

Application No: 17/00791/FULL Full Application

Site: Old Off Licence, Newtown Road, Newtown, Minstead, Lyndhurst,
SO43 7GD

Proposal: Single storey extension to existing outbuilding; flue; relocation of
existing oil tank

Applicant: Mrs M Thomson

Case Officer: Carly Cochrane

Parish: MINSTEAD

1. REASON FOR COMMITTEE CONSIDERATION

Application from member of staff

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area
Listed Building

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
DP6 Design Principles
CP8 Local Distinctiveness
DP12 Outbuildings

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

Minstead Parish Council: Recommend Permission

8. CONSULTEEES

8.1 Environmental Protection (NFDC): No comment

9. REPRESENTATIONS

9.1 None

10. RELEVANT HISTORY

10.1 None directly relevant

11. ASSESSMENT

11.1 The application site is located to the northern side of Newtown Road, and comprises a thatched dwellinghouse which is a Listed Building, with a number of timber outbuildings to the front and the side of the dwellinghouse. The site is located within the Forest Central (South) Conservation Area, and is surrounded to its north and west by agricultural land. The front of the site adjoins SSSI land.

11.2 This application seeks planning permission for the extension of the timber outbuilding located adjacent to the front boundary. The extension would be located upon the side (west) elevation, and would measure approximately 1.6 metres in width, 3.6 metres in depth, 1.8 metres in height to the eaves and 2.3 metres in height to the ridge of the monopitch roof. The extension would be timber framed and clad with a waney edge board, and the roof would be corrugated metal, painted matt black. Internally, the extension would provide a W.C. The proposal also involves the installation of a flue upon the existing outbuilding, and the relocation of an existing oil tank, adjacent to the western site boundary.

11.3 The nearest neighbouring property, 'Barthers,' is located to the south west of the application site, across the road. The proposed extension would be smaller in scale than the existing outbuilding, and, overall, it is not considered that the proposal would result in any adverse impact upon neighbouring amenity.

11.4 The existing outbuilding is located adjacent to the front boundary, and is well screened by a high hedgerow. The side (east) elevation of the existing outbuilding is visible within the street scene when approaching from the east, however, by virtue of its rural appearance, modest scale and materials, is not dominant or harmful. The proposed extension would be located upon the west elevation, and would be of a diminishing scale. As such, the extended part would not be visible from within the street scene. By virtue of the matching materials and relatively small scale, it is not considered that the proposal would result in any adverse impact upon the character or appearance of the Conservation Area.

- 11.5 The extension would serve a W.C, which would be considered to be ancillary to the incidental use of the outbuilding as a home office. There are therefore no floorspace implications, and the overall use of the outbuilding is considered appropriate. In order to ensure that the outbuilding is only used incidentally to the main dwellinghouse, an appropriate condition can be imposed.
- 11.6 The Parish Council queried the treatment and disposal of foul waste from the new W.C; an additional plan was submitted to show that the new system would connect to the existing septic tank. Environmental Health were consulted, however had no comment to make.
- 11.7 The site lies adjacent to SSSI land; a Construction Management Statement has been submitted alongside the application, which states that all machinery and materials will be stored and used away from the SSSI. This is considered acceptable, and an appropriate condition can be imposed to ensure no harm to the designated site.
- 11.8 It is therefore recommended that permission is granted subject to conditions, as the proposal accords with Policies DP1, DP6, DP12 and CP8 of the Core Strategy.

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: 01, 02, 03, 05

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.

- 3 The external facing materials to be used in the development shall match those used on the existing building, 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 DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 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.

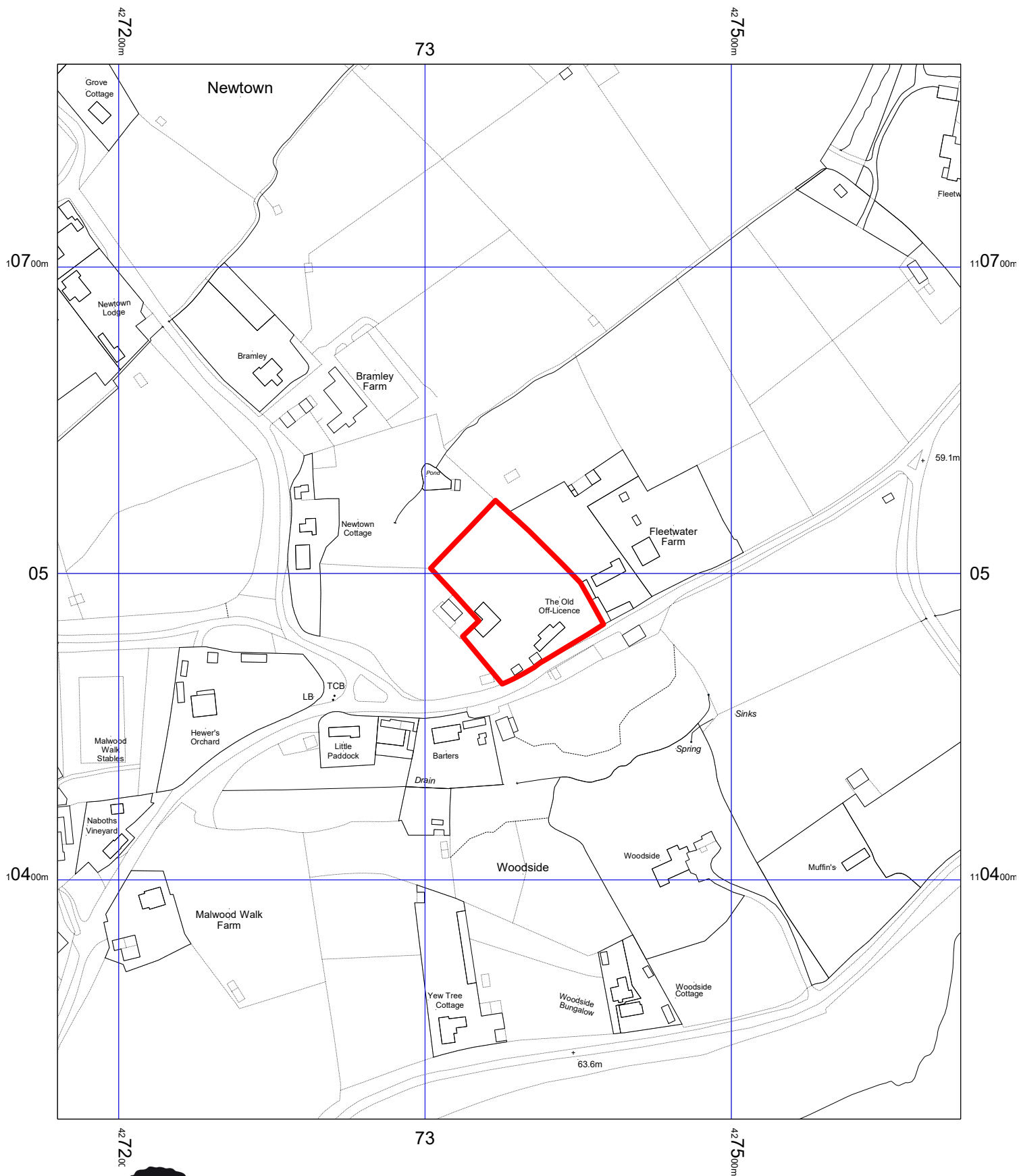
Reason: To protect the character and appearance of the countryside in accordance with Policies DP11 and DP12 of the adopted New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 5 All materials, machinery and any resultant waste materials or spoil shall be stored within the red line application site unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of protecting the New Forest Site of Special Scientific Interest in accordance with Policy CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

Informative(s):

- 1 The Authority has considered the application in relation to its adopted Core Strategy, 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.



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