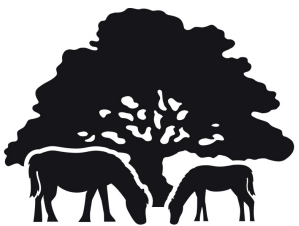
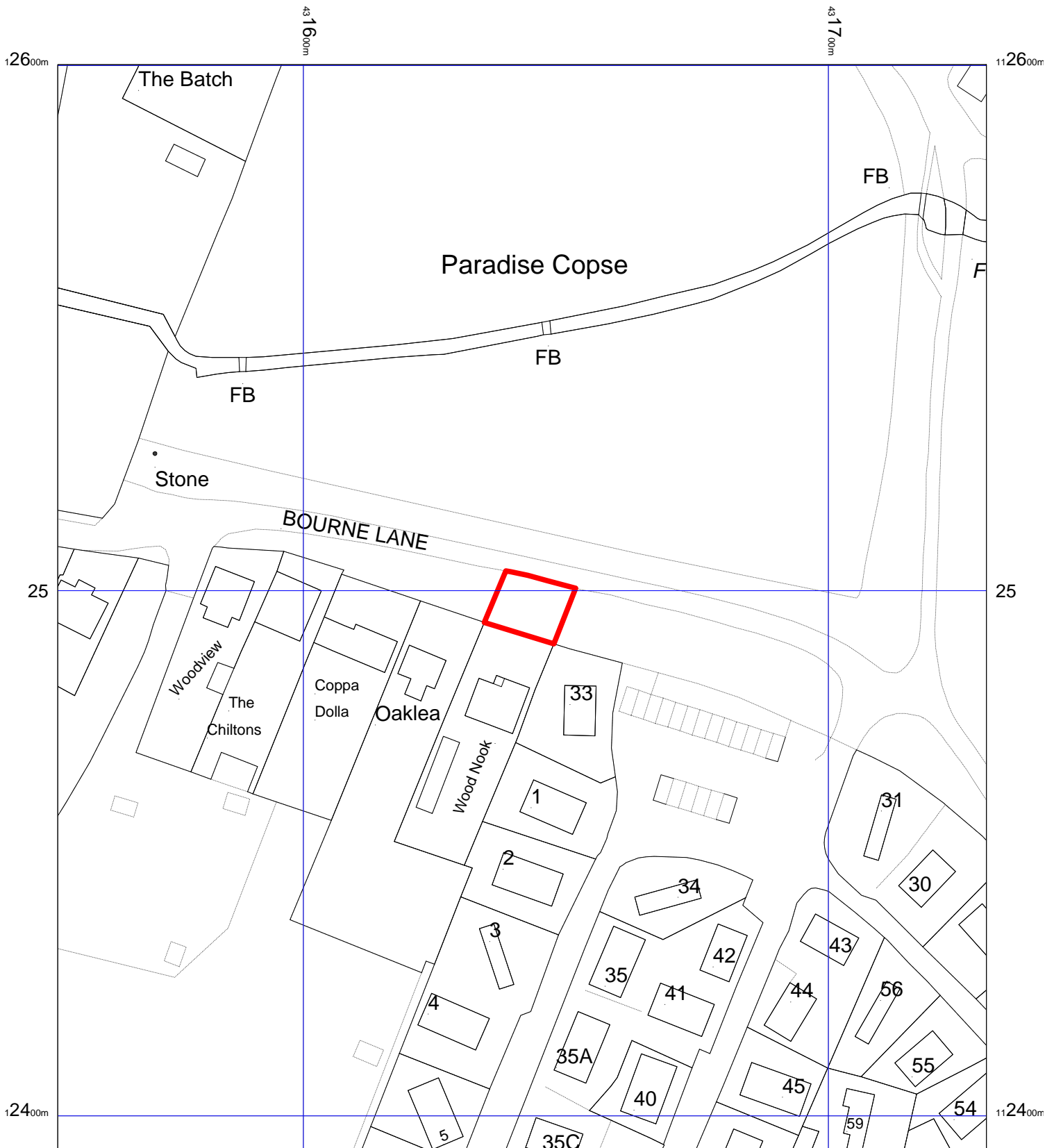
12. RECOMMENDATION

Refuse

Reason(s)

- 1 The development has in effect extended the garden of the site resulting in a significant change in the character and use of the land, having an overtly domesticated and formal appearance, resulting in the suburbanisation and erosion of the rural character of Bourne Lane. This is exacerbated when viewed in cumulation with the adjacent unauthorised encroachments. The development is therefore contrary to policies DP2, SP7 and SP17 of the

adopted New Forest National Park Local Plan 2016 - 2036 (August 2019) and the National Planning Policy Framework and the National Design Guide.



NEW FOREST
NATIONAL PARK

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

Tel: 01590 646600 Fax: 01590 646666

Date: 07/11/2019

Ref: 19/00577/FULL

Scale: 1:1000

© Crown copyright and database rights 2019 Ordnance Survey 100014703

