

Application No: 17/00822/FULL Full Application

Site: Ladycross Lodge, Beaulieu Road, Brockenhurst, SO42 7QL

Proposal: 2 No. new outbuildings

Applicant: Lady C Laidlaw

Case Officer: Daniel Pape

Parish: DENNY LODGE

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

DP12 Outbuildings

CP2 The Natural Environment

CP8 Local Distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

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

Denny Lodge Parish Council: The council considered this application to be an over development considering the previous application for garaging.

8. CONSULTTEES

8.1 Tree Officer: No objection subject to condition.

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 Outbuilding (17/00267) granted subject to conditions on 23 May 2017.

10.2 Extension to garage (01/72274) granted on 07 August 2001.

11. ASSESSMENT

11.1 Ladycross Lodge is a substantial, detached dwelling located within expansive grounds. The site also includes associated ancillary buildings and a number of incidental outbuildings within the grounds. The applicant's land is set within the wider forested landscape of the Ladycross enclosure. The majority of the surrounding Ladycross enclosure, outside of the applicant's control, is designated as SPA, Ramsar site, SAC and SSSI.

11.2 Planning permission was granted for a five bay garage under application reference 17/00267 in May 2017. The applicant now seeks permission for 2 no. outbuildings in a similar location and of a similar design to the previously granted consent. The application proposes a five bay and four bay garage to the rear of the site, close to an existing barn, plant room and log store. The proposal would create a courtyard behind the main house and stables. The access track would be upgraded with permeable interlocking pavements.

11.3 The proposed garages are to be of five and four bays with closed fronts (roller shutters). There is to be semi-circular fenestration over the doors and horizontal windows at high level to the rear, one for each bay. The proposed garages are to have a ridge height of 6.5m and external footprints of 115m² and 100m². The external materials to be used include a plinth of brickwork, weatherboarding stained black and tile roof. The materials are designed to match the existing group of surrounding buildings. The sole purpose of the garages would be to store cars.

11.4 Denny Lodge Parish Council have recommended refusal for the application. The Parish Council consider that the application would comprise over development.

- 11.5 The main issues to consider are:
- The principle of the development;
 - Whether the proposal would result in an unacceptable level of development within the site; and
 - The impact upon the character and appearance of the area and the wider landscape.
- 11.6 The application is considered to accord with Policy DP12. The garages are located within the domestic curtilage, would be used incidentally to the dwelling and would not provide habitable accommodation. Incidental use can be secured by condition.
- 11.7 Proposals for outbuildings are required to reflect their setting and purpose. Both the size and design of the outbuildings are appropriate to the site and it is considered that they would not be visually intrusive or detrimental to the site or wider landscape character of the New Forest in accordance with Policy CP8.
- 11.8 In relation to the requirements of Policies DP1 and DP6 the location of the proposal would create a courtyard and the materials and design used are to match the existing adjacent outbuildings, appropriate to the site and setting.
- 11.9 The Tree Officer has raised no objections subject to condition. The buildings are to be located outside of the root protection areas of surrounding Oak trees and an adequate site plan setting out protective tree fencing in accordance with BS5837 has been included.
- 11.10 The proposed permeable interlocking pavements would not have an adverse effect upon the sites habitat or amenity. However, due to the sensitivity of the surrounding open forest, it is important to keep all materials and vehicles associated with the construction within the application site. This can be secured by condition.
- 11.11 It is considered that the application would comply with policy and would not constitute overdevelopment of the site. Permission is recommended subject to condition.

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 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).

- 3 The buildings 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.

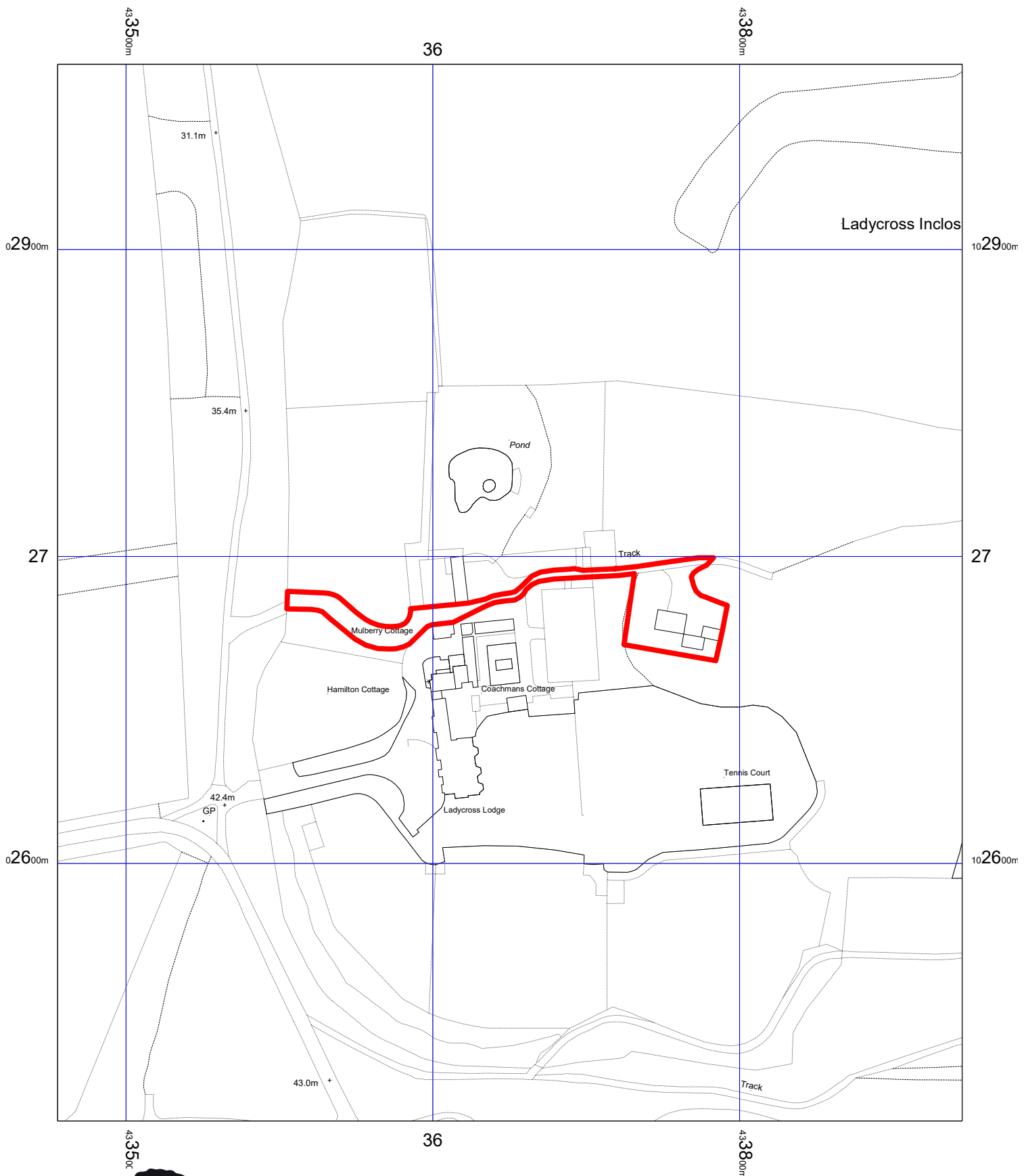
Reason: To protect the character and appearance of the countryside in accordance with Policies DP11 and DP12 of the adopted New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 Development shall only be carried out in accordance with 7861/P01, 7861/P02. 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.

- 5 The trees on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the submitted The Genesis Design Studio Site Plan (7861) dated September 2017 and in accordance with the recommendations as set out in BS5837:2012.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



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