

Application No: 17/00883/FULL Full Application

Site: Dene Lodge, Vaggs Lane, Hordle, Lymington, SO41 0FP

Proposal: Barn conversion and extensions to create new two storey dwelling; demolition of existing dwelling (Revised design to planning permission 14/00542); New 3 bay garage; Relocation of boundary

Applicant: Mr & Mrs Fletcher

Case Officer: Liz Young

Parish: HORDLE

1. REASON FOR COMMITTEE CONSIDERATION

Referred by Authority Member

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
DP12 Outbuildings
CP12 New Residential Development
CP1 Nature Conservation Sites of International Importance
CP2 The Natural Environment
CP8 Local Distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
Development Standards SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 7 - Requiring good design
Sec 12 - Conserving and enhancing the historic environment
Sec 11 - Conserving and enhancing the natural environment
Sec 6 - Delivering a wide choice of high quality homes

6. MEMBER COMMENTS

Barry Rickman: Requests that the application should be determined at the Planning Committee due to local interest.

7. PARISH COUNCIL COMMENTS

Hordle Parish Council: Recommend permission but would accept the decision of the planning officers under delegated powers.

8. CONSULTEES

8.1 Building Design & Conservation Area Officer: Objections raised.

8.2 Planning Policy Officer: The general principle of residential development on the site has been accepted as a result of the previous appeal.

8.3 Ecologist: No objections raised.

8.4 Tree Officer: No objections.

9. REPRESENTATIONS

9.1 One letter of support received from a neighbouring residential property; proposal is well designed and will fit into the surrounding area.

10. RELEVANT HISTORY

10.1 Barn Conversion and extensions to create new two storey dwelling in lieu of LDCE for commercial use (demolition of existing buildings) (14/00542) refused on 15 September 2014 (Appeal allowed on 18 December 2015)

10.2 Application for a Certificate of Lawful Development for existing mixed use of land for residential and the sale of vehicles, plant, machinery and the maintenance and refurbishment of said items (11/96184) issued on 8 April 2011

11. ASSESSMENT

11.1 This application relates to a parcel of land which lies immediately to the north west of Dene Lodge. The north west boundary is adjoined by a modest Listed Building, The Orchard, which lies within a spacious plot and is served by a couple of low key outbuildings. The majority of the application site is readily visible from Vaggs Lane, as well as the open fields which lie immediately to the rear.

11.2 In terms of background, consent has recently been allowed at appeal to replace the existing buildings on site with a single dwelling. The existing buildings were previously subject to a lawfulness application regularising their use for commercial activities carried out by the occupants of Dene Lodge. Much of the Inspector's reasoning for permitting the dwelling related to the fact that there would only be a modest net increase in building footprint (from the existing built area of 119 square metres to a total proposed of 127 square metres).

- 11.3 Consent is now sought for an amended design to the approved scheme (which remains extant), and the main changes are summarised as follows:
- The dividing boundary between the application site and Dene Lodge (within the same ownership) has been moved 5 metres towards the north west, reducing the length of the site by approximately 5 metres.
 - A detached three bay open fronted garage would now be included in the scheme (to be sited in the north corner).
 - A large flat roofed dormer is proposed to the rear of the main house in place of three roof lights.
 - Additional ground floor windows have been introduced.
- 11.4 The creation of a new open market dwelling outside the main settlements of the National Park is contrary to the adopted Core Strategy (2010) and this was recognised in the decision from the Planning Inspectorate in December 2015 (paragraphs 5 and 6). The Inspector felt, however, that other material considerations justified a departure from the development plan. On the basis that the principle of residential use at this site has been established at appeal the main issues under consideration would relate to the impact the proposed changes would have upon the character of the area and also the amenities of neighbouring residents along with any implications for ecology and protected species in light of the time which has elapsed since the previous approval.
- 11.5 The approved scheme incorporated a simple form with the impact of upper floor accommodation being mitigated by the inclusion of modest roof lights. The impact of garaging was also modest, having been allocated to the rear element in the retained building which achieved a fairly rural form and was closely associated with the main dwelling. In light of these characteristics, the nature of buildings in the immediate locality and the very open and rural character of the site it is considered that the combined impact of introducing an additional three bay detached garage away from the established building group and a substantial flat roof dormer (a feature which is more typical of buildings in suburban settings) would be harmful to the character of the surrounding area. The overall built footprint (now at 180 square metres) would be significantly increased from the approved scheme, particularly when coupled with a reduction to the overall plot size as a result of the amended boundary configuration. This would appear to be at odds with the aspirations of the Planning Inspector at the time the original scheme was under consideration.
- 11.6 Pages 11, 13, 27, 36, 37 and 46 of the Design Guide Supplementary Planning Document set out the importance of reflecting established scale to avoid increased impact, forming rural yards (a feature of the approved scheme on this site), placing appropriately scaled garaging and turning where least conspicuous, distancing outbuildings from boundaries and

ensuring they diminish in scale, and also avoiding oversized dormers. In addition to this the document seeks to ensure the conversion of rural buildings minimises new impacts, retains enclosure and avoids excessive fenestration. The large dormer window and prominent, substantial garaging (comparable in footprint to the main building currently on site) are considered to be directly contrary to the guidance. Furthermore the proposed additional garaging would be poorly related to the tighter courtyard composition of the approved scheme and would not accord with the guidance referred to above. It would also be fully visible through the site access and its scale and bulk would become very apparent in light of its significant depth and height (less than 2 metres lower than the main house) and also the reduced plot frontage.

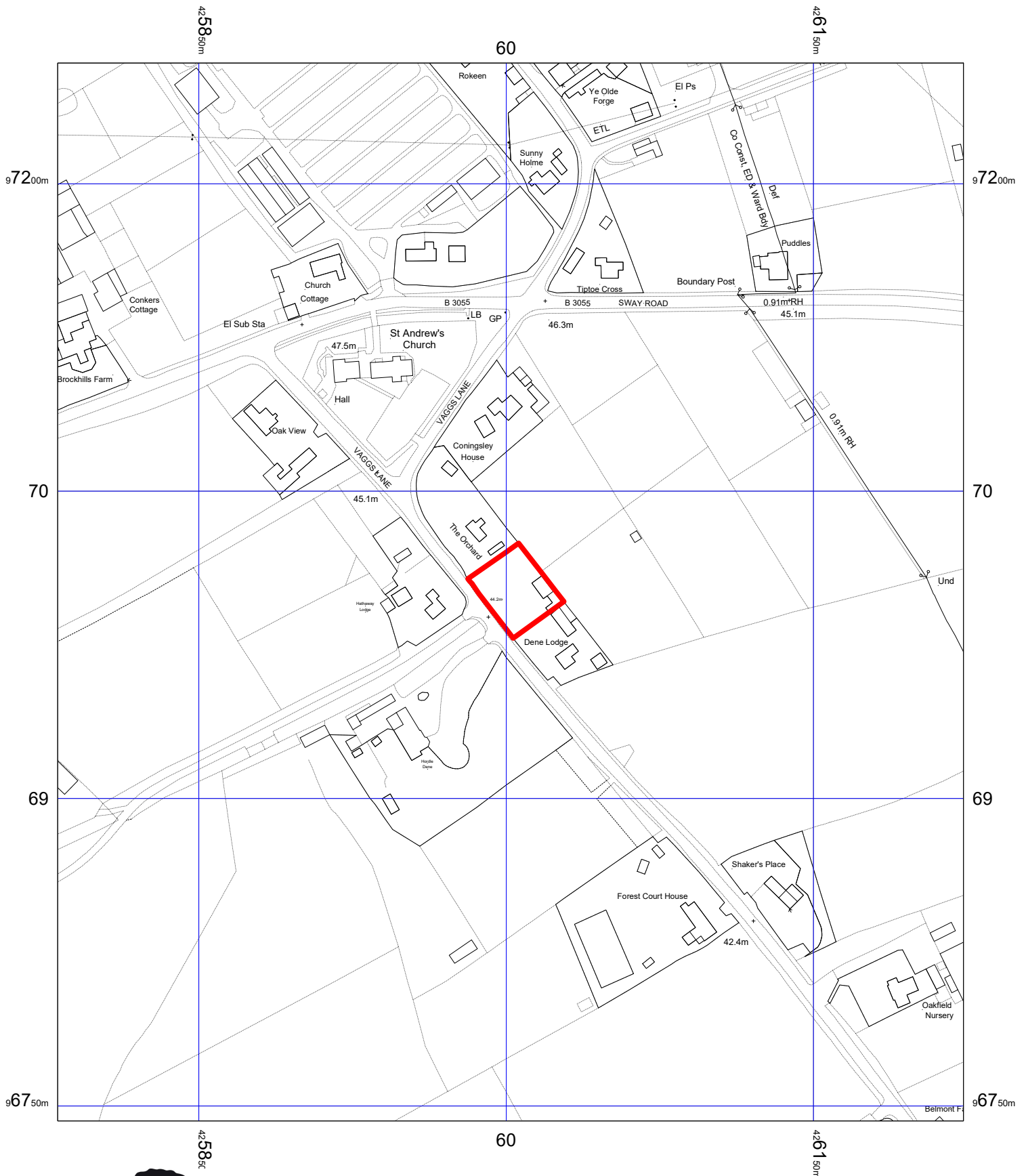
- 11.7 Whilst the proposed additional garaging would be readily apparent when viewed from the immediate neighbour the revised house design and garage would not impact upon the amenities of neighbouring residents. In addition to this no objections have been raised by either the Tree Officer or the Authority's Ecologist. Notwithstanding this it is considered that, for the reasons set out above, the proposed development would be harmful to the rural, open character of the site and the surrounding area. The agent was also given the opportunity to submit amended plans to address the specific concerns raised by the Building Design and Conservation Officer during the early stages of the planning application but no plans were forthcoming. It is also the case that no pre-application advice has been sought. The proposed development would therefore be contrary to Policies DP1, DP12 and CP8 of the New Forest National Park Core Strategy along with the requirements of the Design Guide Supplementary Planning Document. It is therefore recommended that the application should be refused.

12. RECOMMENDATION

Refuse

Reason(s)

- 1 The design, scale and siting of the proposed development, specifically the large flat roofed dormer window and the prominently sited additional garaging would be harmful to the rural, open landscape character of the immediate area to the detriment of both the intrinsic character of the site and views from the wider countryside. The design would significantly compound the spread and impact of built development across the site and would fail to reflect the built form of development in the New Forest. The proposal would therefore be contrary to Policies DP1 and CP8 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010) along with the Design Guide Supplementary Planning Document.



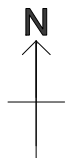
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Date: 29/11/2017

Ref: 17/00883/FULL

Scale: 1:2500



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