

Application No: 17/00703/FULL Full Application

Site: The Sycamores, Grove Lane, Redlynch, Salisbury, SP5 2NR

Proposal: Cladding

Applicant: Mr P Rogers

Case Officer: Daniel Pape

Parish: REDLYNCH

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
DP6 Design Principles
CP8 Local Distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 7 - Requiring good design

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Redlynch Parish Council: Recommend approval. The proposal will not have an adverse impact on neighbouring properties; the development is appropriate and sympathetic in terms of scale, appearance, form, siting and layout. The materials to be used are appropriate to the site and its setting. It was felt the proposal is therefore compliant with policies DP1, DP6 and CP8.

8. CONSULTEEES

No consultations required

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 Porch (17/00456) Granted subject to condition on 14 August 2017.

10.2 Rear/side extension; new roof with rooms on first floor (06/90603) Granted subject to conditions on 09 October 2006.

11. ASSESSMENT

11.1 The Sycamores is a one and a half storey bungalow, located in the rural village of Redlynch, in the North of the National Park. The bungalow has a raised roof to accommodate first floor habitable space and side conservatory. To the front of the property is a garage clad in natural wood. The property rises steeply from Grove Lane to the principal elevation of the dwellinghouse and is visible from the streetscene.

11.2 The existing dwelling is constructed of part render and part brick with a tile roof. The applicant seeks permission for the cladding of the principal (South); side (West) and partial rear (North) elevations of the dwellinghouse.

11.3 The cladding material proposed is fibre cement weatherboarding in grey green. The applicant has been advised that the use of such a material is not generally considered to be a traditional material or one which reflects buildings typical of the New Forest National Park. However, the applicant has confirmed that they do not wish to use a natural wood alternative stained a similar colour. The applicant is understood to have preference for the fibreboard due to its insulating properties and ease of maintenance, whilst retaining its original appearance.

11.4 The Parish Council has recommended permission for the application deeming that the material is appropriate to the site and its setting. The cladding material was not specified in the Parish briefing note, however, after further correspondence with the Parish Council through the applicant and a parishioner, it is understood that the Parish Council was aware that fibre cement board was proposed at the time of their decision. The Parish Council also considered that the proposal would not have an impact upon neighbouring properties.

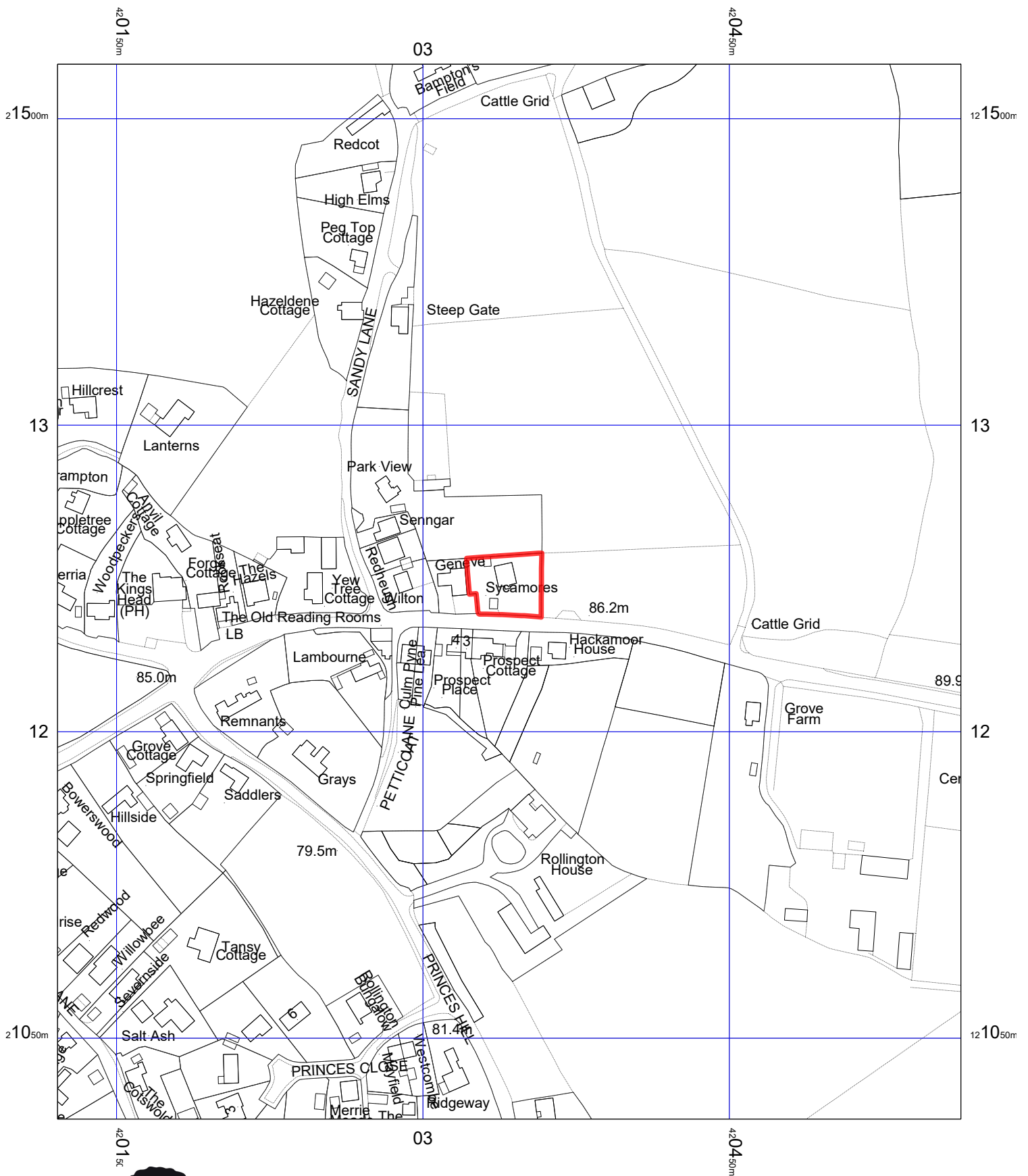
- 11.5 There have been no representations received from interested parties.
- 11.6 It is considered that the use of such a cladding material is not acceptable in this location outside of a Defined New Forest Village. The use of fibreboard would not sit well within the rural vernacular of Redlynch village, eroding the National Park's character; creating adverse harm to neighbour amenity and the streetscene; whilst setting a precedent for further applications of a similar nature.
- 11.7 Policies DP1 and DP6 require all development within the National Park to be appropriate in terms of appearance and location, through using materials appropriate to the site and setting. The principal elevation of the dwelling is clearly visible from the streetscene due to the elevated level of the plot. The use of unnatural cladding in this location would create an appearance that would not naturally silver or weather in over time. It would create a longstanding impact upon the streetscene of an inappropriate design.
- 11.8 The urbanized appearance resulting from the fibreboard cladding would not be appropriate to the setting, eroding the local distinctiveness of the area. Redlynch has a strong vernacular style that does not include modern, urban materials such as fibreboard cladding. Typical dwellings use brick and render facing materials, including a number of listed buildings along and close to Grove Lane that add to the rural setting of the village. The granting of this application could create a harmful precedent for further applications either within the village or throughout the Park. This would gradually erode the National Park's character and would not accord with the aims of Policy CP8.
- 11.9 In conclusion, the use of fibre cement cladding in this location would not accord with Policies DP1, DP6 and CP8 of the Core Strategy and would bring harm to the site, wider area and National Park. It is recommended that the application is refused.

12. RECOMMENDATION

Refuse

Reason(s)

The proposed use of a non-traditional cladding material would neither preserve nor enhance the character and appearance of the National Park, creating an unacceptable level of harm to the site and wider area. As such the proposal is contrary to Policies DP1, DP6 and CP8 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).



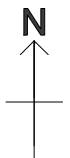
New Forest National Park Authority
Lymington Town Hall, Avenue Road,
Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666

Date: 05/10/2017

Ref: 17/00703/FULL

Scale: 1:2500



© Crown copyright and database rights 2017 Ordnance Survey 1000114703