

Application No: 19/00556/FULL Full Application

Site: Torhaven, Pauls Lane, Sway, Lymington, SO41 6BR

Proposal: Outbuilding

Applicant: Mr J Haynes

Case Officer: Claire Woolf

Parish: SWAY

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
DP18 Design principles
DP37 Outbuildings
SP17 Local distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
Sway Village Design Statement

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 12 - Achieving well-designed places
Sec 15 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Sway Parish Council: Recommend REFUSAL for the reasons listed below:

- The specified materials are not in line with the Sway Village Design Statement

- Large building which seems excessive for a home office
- The proposed usage is not clear – references to wood working and the sale of wood off cuts indicates the possible inclusion of machinery which could create noise and other nuisance
- Rooflights are not in-keeping with the dark skies policy of the NFNPA

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

- 9.1 Three representations received objecting on the following grounds:
- size (height and massing) of the outbuilding
 - its use as a business premises
 - noise and light pollution
- 9.2 Correspondence from the applicant stating that outbuilding would not be used for business premises.

10. RELEVANT HISTORY

- 10.1 Rear extension and roof alterations (08/92604) grant permission on 2 February 008

11. ASSESSMENT

- 11.1 The detached bungalow of Torhaven is a small dwelling situated within semi-rural residential surroundings and has a rear conservatory. The plot itself extends southwards and is of a narrow, rectangular shape and lies upon fairly flat ground. The site is directly adjoined by three residential properties and faces fields to the north. Much of Pauls Lane is lined by trees and hedgerows, and the surrounding properties are of varied styles and ages, but the majority are fairly modest in terms of footprint. The property has several outbuildings that have already been built via permitted development totalling approximately 38 square metres.
- 11.2 Permission is sought for a large outbuilding at the far end of the garden measuring approximately 60 square metres for the use as an office and store. The dimensions measure approximately 4 metres in height, 10.2 metres long and 6.6 metres wide. The materials to be used are box profile steel with Douglas fir feather edge cladding on the front elevation.
- 11.3 The main considerations are:
- whether the proposed outbuilding would comply with Policy

DP37

- whether the proposed building would be of appropriate design
- whether there would be any significant negative impact on neighbour amenity

- 11.4 Policy DP37 of the Local Plan permits domestic outbuildings where they are proportionate and clearly subservient to the dwelling they are to serve in terms of their design, scale, size, height and massing.
- 11.5 The proposed outbuilding would be relatively large in scale compared to the house but given its location at the rear end of the garden it is not considered that it would dominate the house, and would also be comparable in scale to other outbuildings in adjacent gardens. The outbuilding would lie within the residential curtilage of the existing dwelling. Notwithstanding the comments of the Parish Council, the agricultural style of the outbuilding is considered to be appropriate to the rural location as it would be located towards the very rear of the garden, and timber cladding is proposed on one elevation. It would also be considered to be incidental to the main dwelling. The private amenity space around the dwelling would not be unacceptably reduced, nor would parking around the dwelling be reduced to an unacceptable level. the inclusion of three rooflights is not considered to significantly increase light pollution in the area, especially as these would face into the garden.
- 11.6 Neighbour amenity would not be likely to be significantly harmed despite there being several objections to the scale, use and noise pollution. Subsequent correspondence with the applicant refutes a commercial use for the outbuilding, and this would also be conditioned.
- 11.7 It is considered that the proposed outbuilding is compliant with policies DP2, DP18, SP17 and DP37 of the Local Plan, and therefore permission is recommended subject to conditions.

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 drawing

nos: 1, 2, 1821-1.

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 SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 3 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, nor any commercial or business purposes.

Reason: To protect the character and appearance of the countryside and the amenities of adjoining occupiers in accordance with Policies DP2, DP36 and DP37 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 4 The external facing materials to be used in the development shall be as stated on the application form hereby approved, 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 New Forest National Park Local Plan (2016 - 2036) (adopted August 2019).

- 5 No external lighting shall be installed on the site unless details of such proposals have been submitted to and approved in writing by the New Forest National Park Authority.

Reason: To protect the amenities of the area in accordance with Policies DP2 and SP15 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).



NEW FOREST
NATIONAL PARK

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

Tel: 01590 646600 Fax: 01590 646666

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