

**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

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**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. CONSULTEES**

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10.1 Office/toilet block; storage building (17/00300) withdrawn on 2 June 2017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 65m<sup>2</sup> of buildings and the toilet block would measure about 8m<sup>2</sup>.

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.

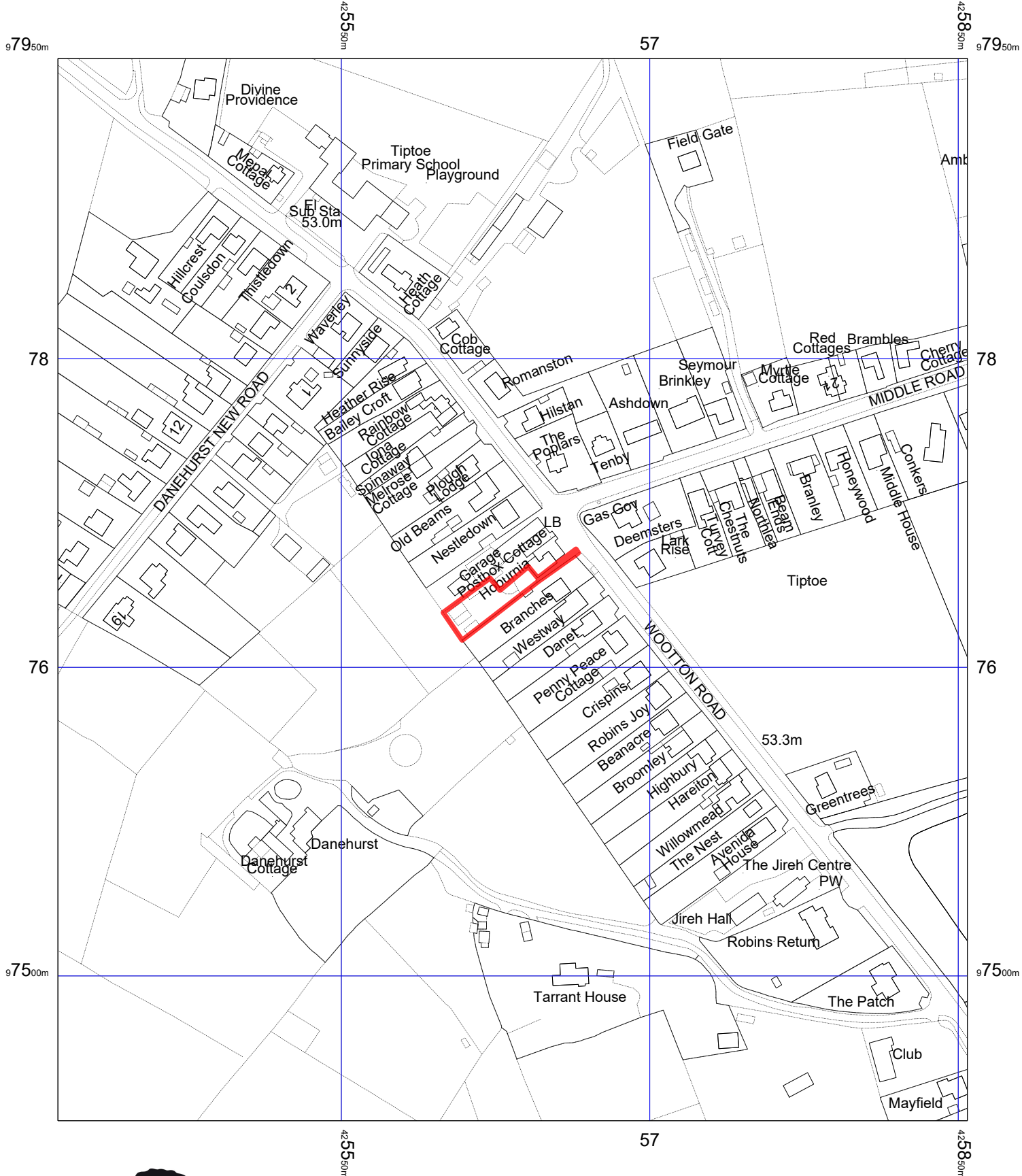
Reason: To ensure an acceptable appearance of the building in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 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.



New Forest National Park Authority  
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Date: 06/10/2017

**Ref: 17/00658/FULL**

**Scale: 1:2500**

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