

Application No: 19/00499/FULL Full Application

Site: Jolly Sailor, Ashlett Road, Ashlett Creek, Fawley, Southampton, SO45 1DT

Proposal: Single storey extension

Applicant: Mr Cox, Ashlett Pub Ltd

Case Officer: Katie McIntyre

Parish: FAWLEY

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area
Flood Zone

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

SP39 Local community facilities
DP2 General development principles
DP18 Design principles
SP6 The natural environment
SP16 The historic and built environment
SP17 Local distinctiveness
DP45 Extensions to non-residential buildings and uses

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

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
Sec 14 - Meeting the challenge of climate change, flooding and coastal change

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Fawley Parish Council: Recommend permission subject to the extension remaining within the curtilage of the site.

Further comments received 13 August 2019:

The Parish Council would like the application to be referred to the Planning Committee.

8. CONSULTEES

8.1 Tree Officer: No objections subject to conditions

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 Single-storey extension (19/00334) withdrawn on 19 June 2019

10.2 Single-storey extension of cold store (97/62463) granted on 12 November 1997

10.3 Alterations and extension to public (79/13619) granted on 3 July 1979

10.4 Extension of lounge bar (NFR/14650) granted on 16 September 1965

11. ASSESSMENT

11.1 The application site is located within the Ashlett Creek Conservation Area outside of the defined New Forest Villages in Environment Agency Flood Zone 3. The property is a non-designated heritage asset and has been identified within the Conservation Area Character Appraisal as a building of local importance. It dates back to the late C18th and was originally a beer house, becoming a public house in the mid C19th. Although the building has been unsympathetically extended, its survival in this small group of buildings forming the hamlet of Ashlett Creek is important to the historic development and social history of the area. The building also fronts onto Ashlett Green which is an important open space within the conservation area, and it appears prominent within views from Ashlett Green. To the north east of the site is an area of car parking and the Grade II listed Ashlett Mill.

11.2 A previous application at the site was withdrawn as the ownership certificate submitted was incorrect. Concerns were also raised by Officers during the consultation period in relation to the size of the

addition proposed and the fact it appeared to be extending outside of the curtilage of the site. No changes have been made to the proposal and this application seeks consent for a single-storey extension.

- 11.3 The relevant considerations are:
- The impact upon the historic character of the non-designated heritage asset and the contribution it makes to the Ashlett Creek Conservation Area;
 - Whether the proposal would comply with Policy DP45: Extensions to non-residential buildings and uses;
 - Flood risk; and
 - Any impacts upon trees.
- 11.4 As identified in the above paragraphs the application site is sited within a conservation area and has been identified as a building of local importance (non-designated heritage asset) which contributes positively to the character and appearance of the Conservation Area by way of its historic and architectural interest. Whilst the building has undergone some unfortunate unsympathetic alterations, the original scale and form of the building is still evident, and the essence of the building's traditional forest character remains evident. The building thus contributes positively to the architectural evolution of this hamlet and the New Forest.
- 11.5 Section 15 of the National Planning Policy Framework (NPPF) confirms that great weight should be given to conserving landscape and scenic beauty in National Parks as these have the highest status of protection. It is also the statutory duty of National Parks to conserve and enhance the natural beauty, wildlife and cultural heritage (our emphasis) of the National Park being the first statutory purpose as set out in the Environment Act 1995. The NPPF also states permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area (paragraph 130). Furthermore, the guidance requires that when Local Planning Authorities are considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The NPPF states that significance can be harmed or lost through alteration or destruction of the heritage asset and as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification (paragraph 194). The Authority therefore has a duty to pay special attention to the desirability of preserving or enhancing the character and appearance of a Conservation Area. Where a proposal would result in either substantial harm or less than substantial harm, the NPPF advises that Authorities should refuse consent unless there are substantial public benefits which would outweigh the harm or loss.

- 11.6 The requirement for new development to demonstrate high quality design which enhances local character and distinctiveness and protects or enhances national and locally important features of the built environment, including local vernacular buildings, is echoed within policies DP2, DP18 and SP16 of the New Forest National Park Local Plan 2016 - 2036. Policy SP16 emphasises that proposals should protect, maintain or enhance features of the historic and built environment, including local vernacular buildings.
- 11.7 The proposed extension would be sited to the rear of the existing building attached to a single-storey timber outshot adjacent to the north eastern boundary of the site. The addition would have a footprint of circa 12m by 5m and a ridge height to match. It would also be clad in horizontal timber boarding to match. The proposed addition would protrude further to the rear than any of the other additions which have been added to the building over the years by approximately an additional 7m adding to the sprawl of the building. It is considered that by virtue of its size it would appear out of scale and disproportionate in relation to the original building detracting from the architectural and historic interest of this non-designated heritage asset and the positive contribution it makes to the visual amenities of the Ashlett Creek Conservation Area.
- 11.8 This concern is exacerbated by the fact it would appear from the site visit that the extension would be sited outside of the boundary of the site encroaching upon an area of grass adjacent to the adjoining car park. The existing mature boundary hedge, which contributes positively to the rural character of the hamlet, currently wraps around the timber addition in situ and extends along the north eastern boundary of the site. This would be removed as part of the proposal, as would existing trees on the area of landscaping adjacent to the adjoining car park. The physical boundary treatment at the site, together with the fact that this strip of land is not within the Applicant's ownership, leads the Authority to believe that this piece of land does not fall within the existing site boundary. Policy DP45: Extension to non-residential buildings and uses states that the limited extension of existing non-residential buildings and uses will be permitted where it would not materially increase the level of impact of the activity on the site and is contained within the existing site boundary. A limited extension will be considered as one which is capable of being achieved with minimal impact on the overall physical appearance and prominence of the building and/or site. The proposal is therefore considered to be contrary to Policy DP45. It would not be contained within the existing site boundary and would significantly increase the prominence of the site as viewed from the conservation area, eroding existing rural features and representing a suburbanisation of the site.
- 11.9 Policy SP39 supports the retention of existing community facilities such as public houses and will support the development of local

community facilities where the proposal is of clear and direct benefit to the local village or rural community. The Authority did make the applicant aware of the concerns regarding the proposal through correspondence with the planning agent in relation to the previously withdrawn application for an identical proposal. Officers made the applicant aware that the size of the addition should be reduced, and that further justification would be required with regards to extending beyond the existing site boundary in this sensitive area. No additional information has been submitted. There are not, thus, considered to be any overriding material considerations which would outweigh the harm identified in the above paragraphs.

11.10 The application site is located within Environment Agency Flood Zone 3. It is not a requirement to consult the Environment Agency in relation to 'minor development'. The application has been accompanied by a detailed Flood Risk Assessment which sets out a list of flood resistant design measures. It is not considered that the proposal would result in an increase in flood risk elsewhere in accordance with Section 14 of the NPPF.

11.11 To conclude, it is recommended permission is refused as the addition by virtue of its size would appear out of scale and disproportionate in relation to the original building and would result in the further sprawl of the building projecting significantly beyond the existing rear out shoots. This is further exacerbated by the removal of the existing boundary treatment and the physical extension of the site boundary increasing the prominence of the site and the erosion of existing rural features. The proposal would thus result in the suburbanisation of the site and would detract from the architectural and historic interest of this non-designated heritage asset and the contribution the building and the site makes to the visual amenities of the Ashlett Creek Conservation Area contrary to local and national planning policy.

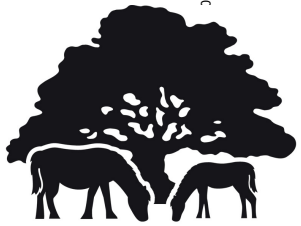
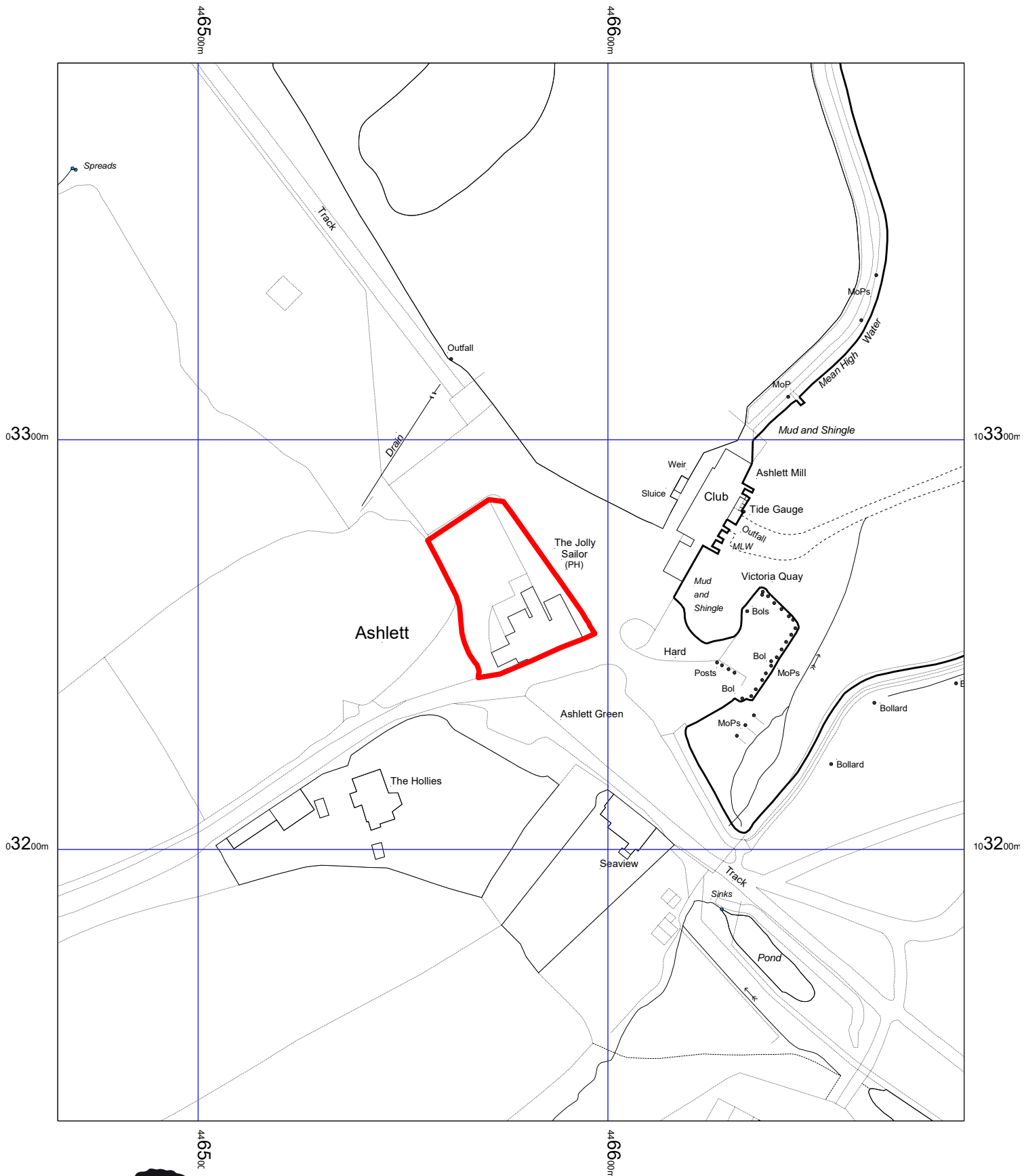
12. **RECOMMENDATION**

Refuse

Reason(s)

The proposed addition by virtue of its size would appear out of scale and disproportionate in relation to the original building and would result in the further sprawl of the building projecting significantly beyond the existing rear out shoots. This is further exacerbated by the removal of the existing boundary treatment and the physical extension of the site boundary increasing the prominence of the site and the erosion of existing rural features. The proposal would thus result in the suburbanisation of the site and would detract from the architectural and historic interest of this non-designated heritage asset and the contribution the

building and the site makes to the visual amenities of the Ashlett Creek Conservation Area. The proposal is therefore contrary to policies DP2, DP18, SP16, SP17 and DP45 of the New Forest National Park Local Plan 2016 - 2036 and the National Planning Policy Framework.



NEW FOREST
NATIONAL PARK

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Date: 04/09/2019

Ref: 19/00499

Scale: 1:1250

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