

Application No: 19/00554/FULL Full Application

Site: The Pound, Pound Lane, Burley, Ringwood, BH24 4EE

Proposal: Outbuilding; demolition of existing outbuilding

Applicant: Mr C Goddard

Case Officer: Clare Ings

Parish: BURLEY

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

- SP6 The natural environment
- SP16 The historic and built environment
- SP17 Local distinctiveness
- DP2 General development principles
- DP37 Outbuildings

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

- Sec 15 - Conserving and enhancing the natural environment
- Sec 16 - Conserving and enhancing the historic environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Burley Parish Council: Recommend refusal for the following reasons:

- Larger outbuilding than that approved under 19/00292
- Lack of details relating to the rear access on the site that is shared with the adjoining properties - its existence is long-established and contractually documented and is of mutual interest and concern to the

three contiguous residences.

- There are deeds dating from 1960 which show this track. Concerned that the applicant will block shared access to adjoining properties.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

- 9.1 Two representations received raising the following comments:
- Concerned that position of the sole access to the rear of property (Turbery) has not been shown on plans, and concerned that the access may be blocked due to the number of vehicles kept by the applicant
 - No objection to the building, but concerned that it should not impede on the access track which is the only rear access to the adjoining properties

10. RELEVANT HISTORY

- 10.1 Outbuilding (19/00292) granted on 17 June 2019
- 10.2 Dormer to form room in roof space (0069690) granted on 11 September 2000

11. ASSESSMENT

- 11.1 The application site lies to the south of Pound Lane and comprises an end of terrace (four dwellings) two storey dwelling with external facing materials of red brick and tile roof, lying within a generous plot. Within the plot are two dilapidated timber outbuildings, and a rear access to two of the adjoining terraced properties runs through the site. A large Oak tree lies within the north-east corner of the site, and the whole site is slightly elevated above Pound Lane. A native hedgerow forms the boundary of the site with Pound Lane. The site lies within the Burley Conservation Area.
- 11.2 The application, which follows a recent approval for a similar proposal, is for a detached outbuilding to lie to the rear of the dwelling on the site of, but larger than, an existing outbuilding which is currently in poor condition. As previously, the building would be open at ground floor level to the front and rear, but the side elevations would be clad with shiplap timber cladding. The gable ends would be also be clad with shiplap timber cladding, and the roof would be of slate. The outbuilding would measure 6.8m by 5.6m, and with a height to ridge of 5.3m. The location of the outbuilding has been relocated from adjoining the dwelling to the rear.

- 11.3 The key considerations are:
- The compliance with Policy DP37;
 - Its scale and design; and
 - Its impact on the character and appearance of the conservation area.

Although the outbuilding would be closer to Shappen Cottage to the rear than the existing outbuilding, it is not considered that any private amenities are likely to be adversely harmed as a result of the proposal. However, issues and objections have been raised by both the adjoining neighbours in the terrace and the Parish Council concerning the position of the outbuilding in relation to the access through the site. This has been raised with the applicant who has indicated that the outbuilding would not obstruct the access (and this was also noted at the time of the site visit).

- 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 In terms of footprint, the proposed outbuilding is considered to be acceptable being relatively modest at just over 52m² (it would be replacing an outbuilding of 38m²), but its height to ridge is taller than would normally be acceptable. However, the height is a result of the steep pitch, which has been designed to maintain the same pitch as the projecting gable of the existing dwelling (and others in the terrace). It would result in the outbuilding being visible from the street, but its overall impact would be reduced as a result of its being set back into the site so that its ridge would appear much lower in relation to the host property. It is therefore considered that the outbuilding would be acceptable and would not have a dominant impact on the street scene. It would also preserve the character and appearance of the conservation area.

- 11.6 The previous application indicated the siting of the outbuilding in close proximity to the Oak tree in north-east corner of the site, which would have required special foundations to prevent any harm. The revised location is to avoid any need for such foundations, and the outbuilding would no longer affect the tree.

- 11.7 As stated above, the comments received relate to the presence of an access to the adjoining properties, however, this is not a material planning consideration, but an informative is proposed to be added to the decision notice pointing out the applicant's legal obligations.

- 11.8 In conclusion, therefore, it is considered that the outbuilding would be acceptable in terms of its scale and design and would preserve the character and appearance of the conservation area. Permission is therefore recommended.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

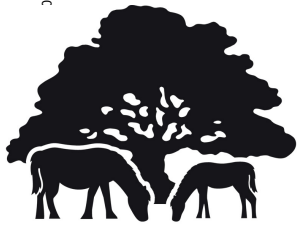
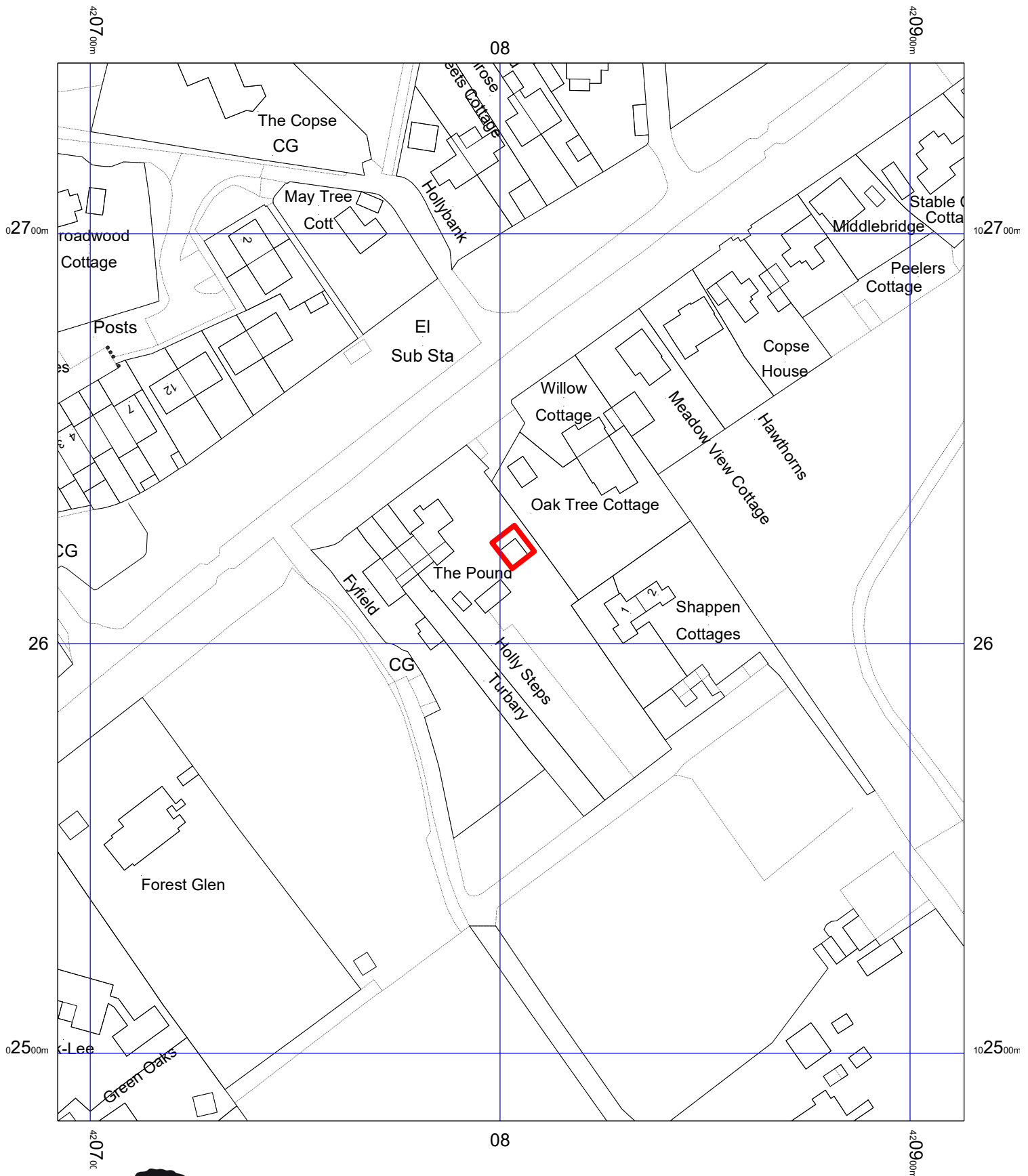
- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Development shall only be carried out in accordance with Drwg No: 45-102. 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 and on Drwg No. 45-102, 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).

Informative(s):

- 1 The Authority has considered the application in relation to its adopted Local Plan, the National Planning Policy Framework and

any other relevant material planning consideration and has confirmed to the applicant or their agent that the development is compliant and does not harm the character and appearance or amenities of the area.

- 2 The applicant is advised that a private right of way serving Turbary and Holly Steps runs through the site, and that this should be obstructed at any time.



NEW FOREST
NATIONAL PARK

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Date: 05/09/2019

Ref: 19/00554

Scale: 1:1250

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