

Application No: 20/00019/FULL Full Application

Site: Land Adjacent To 213 And 219, Lyndhurst Road, Ashurst, SO40 7AA

Proposal: Change of use to car park; Outbuilding to facilitate cycle hire and storage facilities; creation of vehicular access

Applicant: Mr P Harding

Case Officer: Liz Young

Parish: ASHURST AND COLBURY

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
SP6 The natural environment
SP7 Landscape character
SP17 Local distinctiveness
DP18 Design principles
SP54 Transport infrastructure
SP55 Access

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
Ashurst and Colbury Village Design Statement

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 2 - Achieving sustainable development
Sec 9 - Promoting sustainable transport
Sec 15 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Ashurst and Colbury Parish Council: Recommend refusal:

- The concerns raised from the previous application have not been overcome.
- The site is located in an already busy area.
- The addition of 32 parking spaces and provision for bike hire will make this area considerably more congested and will have a detrimental impact on neighbouring amenity as it provides a valuable green barrier between those properties and the railway line.
- Access to the site is from the main A35, and despite the up to date traffic assessment, it is disingenuous to suggest that the designation of the junction is safe, as visibility is poor for vehicles accessing the A35 from the car park and increased use may make it even less safe. It was highlighted that these proposals do not overcome previous concerns regarding safety and access.
- The site is in close proximity to a designated SSSI and this development would put unnecessary pressure on that and would erode valuable habitat, as detailed in the Ecological Study (SP6).
- The proposals do not contribute to conserving the landscape character, especially not meeting the requirement of Policy SP7.
- Additionally, it was noted that there were plans from Southern Rail to cut services stopping at Ashurst and therefore this may mean additional car parking is not required.

8. CONSULTEES

- 8.1 Highway Authority (HCC): No objections based upon additional information provided by the applicant and subject to appropriate conditions.
- 8.2 Ecologist: No objections subject to conditions.

9. REPRESENTATIONS

- 9.1 Seven letters of objection received:
- Existing car park is already busy and the proposal to provide more parking would exacerbate existing problems.
 - Vehicular accessed to the cottages can become blocked.
 - Increased activities and noise levels close to neighbouring properties.
 - Loss of privacy.
 - Proposals to plant hedgerows would not mitigate impacts.
 - Lighting required for security would lead to a loss of tranquillity.
 - Providing paid parking will lead to commuters parking on the surrounding road network.
 - Previous cycle hire facilities have been unsuccessful due to lack of demand.
 - The old post office in Ashurst (empty) could reasonably provide a cycle hire facility.
 - The local cycle network is not well connected to other forest

- cycle routes and could lead to more cycle pressure on non-designated cycle paths.
- The application site should be considered as green space rather than wasteland.

10. RELEVANT HISTORY

- 10.1 Change of use to car park; 2 Outbuildings to facilitate cycle hire and storage facilities; creation of vehicular and pedestrian access (19/00902) refused on 15 January 2019 (appeal dismissed on 3 July 2019)
- 10.2 Outline application for 3 new dwellings and associated works; appearance, access, scale and layout to be considered (17/00515) withdrawn on 09 August 2017
- 10.3 Change of use of land to accommodate 3 No. Tourist cabins; bin store; cycle store; 1.8 m acoustic fencing; associated parking and landscaping (17/00135) refused on 26 April 2017
- 10.4 Change of Use of land to accommodate 6 no. tourist cabins; bin store; cycle store; acoustic fencing; access alterations (refused on 17 April 2015) (15/00127) Appeal against refusal dismissed on 23 February 2016
- 10.5 3 pairs of semi-detached houses; access; parking (07/92303) refused on 08 January 2008

11. ASSESSMENT

- 11.1 This application site relates to an area of open ground between the rear of two residential properties, No's 213 and 219 Lyndhurst Road and the north bound platform at Ashurst railway station. Access would be taken from an existing access off Lyndhurst Road (A35) which already serves a large public house/ restaurant, Ashurst station and its car park and a small number of residential properties, including No's 213 and 219. The site and the surrounding enclave of development lies outside the defined settlement boundary of Ashurst. The open forest, lies on the opposite side of the railway line from the appeal site and is a designated Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI) and Ramsar site. The former use of the appeal site is stated to have been as a coal yard, but it is currently unused and largely open.
- 11.2 Consent is now sought to change the use of the site to a car park and to build a cycle hire facility on the northern end. The access into the site would be directly from the car park area which currently serves the train station. Planting and landscaping are proposed around the perimeter of the site.

11.3 In terms of background, this application has been submitted in order to overcome the concerns raised at the time of the previously refused scheme (which was dismissed on appeal). The main concerns which led to the previous scheme being dismissed are summarised as follows:

- Out of date ecology survey.
- Insufficient information to assess highway impact.
- Intensification of use and associated noise levels would be detrimental to the amenities of neighbouring residents.

Whilst the Inspector noted that the introduction of a new car park outside the perimeter of the defined settlement boundary would be contrary to Core Strategy policies, it was considered that the proposal would meet the objectives of national policy through providing improved parking provision and other facilities at the railway station and also that it would be very closely associated with the existing car park. The conclusion reached was that the general principle of the development would be acceptable subject to ensuring the more specific concerns highlighted above could be fully addressed.

11.4 The main issues under consideration for the purposes of this current application would therefore relate to the extent to which this latest scheme incorporates changes which overcome previous concerns raised by the Inspector. In terms of the main changes between this application and the previous one, these are summarised as follows:

- The number of parking bays has been reduced from 41 down to 31 (and bays are no longer proposed on the south boundary which adjoins neighbouring properties).
- The cycle hire building has been re-positioned further from the residential properties on the other side of the access.
- The ticket machine has been re-positioned onto the west boundary of the site adjacent to the railway station.
- An up-to-date ecology survey has now been submitted (which also includes enhancement measures).
- An up-to-date transport assessment has also been provided.

11.5 In order to ensure the concerns raised by the planning inspector in relation to the living conditions of neighbouring properties are addressed, further amended plans have now been submitted. Based upon these changes (which have enabled a greater degree of separation between the neighbouring residential properties and the cycle hire area), it is considered that the proposal in its amended form would not give rise to an unacceptably harmful loss of amenity, as the main source of increased activity has been moved away from the private rear garden area of neighbouring properties. The reduced number of parking spaces would reduce the overall intensification which would result from the development and the re-positioning of the ticket machine and

cycle hire would reduce more direct impacts associated with increased levels of activity. Whilst it is accepted that the proposal (which would be located on a currently unused site) will inevitably increase activity and noise levels to some degree, the overall impact would not be unacceptable having regard to the close relationship between the residential properties and the railway line, the existing carpark and the public house. Having regard to the current circumstances, the development is therefore considered to be in accordance with Policy DP2 of the New Forest National Park Local Plan.

11.6 The application has also been accompanied by a more up to date ecology survey (December 2019) which concludes that the site has some potential to support nesting birds, commuting and foraging bats, slow worms and lizards. The survey includes specific mitigation measures which relate to forming habitats, exclusion fencing for reptiles, capture and timing of scrub clearance. Whilst the proposed bicycle hire potentially will result in additional visitor pressure on the designated sites, this does not appear to have been addressed in the ecological information as this only refers to the car park. However, the site is well linked into the cycle network and, in this context, the impact is not likely to be so significant. There is also some concern that the landscape plan does not accord with the objective for the translocation and receptor site management. The receptor site is also very small, and the landscape plan shows tree planting. Having regard to this and the absence of any mechanism to secure the recommended 5 year management of the receptor area and necessary resources and reporting to the Authority, it is considered necessary to impose conditions requesting a more robust mitigation strategy along with measures for biodiversity enhancement. The proposed bird and bat boxes would potentially have limited benefit and there could be greater benefit in utilizing the new building. Subject to securing appropriate measures for mitigation along with biodiversity enhancement, the proposal would meet the requirements of Policy SP6 of the Local Plan.

11.7 Whilst the original documents accompanying this latest application included an updated transport assessment, the Highways Authority highlighted specific concerns over a lack of information which were summarised as follows:

- Distribution of vehicular commuter trips across the day is unrealistic as it is more likely that the spaces would become occupied in the morning peak hour and vacated during the evening peak hour.
- Traffic models would be required to assess traffic impact at the junction with the A35 in relation to both existing traffic flows and also the additional development traffic at peak hours.
- A speed survey would be required to ascertain the level of visibility required at the junction with the A35.
- More recent Personal Injury Accident data required along with

an analysis of the data.

- Vehicle visibility splays on the car park access have not been demonstrated.
- Swept path analysis for vehicle ingress / egress for the car park access has not been shown on the plan.

The applicant has been made aware of these concerns and further information was submitted (including accident data and assessment of junction capacity).

11.8 The additional information provided indicates that there will realistically be an accumulation of parking during the day for leisure use, although existing commuter patterns suggest that the majority of trips would arrive ahead of am peak hours. The updated information proposes no changes to splays but additional information now shows that there will be adequate visibility. Full accident data has now been provided for the last five years and the Highway Authority are satisfied that the proposal is unlikely to exacerbate any accident trends in the vicinity. No additional plans have been provided to show internal splays on the site access, but the Highway Authority are satisfied that this can be conditioned. Raised kerbs are proposed to protect the cycle hire building. The applicant has also provided a further assessment of the capacity of the junction with the A35 and the Highways Authority have concluded that this would be fit for purpose. Traffic generations associated with the proposal has also now been assessed and the Highways Authority have advised that the junction with the A35 (worst case scenario) will operate within theoretical capacity limits.

11.9 Based upon the additional information provided by the applicant, the Highways Authority advise that they raise no objections to the proposal subject to conditions relating to the raised kerbs and provision of visibility splays. The proposals have been scaled down significantly since the previously refused scheme and further amendments have been made to reduce the impact upon the living conditions of neighbouring properties. The submitted ecology report has provided sufficient information to rule out a harmful impact upon protected species. It is therefore recommended that planning permission should be granted.

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 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 and biodiversity of the area in accordance with Policies DP2, SP6 and SP15 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 3 No development shall take place until a scheme of landscaping of the site shall be submitted to and approved in writing by the New Forest National Park Authority. This scheme shall include:

- (a) the existing trees and shrubs which have been agreed to be retained;
- (b) a specification for new planting (species, size, spacing and location);
- (c) areas for hard surfacing and the materials to be used;
- (d) other means of enclosure;
- (e) a method and programme for its implementation and the means to provide for its future maintenance.

No development shall take place unless these details have been approved and then only in accordance with those details.

Reason: To safeguard trees and natural features and to ensure that the development takes place in an appropriate way and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 4 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner.

Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the National Park Authority gives written consent to any variation.

Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 5 No development shall take place above slab level until samples or exact details of the facing and roofing materials for the cycle hire

building have been submitted to and approved in writing by the New Forest National Park Authority.

Development shall only be carried out in accordance with the details approved.

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).

- 6 The approved development shall not be brought into use until full details of visibility splays on the site access have been submitted to the New Forest National Park Authority and have been approved in writing. These visibility splays shall thereafter be kept free of any obstacles over 600mm in height at all times.

Reason: In the interest of highway safety and to comply with Policy SP55 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).and Section 9 of the National Planning Policy Framework.

- 7 The approved cycle hire facility shall not be brought into use until the raised kerb shown on drawing reference C20/002.03 REV C has been implemented. The raised kerb shall remain fully in place for the lifetime of the approved development.

Reason: In the interest of highway safety and to comply with Policy SP55 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).and Section 9 of the National Planning Policy Framework.

- 8 The approved development shall not be brought into use until a scheme for internal signage has been submitted to the New Forest National Park Authority and has been approved in writing. The development shall be carried out fully in accordance with the approved details and shall remain in place for the lifetime of the development.

Reason: In the interest of highway safety and to comply with Policy SP55 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).and Section 9 of the National Planning Policy Framework.

- 9 No development shall take place until a construction management plan has been submitted to the New Forest National Park Authority and has been approved in writing. The development shall be carried out fully in accordance with the approved details.

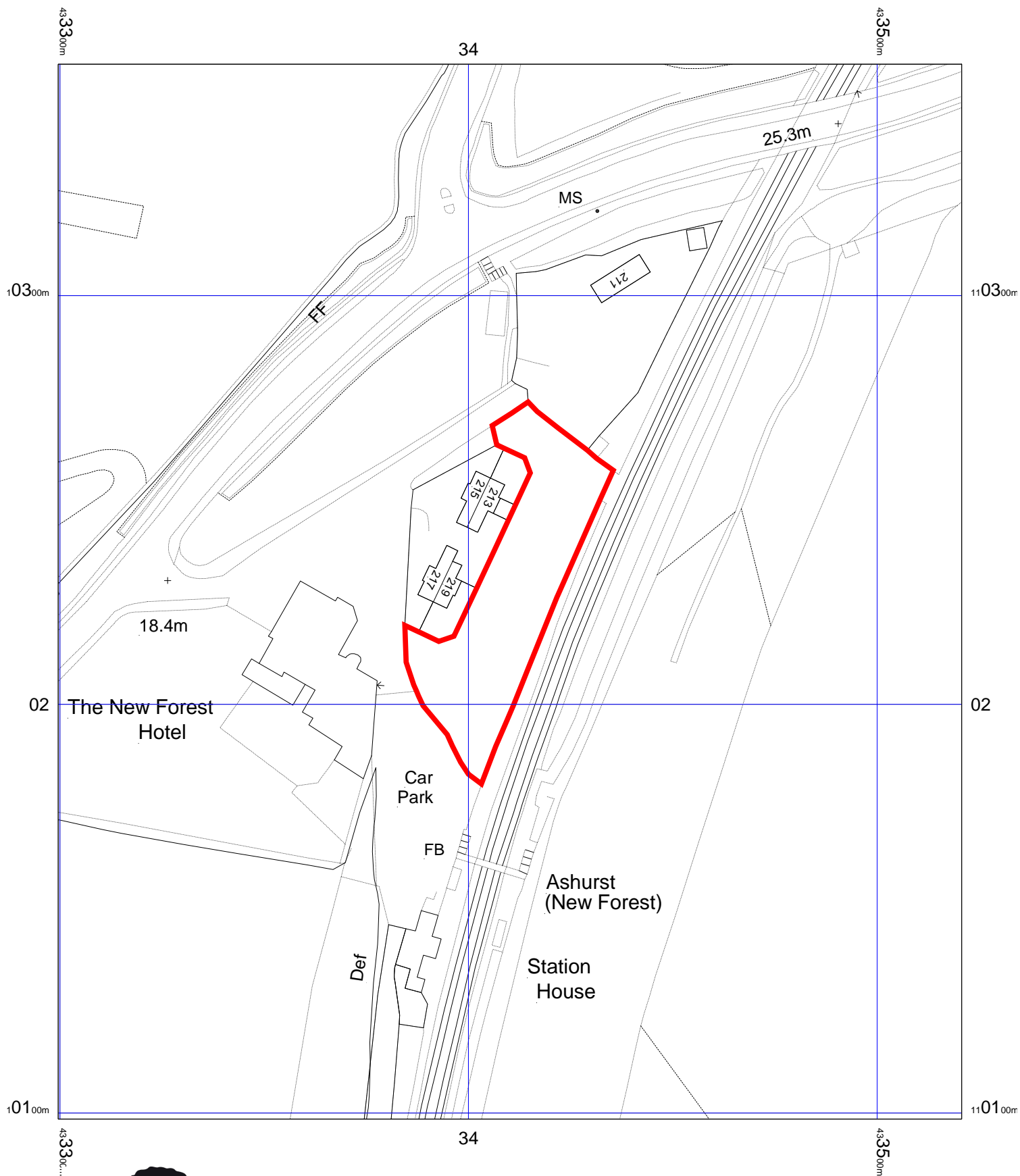
Reason: In the interest of highway safety and to comply with Policy SP55 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).and Section 9 of the National Planning Policy Framework.

- 10 Development shall only be carried out in accordance with drawing numbers: C20/002.01, C20/002.04 REV A and, C20/002.03 REV C. 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 development in accordance with Policies SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).

- 11 Prior to the commencement of development (including site and scrub clearance), measures for ecological mitigation and enhancement (including timescales for implementing these measures) shall be submitted to and approved in writing by the National Park Authority. The measures thereby approved shall be implemented and retained at the site in perpetuity. The measures shall be based on the recommendations set out in the ecological report approved as part of this planning application.

Reason: To safeguard protected species in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).



NEW FOREST
NATIONAL PARK

New Forest National Park Authority
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Date: 07/07/2020

Ref: 20/00019

Scale: 1:1250

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Application No: 20/00220/FULL Full Application

Site: Bramble Cottage, Arnewood Bridge Road, Sway, Lymington, SO41 6DA

Proposal: Single and two storey extension; alterations to fenestration and roof; removal of single storey extension and conservatory

Applicant: Mr & Mrs Wilshire

Case Officer: Ann Braid

Parish: SWAY

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

SP17 Local distinctiveness
DP2 General development principles
DP36 Extensions to dwellings
SP15 Tranquillity

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:

Sway PC agrees with the case officer's briefing note in that the existing

extensions to this building are less than sympathetic and their replacement would be beneficial. Unfortunately, the design of the proposal is not of high quality and no cognizance has been taken of the Sway Village Design Statement either in terms of flat roofs or light emissions.

Whilst noting that a significant part of the flat roofing shown on the drawings is as existing, the addition of a further area of flat roofing makes the total area excessive.

The incorporation of two roof windows and three very large upward facing glazed 'roof lanterns' into what is the main living area of the house is in too great a conflict with the dark skies policy to be acceptable.

Sway PC is sympathetic to what the applicants are trying to achieve but cannot support this application. It should be suggested to the applicants that they ask their architect to amend the design to accord with the SVDS.

AMENDED PLANS

Recommend refusal for the reasons listed below (unanimous)

Bramble Cottage is outside the defined village of Sway. The size of the proposal is not an issue. The area of flat roof is contrary to the Sway Village Design Statement but the members of the PaTC noted that the area had been reduced and in any event much of what remains is existing. The use of a green flat roof is not directly contrary to the Sway Village Design Statement.

The amended design retains two large roof lanterns, albeit now within a green flat roof, and one roof window within a pitched roof.

This upward facing glazing is in direct conflict with the NFNPA's Dark Skies policy and with the Sway Village Design Statement. The design of the proposal overall is not of a sufficiently high quality to merit any departure from these policy requirements which remain material considerations of considerable weight.

The members of the PaTC felt that the roof window could be beneficially replaced by a well-designed dormer window, but that the two roof lanterns are wholly unacceptable.

It was noted that the case officer considers the amendments made to the original application are such that officers feel that the case can now be supported. Sway Parish Council continues to take a contrary view because the amended proposal is in direct conflict with the Dark Skies policy contained within the Local Plan adopted just a year ago.

8. **CONSULTEES**

No consultations required

9. REPRESENTATIONS

- 9.1 One letter of support, following the submission of the amended plans.

10. RELEVANT HISTORY

- 10.1 Conservatory (71227) granted on 10 April 2001

11. ASSESSMENT

- 11.1 Bramble Cottage is located on the north side of Arnewood Bridge Road on a level plot. The house is of traditional Forest cottage origins but has been extended at the rear with a two-storey flat roofed extension and a conservatory. The walls are white render and the roof is slate.
- 11.2 This application seeks planning permission for extensions to the rear of the house at both single and two storey level. At ground floor it is proposed to provide a kitchen/diner/family room and it is proposed to create a master bedroom suite above. The existing conservatory would be demolished. The extension would be timber clad at ground floor level with render above to match the existing walls. The development would comprise a mix of roof forms. The new pitched roof would be slate to match the original roof, there would be some remaining two storey flat roof and the single storey extension would have a flat green sedum roof. The issues to assess are whether the proposed development would be sympathetic to the dwelling and its curtilage and whether the proposal would lead to any adverse impacts on the locality or on neighbouring amenity.
- 11.3 Policy DP36 of the New Forest National Park Local Plan 2016-2036 (August 2019) is the key policy relating to extensions to dwellings. The policy states that, for dwellings outside of the defined New Forest villages that are not small dwellings, the floor area of the proposed development should not exceed that of the existing (as at 1982) by more than 30%. In this case, the existing floor area was 111 square metres and the development as proposed would be 144 square metres, an increase of 29.7%. The conservatory, which post-dates 1982, has been omitted from these calculations. The floor area limitations of Policy DP36 are met by this proposal.
- 11.4 With regard to the design of the extension, concern has been expressed locally regarding the flat roofed elements, which would be contrary to the advice contained in both the adopted Design Guide SPD and the Sway Village Design Statement SPD. The agent has advised that, at the time the plans were first drawn up, they did consider whether a flat roof was appropriate to the property, but felt that a pitched roof was not complimentary to the design or massing of the building. Instead, they have proposed a

green roof which, they state will not only offer benefits to the building in terms of energy saving and the regulation of the indoor temperature but will also actively encourage biodiversity to the site and surrounding area. Sustainability of design is a requirement of Policy DP18 of the Local Plan. The area of flat roof at two storey level would be reduced by the proposal and none of the development would have a material impact outside the site. In design terms, therefore, given the existing unsympathetic extensions, the proposal would accord with Policy DP36 as it would not overdevelop the site and the proposal would be an improvement over the existing. The impact of the development on the public realm would be minimal in the light of its location to the rear of the site and the proposal would accord with Policies DP2 and SP17 which seek to ensure all development is appropriate and to avoid the erosion of the character of the National Park.

- 11.5 The issue of light emissions from the proposed roof lights has led to a recommendation of refusal from the Parish Council. Whilst Parish Council support for Policy SP15 of the Local Plan is welcomed and the protection of the dark skies of the Forest is a key policy objective, amended plans show that this proposal would result in less roof glazing and a smaller area of glazing in the elevations. Following the original Parish comment, the applicant agreed to reduce the number of proposed roof lights. The relevant measurements have been calculated by the agent for the case as follows.

Existing window glazing 22.37 sq m
Existing roof glazing: 16.28 sq m

Proposed window glazing 17.49 sq m
Proposed roof glazing 3.98 sq m.

These calculations exclude the front elevation which would remain unchanged.

Two lantern roof lights would be located over a living room, but the development includes the removal of an existing substantial conservatory. Overall, the proposal would reduce the impacts of light pollution as required by Policy SP15 of the Local Plan.

- 11.6 With regard to neighbouring amenity, the proposal would not have any overbearing impact on neighbours through loss of outlook or shading. The inclusion of a side facing window at first floor level, in place of the previously proposed dressing room rooflight should be the subject of a condition to ensure it remains obscure glazed and fixed shut. The immediate neighbour to this side of the development has written in support of the proposal. The development would be appropriate and sympathetic, with no adverse impacts and would comply with Policy DP2 of the Local Plan.

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; or

 The carrying-out of any further extension or enlargement to the dwelling otherwise permitted under Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order subsequently revoking or re-enacting that Order;

 whichever is the sooner.

 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 and to ensure the dwelling remains of an appropriate size in accordance with Policies DP35 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
- 2 Development shall only be carried out in accordance with drawing numbers: P3-002 Rev A, P3-003 Rev B, P3-100 Rev B, P3-101 Rev B, P3-105 Rev B, P3-200 Rev B, P3-201 Rev B and P3-202 Rev B. 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 No development shall take place above slab level until samples or exact details of the facing and roofing materials have been submitted to and approved in writing by the New Forest National Park Authority.

 Development shall only be carried out in accordance with the details approved.

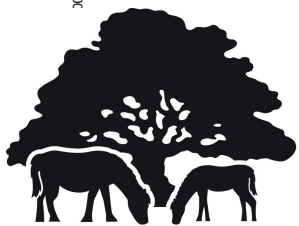
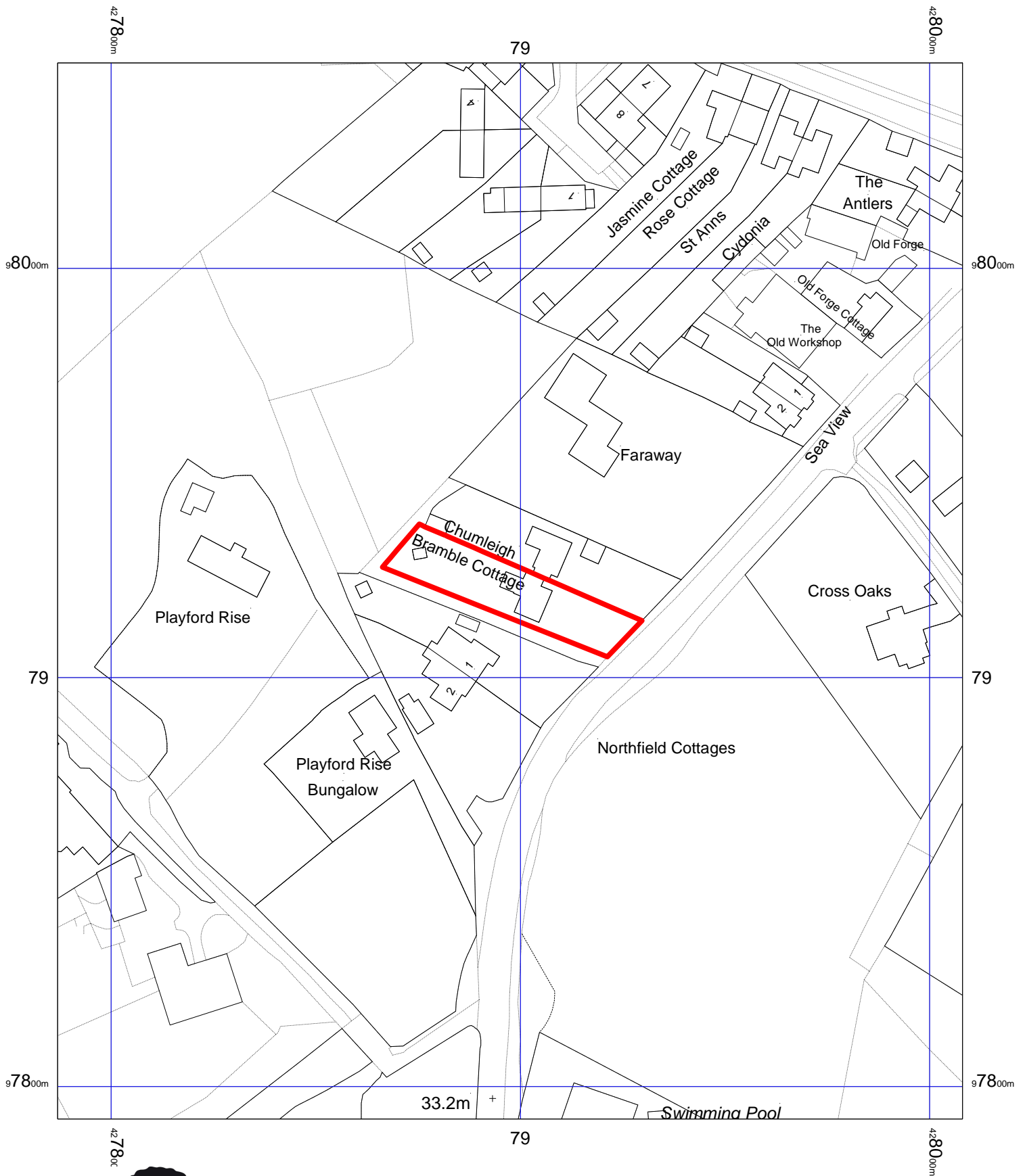
 Reason: To ensure an acceptable appearance of the building in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any

re-enactment of that Order) no extension (or alterations) otherwise approved by Classes A, B or C of Part 1 of Schedule 2 to the Order, shall be erected or carried out without express planning permission first having been granted.

Reason: To ensure the dwelling remains of a size which is appropriate to its location within the countryside and to comply with Policy DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 5 The first floor window on the north elevation hereby approved shall at all times be obscurely glazed.

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).



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NATIONAL PARK

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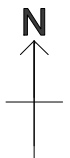
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Ref: 20/00220

Scale: 1:1250

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Application No: 20/00221/FULL Full Application

Site: 32 Cruse Close, Sway, Lymington, SO41 6AY

Proposal: Single storey extension; demolition of existing conservatory

Applicant: Mr Wright

Case Officer: Emma Shaw

Parish: SWAY

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Defined New Forest Village

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP2 General development principles
SP17 Local distinctiveness
DP18 Design principles
DP36 Extensions to dwellings

4. SUPPLEMENTARY PLANNING GUIDANCE

Sway Village Design Statement
Design Guide SPD

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 inclusion of a flat roof contravenes the Sway Village Design Statement. Sway will not support an application which includes a rooflight in contravention of the dark skies policy except in exceptional circumstances.

8. CONSULTEEES

No consultations required

9. REPRESENTATIONS

9.1 Two representations received, supporting the application.

10. RELEVANT HISTORY

10.1 Addition of a conservatory (NFDC/88/39314) granted on 26 September 1988.

10.2 Addition of a bedroom, shower room and sun lounge (NFDC/87/35745) granted on 10 December 1987.

11. ASSESSMENT

11.1 The application site is a single storey small dwelling located on Cruse Close within the defined New Forest village of Sway. There is an attached flat roof garage on the southern side of the dwelling.

11.2 This application seeks planning permission for the replacement of the existing conservatory. The relevant considerations relate to whether the proposed development would be sympathetic to the dwelling and its curtilage, and whether the proposal would lead to any adverse impacts on the locality or on neighbouring amenity. The proposed development would not result in an increase in floorspace, and as such would be compliant with Policy DP36 of the Local Plan.

11.3 With regard to the design of the development, the proposal comprises replacement floor space with a flat roof. Glazing is proposed on the west elevation and one rooflight is proposed. The Sway Village Design Statement recommends the avoidance of flat roofs, however, the flat roof would be to the rear of the dwelling, would be concealed by the pitched roof of the main dwelling, and is to replace an existing flat roof. A neighbour expressed initial concerns to the applicant regarding the height of the proposed roof lantern, however, this element of the proposal has since been amended to a rooflight which will be almost flush to the roof of the proposed development. The proposal would therefore be sympathetic to the dwelling and its curtilage, in accordance with Policies DP2 and DP18 of the Local Plan. The impact of the development on the public realm would be minimal in light of its location, and the proposal would accord with Policy SP17 which seeks to avoid the erosion of the character of the National Park.

11.4 The proposed flat roof and light emissions from the proposed rooflight have led to a recommendation of refusal from the Parish

Council. Whilst Parish Council support for Policy SP15 of the Local Plan is welcomed and protection of the dark skies of the Forest is a key policy objective, amended plans show that this proposal would result in less roof glazing than is currently present. Following the original Parish comment, the applicant agreed to reduce the proposed roof lantern to a rooflight which is almost flush to the proposed flat roof; omitting the large lantern that was previously proposed. The relevant measurements are as follows:

Existing glazing: 9.83 sq m
Existing roof glazing: 12.71 sq m

Proposed glazing: 7.42 sq m
Proposed roof glazing: 2.54 sq m

Overall, the proposal would result in a lesser extent of glazing and would comply with Policy SP15 of the Local Plan.

- 11.5 With regards to neighbour amenity, the relationship with the neighbouring properties is such that it is not considered the proposal would result in undue loss of light or overlooking impacts.

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.

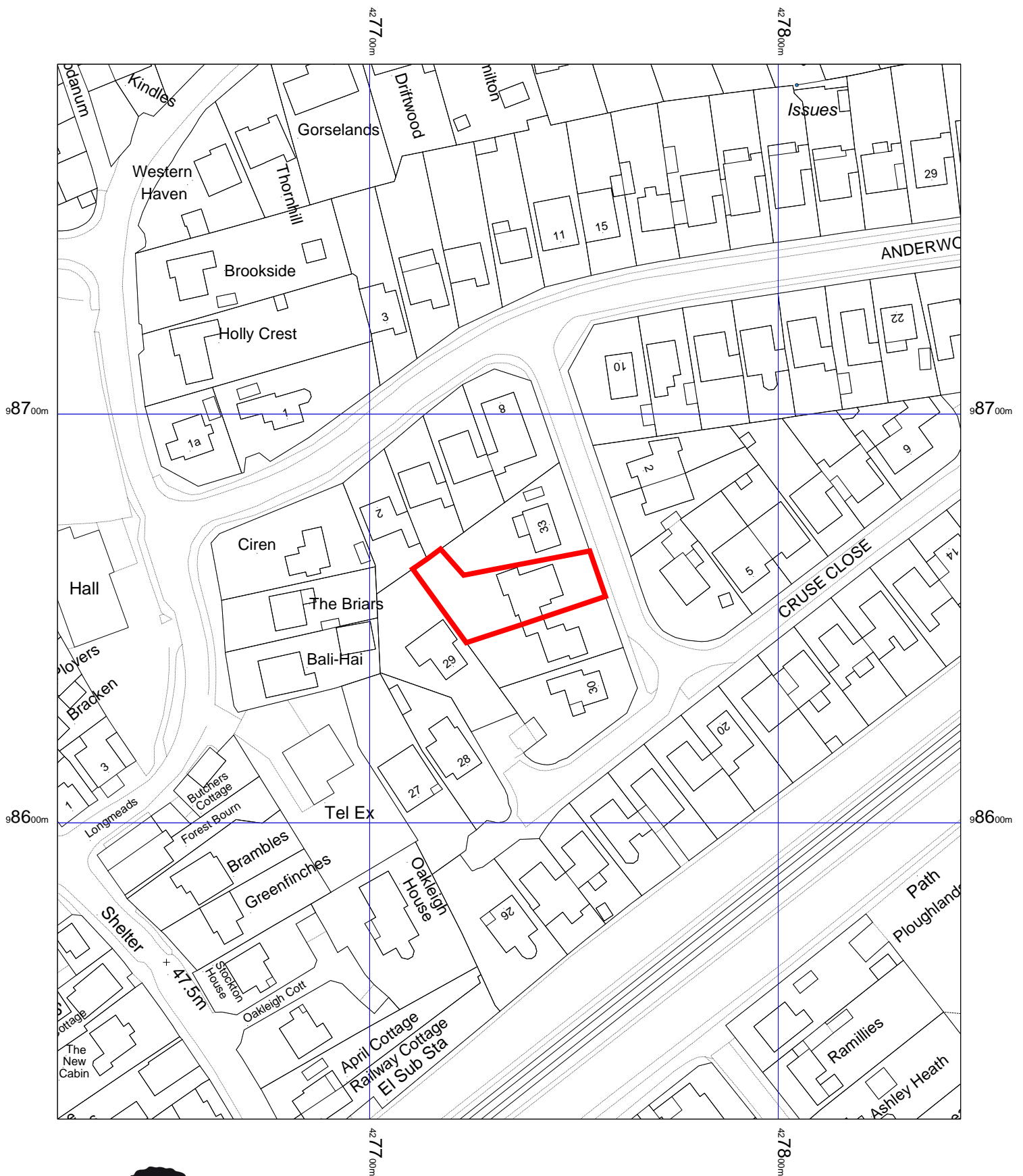
Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The external facing materials to be used in the development shall be as stated on the application form hereby approved and submitted drawings, 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).

- 3 Development shall only be carried out in accordance with drawing nos: 001, 003, and 004A. 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).



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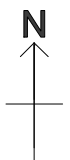
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Date: 07/07/2020

Ref: 20/00221

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Application No: 20/00232/LBC Listed Building Consent

Site: Redwings, Black Lane, Lover, Salisbury, SP5 2PH

Proposal: 5No. replacement windows (Application for Listed Building Consent)

Applicant: Mr P Harper

Case Officer: Daniel Pape

Parish: REDLYNCH

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Listed Building

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP2 General development principles
SP7 Landscape character
SP16 The historic and built environment
SP17 Local distinctiveness
DP18 Design principles

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 12 - Achieving well-designed places
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

Redlynch Parish Council: It was felt the proposal to replace 5 sash windows would not adversely affect the listed building. The materials planned are sympathetic and in keeping with both the existing property and the local vernacular. The proposal will not adversely affect neighbouring

properties or the local distinctiveness.

The proposal would therefore be compliant with policies DP2, SP16 and SP17.

The Council after due consideration decided to select Option 3 (We recommend permission, for the reasons listed above).

8. CONSULTEEES

8.1 Building Design & Conservation Area Officer: Objection.

9. REPRESENTATIONS

9.1 Eight representations of support from neighbours, limited reasoning given.

10. RELEVANT HISTORY

10.1 Demolition of store, relocation of oil tank and construction of extension to dwelling (SDC/S/98/01126) granted on 19 August 1998.

10.2 Demolition of store, relocation of oil tank and construction of extension to dwelling (SDC/S/98/01127) (LBC) granted on 19 August 1998.

10.3 Alterations including formation of rooms in roof space (SDC/81/00022) granted on 03 June 1981.

10.4 Alterations & formation of rooms in roof space (SDC/81/00392) (LBC) granted on 03 June 1981.

11. ASSESSMENT

11.1 Redwings is a grade II listed, late-18th century, detached thatched cottage, situated on Black Lane, on the east edge of the village of Lover. On its principle elevation (south west) the cottage has several original and characterful features including the five, 12-pane timber box-sash windows; panel shutters; panel doors, and architraves, which make a great contribution to the character, appearance and historic value of the property. Both sides of the property have recessed single storey lean-to extensions under a catslide-thatched roof.

11.2 The applicant seeks permission for the replacement of the five 12-pane timber box sash windows on the principle elevation and one window on the side extension. The windows are to be slimline double-glazed units constructed of timber to match the existing.

11.3 The main consideration for the application is the impact the

proposal would have upon the listed building and historic character of the National Park.

- 11.4 In assessing proposals affecting listed buildings, the Authority is required to have regard to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), whereby, in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Furthermore, paragraph 192 of the National Planning Policy Framework (NPPF) states that in determining planning applications, local planning authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness. The NPPF goes on to state, in Paragraph 194, that:

"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification."

- 11.5 The 12-pane timber box sash windows with ovolo glazing bars found in Redwings are typical of the late 18th-early 19th centuries and are of high evidential and historic value. Moreover, they are of high aesthetic value, giving the property a striking elegance and grandeur, which juxtaposes with its cottage features like the thatched roof. Replacing the existing 12-pane timber box-sash windows with slimline double glazing would be considered to bring harm to the heritage asset as the existing windows are historic features on the principle elevation, and are of considerable importance to the character and significance of listed building.
- 11.6 The agent has put forward that the windows are beyond repair citing professional advice has been sought. No detailed information of this professional advice, from a suitable heritage expert, has been submitted to reason why the windows could not be sensitively repaired. The Building Design and Conservation Officer has assessed that it is likely that the windows may be repairable with glazing panels and existing framing incorporated.
- 11.7 In relation to the proposed replacement windows, it is considered that there is a clear visual difference between single glazing and slimline double-glazing, as advised by the Building Design and Conservation Officer. Single glazed historic panels often have a reflective light pattern 'play' due to the imperfections in the windows when made. The use of modern glazing, either single or double, would lose this characteristic feature. Further, modern single glazing is normally 4 to 6mm thick, but historic single glazing can be as thin as 2mm. In comparison, 12mm slimline double-glazing is significantly thicker, and would require thicker

glazing bars strong enough to hold the heavier units. No direct benefit or visual improvement to the character and appearance of the listed building has been put forward. For this reason, the proposal would be contrary to Policy SP16 which seeks the enhancement of listed buildings, and Policy DP18 which seeks the highest standards of design. Furthermore, paragraph 193 of the NPPF sets out the need to consider the impact of a proposed development on the significance of a designated heritage asset, giving great weight to the conservation of the asset. In addition, the change in appearance and use of inappropriate design would result in built development which would individually and cumulatively erode the Park's local character, contrary to Policy SP17, that would weaken the Authorities stance on the conservation and improvement of heritage assets throughout the National Park.

- 11.8 An argument has been put forward by the applicant that double glazing would increase thermal efficiency. Thermal efficiency can be achieved through the use of secondary glazing. This would have less physical impact on the historic fabric of the building and would be more thermally efficient because it avoids thermal bridging through solid glazing bars. It is also noted that the property has shutters; using shutters can dramatically decrease heat loss from both draughts and conduction through the window.
- 11.9 There have been eight representations of support from neighbours regarding the application, however it is noted that limited reasoning has been given beyond 'improving the dwelling'. The Parish Council recommended permission for the application stating that the materials are sympathetic and in keeping with both the existing property and the local vernacular, not adversely affecting neighbouring properties or local distinctiveness. Whilst it is considered that the proposal would not affect neighbour amenity, for the reasons given above, it is considered that the proposal would have a detrimental impact upon the heritage asset, local vernacular and local distinctiveness.
- 11.10 For the reasons set out above, the application would result in harm to a heritage asset within the National Park which has not been justified, contrary to local and national policy. It is recommended that consent is refused.

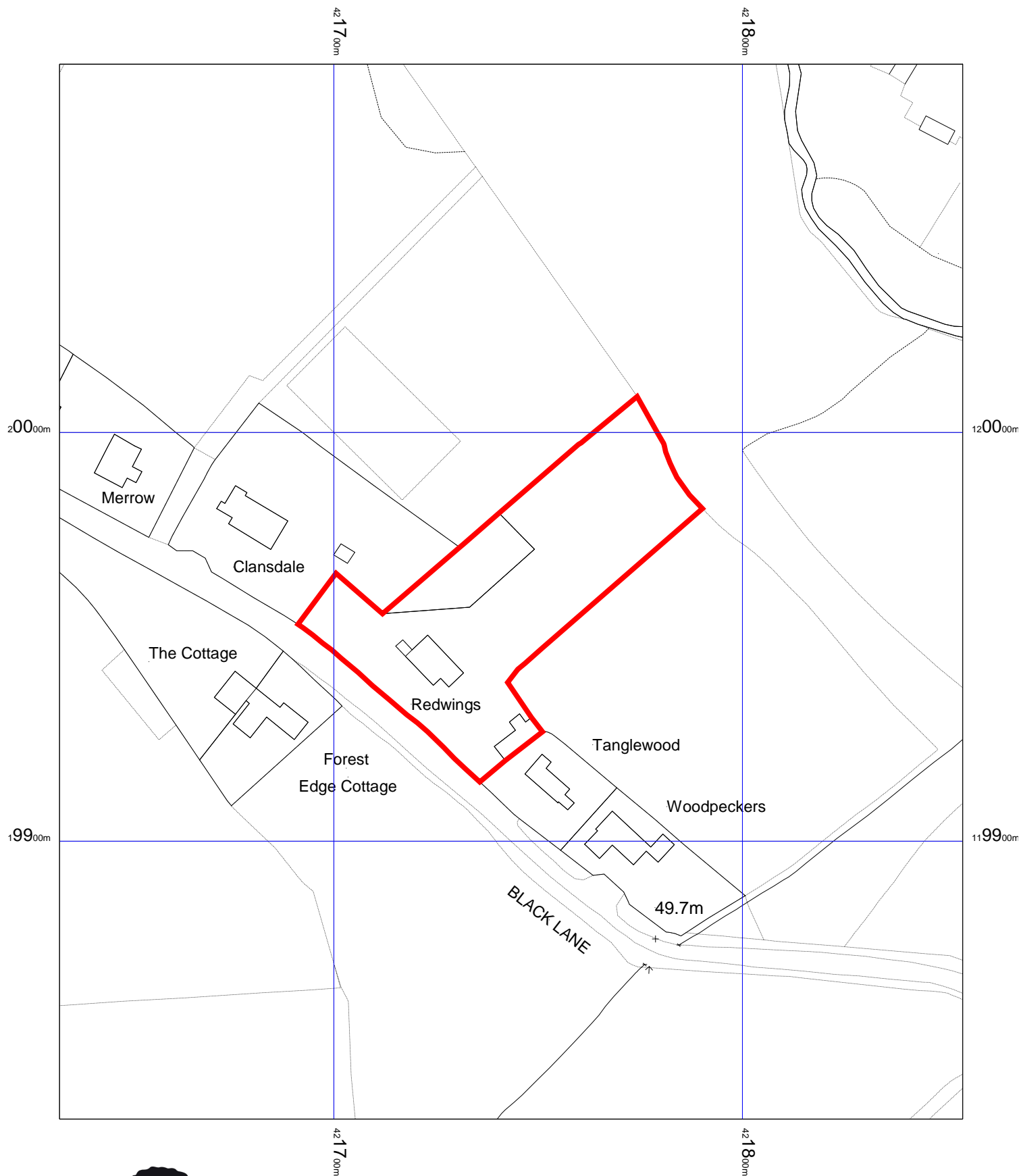
12. RECOMMENDATION

Refuse

Reason(s)

The proposed replacement windows would have a harmful impact on the architectural and historic interest of the listed building and would not respond positively to its overall character and

appearance. The development would be contrary to Policies SP16, SP17, DP2 and DP37 of the New Forest National Park Local Plan 2016-2036 (August 2019) and to the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and the National Planning Policy Framework.



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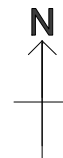
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Date: 07/07/2020

Ref: 20/00232

Scale: 1:1250

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Application No: 20/00243/FULL Full Application

Site: Wootton Hall, Tiptoe Road, New Milton, BH25 5SJ

Proposal: Stable block; muck heap; hardstanding

Applicant: Mr & Mrs Richards

Case Officer: Ann Braid

Parish: NEW MILTON

1. REASON FOR COMMITTEE CONSIDERATION

Referred by Ward Councillor.

2. DEVELOPMENT PLAN DESIGNATION

Listed Building

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP2 General development principles
DP18 Design principles
SP17 Local distinctiveness
DP52 Field shelters and stables

4. SUPPLEMENTARY PLANNING GUIDANCE

Guidelines for Horse Related Development SPD

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

New Milton Town Council: Acceptable (delegated)

8. CONSULTEES

8.1 Tree Officer: No objection subject to conditions

9. REPRESENTATIONS

- 9.1 Two letters of objection on the following grounds:
- Excessive size, bulk and visual impact;
 - Overlooking;
 - Proximity to watercourse;
 - Lack of biodiversity enhancement;
 - Lack of landscaping with hedging; and
 - Requesting conditions relating to screening and lighting.
- 9.2 One letter from local Ward Councillor supporting neighbours' comments, especially those relating to screening and lighting and requesting consideration by Committee.

10. RELEVANT HISTORY

- 10.1 2No. Outbuildings revised layout and design to planning permission 18/00876 (20/00274) granted on 23 June 2020
- 10.2 Outbuilding (demolition of 2no. outbuildings) (19/00148) granted on 24 April 2019
- 10.3 Single storey extensions; 2no. glazed links; alterations to fenestration; 3no. outbuildings; associated landscaping (demolition of existing outbuildings and extensions) (18/00876) granted on 29 January 2019
- 10.4 Single storey extensions; 2no. glazed links; alterations to fenestration; 3no outbuildings; associated landscaping (demolition of existing outbuildings and extensions) (18/00877 LBC) granted on 29 January 2019
- 10.5 Relocation of Manege (18/00377) granted on 17 July 2018
- 10.6 Stable block/carport/schooling arena/handling & covering ring (52558) granted on 3 September 1993

11. ASSESSMENT

- 11.1 Wootton Hall is a substantial grade II listed equestrian property. It was formerly linked with the equestrian centre to the north, as the former owners of Wootton Hall gifted the land on which the Fortune Centre of Riding Therapy is sited to the charity. Work is currently underway on the refurbishment of the listed house, which lies to the east of the application site. To the north of the application site is a new existing outbuilding permitted in 2019, and to the west are paddocks. The land slopes to the west down to a stream and there are mature trees forming a boundary between the application site and the domestic garden of Wootton Hall. There is an existing schooling ring and manege on land to the west of the house.

- 11.2 This application seeks consent for a new equestrian block comprising six stables, a tack room and hay store to be located on the site of the schooling ring. The internal floor area of the proposed stable block would be 147 square metres excluding the overhang and wash-down area. The building would cover 220 square metres if they are included. The ridge height of the building would be 4.5 metres and it would be built in timber cladding on a brick plinth, with a slate roof. The development also includes a manure heap to be sited to the north of the building and 163 square metres of hardstanding in the centre of the u-shaped block. The stable yard would be for the private stabling of the applicants' horses.
- 11.3 By way of history, the Hall had operated as a stud and continued to do so after the Fortune Centre was severed from the hall itself in 1993, when permission was granted for the manege and schooling/covering ring that exists today. As part of the programme of refurbishment, planning permission for a new range of seven stables and outbuildings was granted in 2019, to replace existing dilapidated stables close to the rear of the house. The old stables have now been demolished.
- 11.4 There is no doubt the building now proposed is larger than would normally be recommended under Policy DP52 of the New Forest National Park Local Plan 2016-2936 (August 2019), and it would not accord with the advice set out in the Guidelines for Horse-Related Development SPD. However, there are specific considerations that are material to the case and justify a favourable recommendation in this instance.
- 11.5 In assessing proposals affecting listed buildings the Authority is required to have regard to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), whereby, in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Furthermore, paragraph 192 of the National Planning Policy Framework states that in determining planning applications, local planning authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness. Wootton Hall is a large, high-status residence of architectural and historic significance. The consent that has already been granted for seven stables, tack room storage and wash down area comprised 262 square metres of buildings to the rear of the Hall, (not including garages). These would be sited in very close proximity to the listed building. The permitted buildings replaced a run of existing dilapidated stables and storage buildings and were permitted as an improvement to the existing situation, which was cluttered and detrimental to the setting of the

listed building. The permitted buildings would still have had a considerable impact on the setting of the listed building, especially when viewed from the Tiptoe Road, and in conservation terms the opportunity to relocate the stables and horse-related activity to the land to the west of the house, which is already equestrian in character, would undoubtedly be preferable. The applicants have indicated a willingness to enter into a legal agreement to ensure that the permitted stables are not built, and for this reason the recommendation is made subject to completion of a satisfactory legal agreement so that consent for the approved stables is rescinded. This proposal takes an opportunity to enhance the setting of the listed building in accordance with Local Plan Policy SP16, which states that proposals will be supported where they make a positive contribution to, or better reveal, or enhance the appreciation of, the significance or special interest of a heritage asset or its setting.

- 11.6 Concern has been expressed in the representations that the proposal does not make adequate provisions for biodiversity and ecology. A statement has been received from the applicants' agent noting that the design of the building incorporates open eaves, internal porch overhangs and roof overhangs to the external fascia, which would allow for nesting birds. It is proposed that the roof would include bat access slates and bat boxes would be installed within the roof. Full details of these measures and their implementation may be secured by condition. The agent has also confirmed that it is proposed to plant native hedging to screen the building and to support the bird and insect population. This will run adjacent to a two-acre field that has already been given over to support wild native flowers. A landscaping condition would secure these measures. With regard to the wider landscape impact, the building would be visible from one residential dwelling to the west and the neighbour has objected on the grounds of impact on the landscape, particularly as a result of artificial lighting and the lack of screening. These concerns are echoed by the local Ward Councillor. It should be noted that there is a belt of trees between the site and the neighbour's property and, when viewed from the west, the building would be set against the backdrop of the trees along the residential boundary. There are existing structures on the site, and although the building would be visible, the presence of existing trees and the proposed planting of hedging would soften the impact of the building, which would not look out of place in its setting. Overall, the proposal would accord with Policies SP17 and DP2 as the development would not erode the existing character of this part of the National Park, and the proposal includes measures to mitigate against impacts on ecology and biodiversity.
- 11.7 Limited information has been provided with regard to potential impacts on the trees on the boundary between the application site and the residential garden area. Trees are shown within the red edge and there is vegetation along the boundary with the

domestic garden which may need to be removed. The trees would provide a backdrop for the building and it is desirable that they should be retained where possible however, in terms of amenity, the trees make a limited contribution in the wider public realm and therefore their formal protection is not warranted. The trees are separated from the application site at present by a post and rail fence which would afford them some protection during construction and conditions have been recommended that would require the submission of both tree protection measures and foundation details for agreement before construction begins. Subject to this, and to the inclusion in a landscaping scheme of replacement trees for any that are lost, there is no objection to the proposal on tree grounds.

- 11.8 With regard to drainage impacts on the nearby watercourse, there is an existing manure heap in the location proposed for the new structure which would be aligned to allow for a drain system to be installed, in case any foul water leaches out of the heap. The heap would be regularly emptied. Government advice states that manure heaps must not be sited within 10 metres of a watercourse and the proposed structure would be situated more than 50 metres from the course of the Dane Stream to the west, and would open on the east side, away from the slope down to the stream. The siting of the manure heap is considered to be acceptable and would have minimal impact on neighbouring residential properties or on the locality, in accordance with Policies DP2 and SP15
- 11.9 The applicants have agreed to the imposition of a condition so that any artificial lighting is agreed with the Authority prior to installation. Some lighting would be necessary for the welfare of the animals, and it is anticipated that any lighting will be fitted within the internal roof overhang or inside the physical stable blocks so that the light that is emitted is downwards. In the courtyard area, only low-level lighting designed to project downwards would be considered.
- 11.10 In summary, therefore, the specific nature of this property, its planning history and the benefits that stand to be gained for the setting of the listed building, which is a designated heritage asset, weigh in favour of the grant of permission for this development. No more equestrian space is being sought than has already been granted and may be implemented under an extant planning permission. Measures for landscaping and biodiversity have been proposed that would reduce the visual impact of the building which would be designed to accommodate protected species. In these exceptional circumstances consent is recommended subject to the applicants' entering into the necessary legal agreement rescinding their existing consent for stables at the rear of the house.

12. RECOMMENDATION

Subject to the prior completion of a section 106 agreement to partially rescind planning permission 18/00876 (to ensure that the stables to the rear of the house are not built), the Executive Director of Strategy & Planning be authorised to grant planning permission subject to the following conditions:

- 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 numbers: P3-001 Rev A, P3-003 Rev A, P3-004 Rev A, P3-005 Rev A, P3-ST 100 Rev A, P3-ST 105 Rev A, P3-ST 200 Rev A, P3-ST 201 Rev A, P3-ST 202 Rev A and P3-ST 203 Rev A. 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 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 3 No development shall take place above slab level until samples or exact details of the facing and roofing materials have been submitted to and approved in writing by the New Forest National Park Authority.

Development shall only be carried out in accordance with the details approved.

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 No development shall take place above slab level until a scheme of landscaping of the site shall be submitted to and approved in writing by the New Forest National Park Authority. This scheme shall include:

- (a) the existing trees and shrubs which have been agreed to be retained;
- (b) a specification for new planting (species, size, spacing and location);
- (c) areas for hard surfacing and the materials to be used;
- (d) other means of enclosure;

- (e) a method and programme for its implementation and the means to provide for its future maintenance.

No development shall take place unless these details have been approved and then only in accordance with those details.

Reason: To safeguard trees and natural features and to ensure that the development takes place in an appropriate way and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 5 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner.

Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the National Park Authority gives written consent to any variation.

Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 6 No development shall take place above slab level until measures for ecological mitigation and enhancement (including timescales for implementing these measures) shall be submitted to and approved in writing by the National Park Authority. The measures shall be based on the recommendations set out in the ecological statement submitted in support of this planning application and the measures thereby approved shall be implemented and retained at the site in perpetuity.

Reason: To safeguard protected species in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 7 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).

- 8 No development, demolition or site clearance shall take place until the arrangements to be taken for the protection of trees and

hedges on the site have been submitted to and approved in writing by the Local Planning Authority.

The agreed arrangements shall be carried-out in full prior to any activity taking place and shall remain in-situ for the duration of the development.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

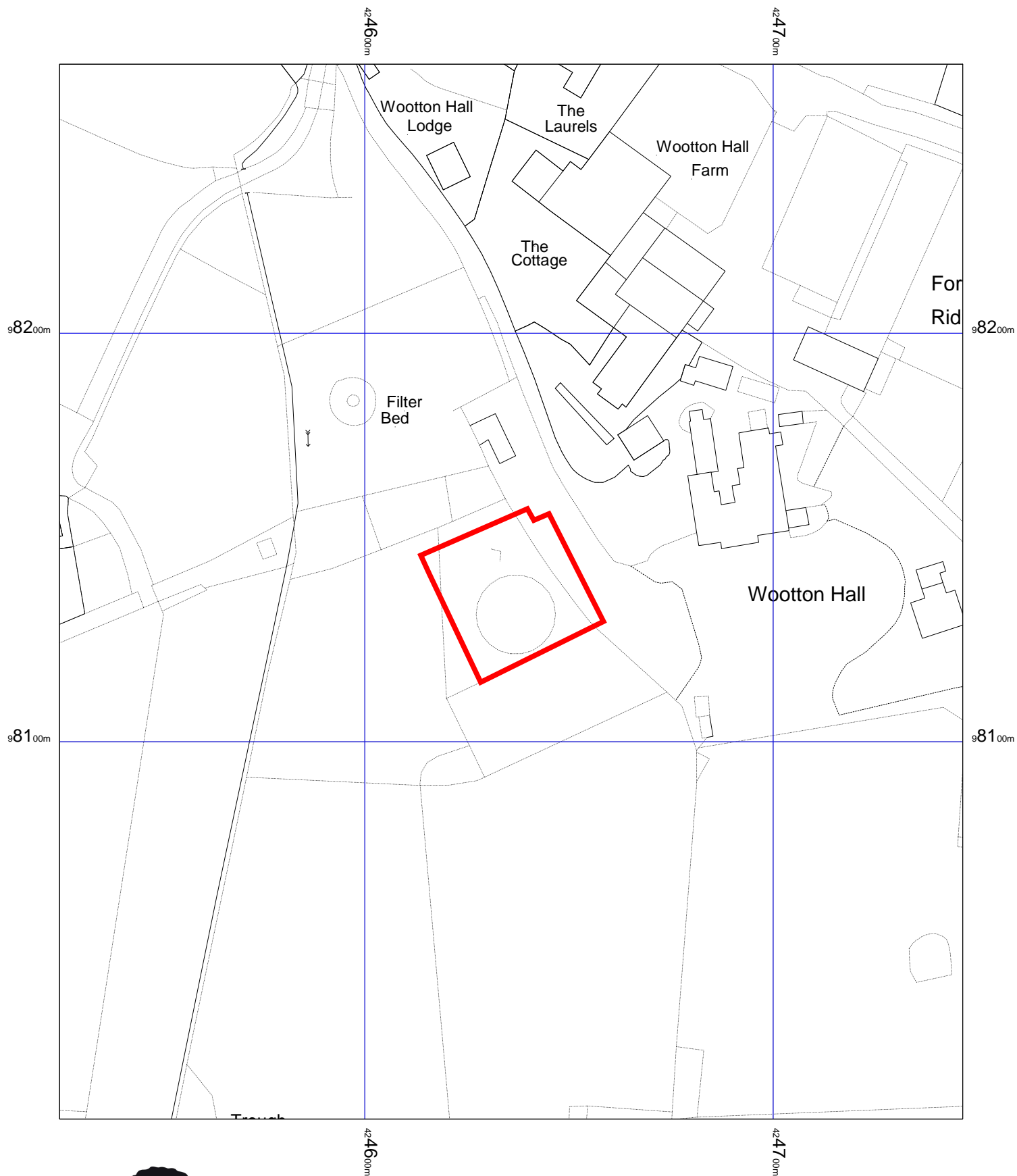
- 9 No development, demolition or site clearance shall take place until an arboricultural method statement and engineering drawings for the foundation design of the approved development has been submitted to and approved in writing by the Local Planning Authority.

Development shall only take place in accordance with these approved details.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 10 The building the subject of this permission shall only be used for the stabling of horses belonging to the owner of the site (or their successors in title) and shall not be used for any commercial riding, breeding, training or livery purposes.

Reason: The introduction of a commercial equestrian use in this location would cause harm by reason of increased activity and pressure on the National Park and this would be contrary to Policy DP52 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).



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

Tel: 01590 646600 Fax: 01590 646666

Date: 07/07/2020

Ref: 20/00243

Scale: 1:1250

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Application No: 20/00277/FULL Full Application

Site: Sunnydale, Pitmore Lane, Sway, Lymington, SO41 6BW

Proposal: First floor extensions; alteration to fenestration; demolition of existing single storey extension and conservatory

Applicant: Mr & Mrs Teather

Case Officer: Ann Braid

Parish: SWAY

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

SP17 Local distinctiveness
SP15 Tranquillity
DP2 General development principles
DP36 Extensions to dwellings

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: No decision required.

This proposal entails a significant remodelling and updating of a less than attractive building, enabling a reduced carbon footprint, so the applicant's

intention is entirely laudable. Unfortunately, the design includes 9 rooflights and 2 large roof lanterns which would not be acceptable.

A very constructive discussion took place with the applicant following which the applicant asked the Committee to defer consideration of the application pending the submission of amended designs.

AMENDED PLANS:

We recommend refusal for the reasons listed below:

The application still includes many rooflights. Sway will not support an application which includes a rooflight in contravention of the dark skies policy except in exceptional circumstances.

The inclusion of a flat roof element is contrary to the Sway Village Design Statement.

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

9.1 One letter of support

9.2 One letter commenting on the design of the extension, which would not be compatible with the Sway Village Design Statement, and how conspicuous the unusual roof form would appear from Pitmore Lane properties.

10. RELEVANT HISTORY

10.1 None

11. ASSESSMENT

11.1 Sunnydale is located at the end of a gravel track leading south from Pitmore Lane on a slightly sloping plot which is laid mainly to grass with mature planted boundaries. The house is built in buff brick and concrete tile and comprises a two-storey central section with single storey wings either side. There is an attached flat roofed garage on the eastern end of the dwelling and a paved parking area to the front (north) of the house.

11.2 This application seeks planning permission for alterations and extensions to the dwelling to provide additional upper floor space and the conversion of the existing ground floor bedrooms to a living room and a ground floor bedroom suite. It is proposed to clad the dwelling in timber and replace the roof with natural slate. The issues to assess are whether the proposed development would be sympathetic to the dwelling and its curtilage and

whether the proposal would lead to any adverse impacts on the locality or on neighbouring amenity.

- 11.3 Policy DP36 of the New Forest National Park Local Plan 2016-2036 (August 2019) is the key policy relating to extensions to dwellings. The policy states that, for dwellings located outside of the defined New Forest villages that are not small dwellings, the floor area of the proposed development should not exceed that of the existing (as at 1982) by more than 30%. In this case, the existing floor area was 166.9 square metres and the development as proposed would be 209.7 square metres, an increase of 25%. The floor area limitations of Policy DP36 are met by this proposal.
- 11.4 With regard to the design of the extension, concern has been expressed locally regarding the cropped roof of the new two storey extension. This has been designed to ensure that the extension would be subservient to the existing two storey part of the house, as advised in both the adopted Design Guide SPD and the Sway Village Design Statement SPD. Although the Sway Village Design Statement also recommends avoidance of flat roofs, the relatively small area of flat roof would be concealed behind a small upstand in the roof slope. A neighbour has expressed concerns as the development will be visible from the rear of neighbouring properties in Pitmore Lane, but as these houses are 50 metres from the site, and there is an intervening paddock, a refusal on these grounds would not be sustainable. In design terms, therefore, the proposal would accord with Policy DP36, there would be no overdevelopment of the site and the proposal would be sympathetic to the dwelling and its curtilage. The impact of the development on the public realm would be minimal in the light of its location and the proposal would accord with Policy SP17 which seeks to avoid the erosion of the character of the National Park.
- 11.5 The issue of light emissions from the proposed roof lights has led to a recommendation of refusal from the Parish Council. Whilst Parish Council support for Policy SP15 of the Local Plan is welcomed and the protection of the dark skies of the Forest is a key policy objective, amended plans show that this proposal would result in less roof glazing and a smaller area of glazing in the elevations. Following the original Parish comment, the applicant agreed to reduce the number of proposed roof lights and to omit the large lanterns that were proposed in the crown of the new roof. The relevant measurements are as follows:
- Existing glazing 53.63 sq m
Existing roof glazing: 11.73 sq m
- Proposed glazing 41.52 sq m
Proposed roof glazing 5.6 sq m. (Including the roof element of the bedroom windows).

Only one roof light would be located over a living room and the development includes the removal of an existing conservatory. Overall, the proposal would reduce the impacts of light pollution and would comply with Policy SP15 of the Local Plan.

- 11.6 The main concern expressed in the representations relates to the visual impact of the unusual design of the roof as noted in paragraph 11.4. The nearest neighbouring property lies to the west of the site, and this wing of the house is not proposed to be enlarged, or to have any additional overlooking windows. The proposal would comply with the requirements of Policy DP2 in respect of adverse impacts on residential amenity.

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; or

The carrying-out of any further extension or enlargement to the dwelling otherwise permitted under Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order subsequently revoking or re-enacting that Order;

whichever is the sooner.

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 and to ensure the dwelling remains of an appropriate size in accordance with Policies DP35 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
- 2 Development shall only be carried out in accordance with drawing numbers: 00-01, 03-00 REV B, 03-01 REV B, 03-02, 03-03 REV B, 03-04 REV B, 03-10 REV A, 03-11 REV A, 03-12, 03-20 REV A and 03-21 REV B. 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 No development shall take place above slab level until samples or

exact details of the facing and roofing materials have been submitted to and approved in writing by the New Forest National Park Authority.

Development shall only be carried out in accordance with the details approved.

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 No development shall take place above slab level until the demolition of those areas of the property shown on the existing round floor plan number 01-02 to be demolished, namely the attached garage, workshop, utility area and conservatory has been carried out.

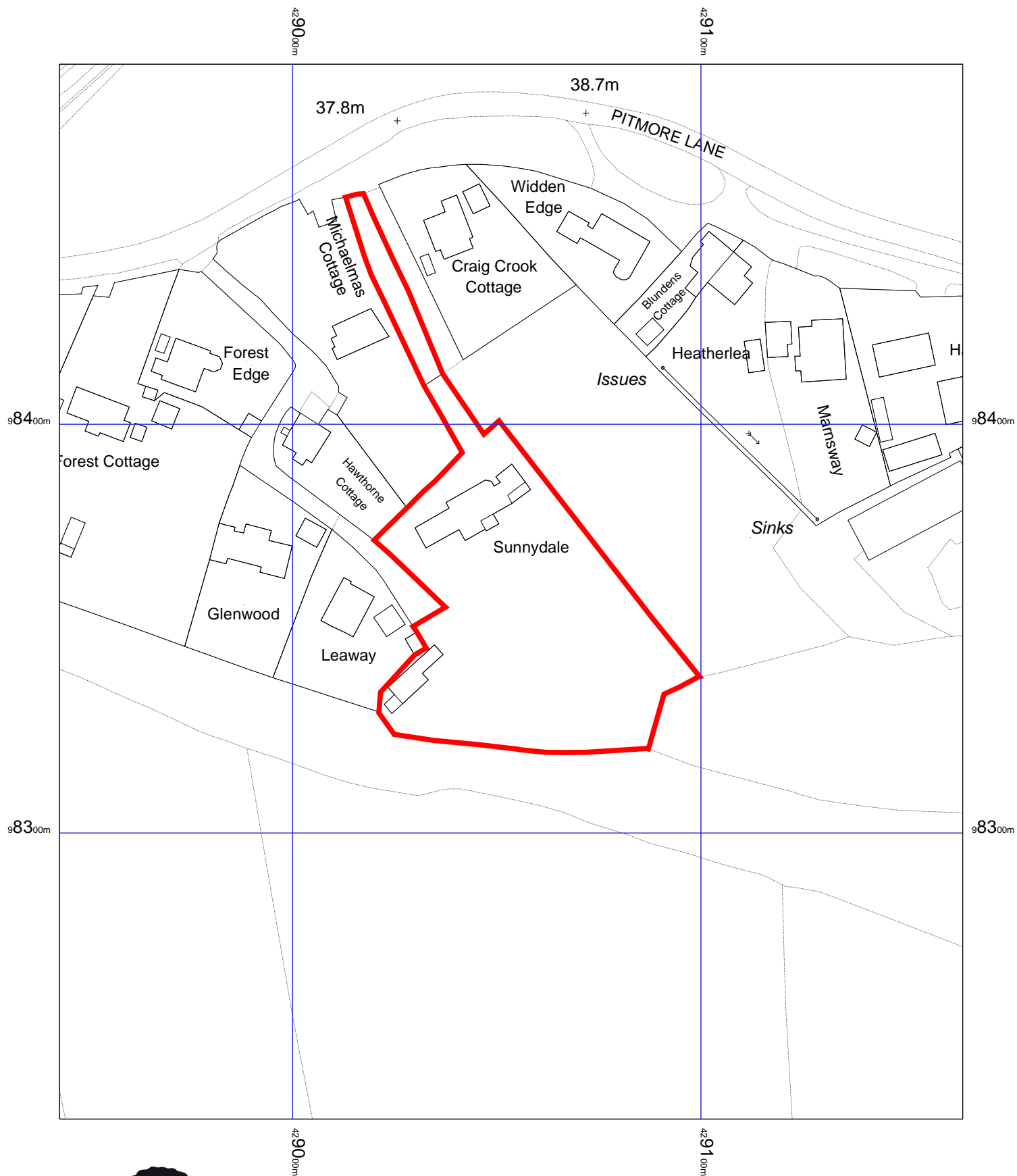
Reason: To ensure the dwelling remains of a size which is appropriate to its location within the countryside, to control the levels of artificial light emitted from the dwelling and to comply with Policies SP15 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) England Order 2015 (or any re-enactment of that Order) no extension (or alterations) otherwise approved by Classes A, B or C of Part 1 of Schedule 2 to the Order, shall be erected or carried out without express planning permission first having been granted.

Reason: To ensure the dwelling remains of a size which is appropriate to its location within the countryside, to control the levels of artificial light emitted from the dwelling and to comply with Policies SP15 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 6 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

Date: 07/07/2020

Ref: 20/00277

Scale: 1:1250

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Application No: 20/00294/FULL Full Application

Site: Fern Bank, Adlams Lane, Sway, Lymington, SO41 6EG

Proposal: Single storey rear and side extensions; outbuilding. Revised design to planning permissions 18/00287 and 18/00867

Applicant: Mr & Mrs O'Grady

Case Officer: Daniel Pape

Parish: SWAY

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Defined New Forest Village

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP2 General development principles
SP7 Landscape character
SP17 Local distinctiveness
DP18 Design principles
DP36 Extensions to dwellings
DP37 Outbuildings

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: The Committee noted that this new application replaced a previously considered design, removing the first-floor element of

the extension. This made the previously approved flat roof even larger, but with a large roof lantern included.

Once again, the Committee reiterated its position that it would not recommend approval of a design which negatively impacted the night skies.

Without the roof lantern included in the design, Sway PC would respond:

DECISION: 3. We recommend permission for the reasons listed below (unanimous)

Whilst the Committee considered that the area of flat roof is contrary to the SVDS, the principle of it has been established by the extant consent. The roof lantern is contrary to the dark skies policy and is considered unnecessary. Its deletion would make the proposal acceptable in the circumstances.

But with the continued inclusion of the roof lantern, Sway PC would respond:

DECISION: 4. We recommend refusal for the reasons listed below (unanimous)

The roof lantern is contrary to the dark skies policy and is considered unnecessary.

8. CONSULTEES

8.1 Tree Officer: The application would be acceptable subject to the provision of an updated Arboricultural Method Statement and Tree Protection Plan.

9. REPRESENTATIONS

9.1 None received.

10. RELEVANT HISTORY

10.1 2no. outbuildings (18/00867) granted on 21 December 2018.

10.2 Two storey extension; roof alterations to facilitate first floor extension; single storey extensions; cladding; alterations to fenestration and chimney (18/00287) granted on 04 August 2018.

11. ASSESSMENT

11.1 Fern Bank (formerly Smugglers Way) is a detached two-storey dwelling built in the early 1980s. It is set back in the plot with a large gravel area to the front. The dwelling is sited within the defined village boundary of Sway and the lane is rural in character. Surrounding dwellings vary in character and size.

- 11.2 The applicant seeks consent for various extensions and alterations, to the front and rear of the dwelling, and an outbuilding to the side to be used as a garage. It is noted that two previous consents, 18/00287 and 18/00867, have been granted at the site that are similar to the current proposed scheme.
- 11.3 The proposed scheme to extend the dwelling is reduced in size to that consented under application 18/00287 with the two storey extensions and ground floor lean to omitted. Further, the rear flat roofed ground floor extension is to be smaller in depth. The garage proposed is located in a similar position to that consented under application 18/00867 but is slightly larger in size.
- 11.4 To the rear of the dwelling, it is proposed to remove the existing conservatory and replace this with a single-storey lead flat roofed extension which would include a roof lantern. The pitched roofs over the existing dormer windows would be replaced with lead flat roofs. To the front of the property, it is proposed to replace the existing lean-to porch with a flat roof. Fenestration throughout is proposed to be powder coated aluminium. Both windows at ground floor on the principal elevation are to be converted to bay windows. The side garage is to be constructed of Scandinavian Redwood, 3.7m high with a footprint of 18.6 sq m.
- 11.5 The relevant issues to consider are:
- The impact upon the character and appearance of the area and whether the additions are appropriate to the existing dwelling;
 - The potential impact upon the neighbouring properties amenities; and
 - The potential impact upon protected trees.
- 11.6 With regards to the floorspace restriction contained within Policy DP11, the property in question is not classified as a small dwelling and therefore as the property lies within the defined village of Sway it is not subject to the 30% floorspace limit. Notwithstanding this, the proposal must be appropriate in terms of scale, siting, design and form with the existing dwelling. The proposed alterations are similar in design to that previously consented, but the reduction in scale of the application is considered to be positive. As previously determined, it is considered that the proposal would not appear visually intrusive or overbearing within the street scene. The extension would be in keeping with the existing dwelling and would appear as a suitably subservient element. The Parish Council referenced that the flat roof extension is contrary to the Sway Village Design Statement but accept that a precedent has been set through the consent of the previous application. The materials chosen and overall design is acceptable in accordance with Policies DP2 and DP18. It is considered that the design would reflect the character of the

existing dwelling and area, ensuring that the National Park's landscape and character would not be adversely harmed in accordance with Policies SP7 and SP17.

- 11.7 The issue of light emissions from a proposed roof lantern is the sole reason for the recommendation of refusal from the Parish Council. Whilst Parish Council support for Policy SP15 of the Local Plan is welcomed and the protection of the dark skies of the Forest is a key policy objective, plans show that this proposal would result in less roof glazing. The relevant measurements are as follows:

Existing glazing: 40 sq m
Existing roof glazing: 20 sq m

Proposed glazing: 40 sq m
Proposed roof glazing: 3 sq m

The development includes the removal of an existing conservatory roof. Overall, the proposal would reduce the impacts of light pollution and would comply with Policy SP15 of the Local Plan.

- 11.8 The proposed outbuilding is clearly to be incidental in use and of subservient design to the main dwelling in accordance with Policy DP37. The garage would not impact upon the street scene or neighbour amenity adversely and is to use suitable natural materials.
- 11.9 With regards to neighbour amenity, the relationship with the neighbouring properties is such that it is not considered the proposal would result in undue loss of light or overlooking impacts. No representations from neighbours have been received.
- 11.10 The site is subject to a single Tree Preservation Order (17/97) that includes several trees on the front western boundary while a single Oak tree situated offsite in the neighbour's garden to the south is included within TPO 1230 and extends into the site. The root protection areas of the trees to the front of the property are already protected due to the presence of a hardstanding driveway. The New Forest National Park Tree Officer commented that the application would be acceptable subject to an updated Arboricultural Method Statement and Tree Protection Plan. A suitable condition is attached to reflect this.
- 11.11 Permission is recommended to be granted 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 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).
- 3 Development shall only be carried out in accordance with drawing numbers: 17.952.19, 17.952.20, 17.952.22, 17.952.23, 17.952.24. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

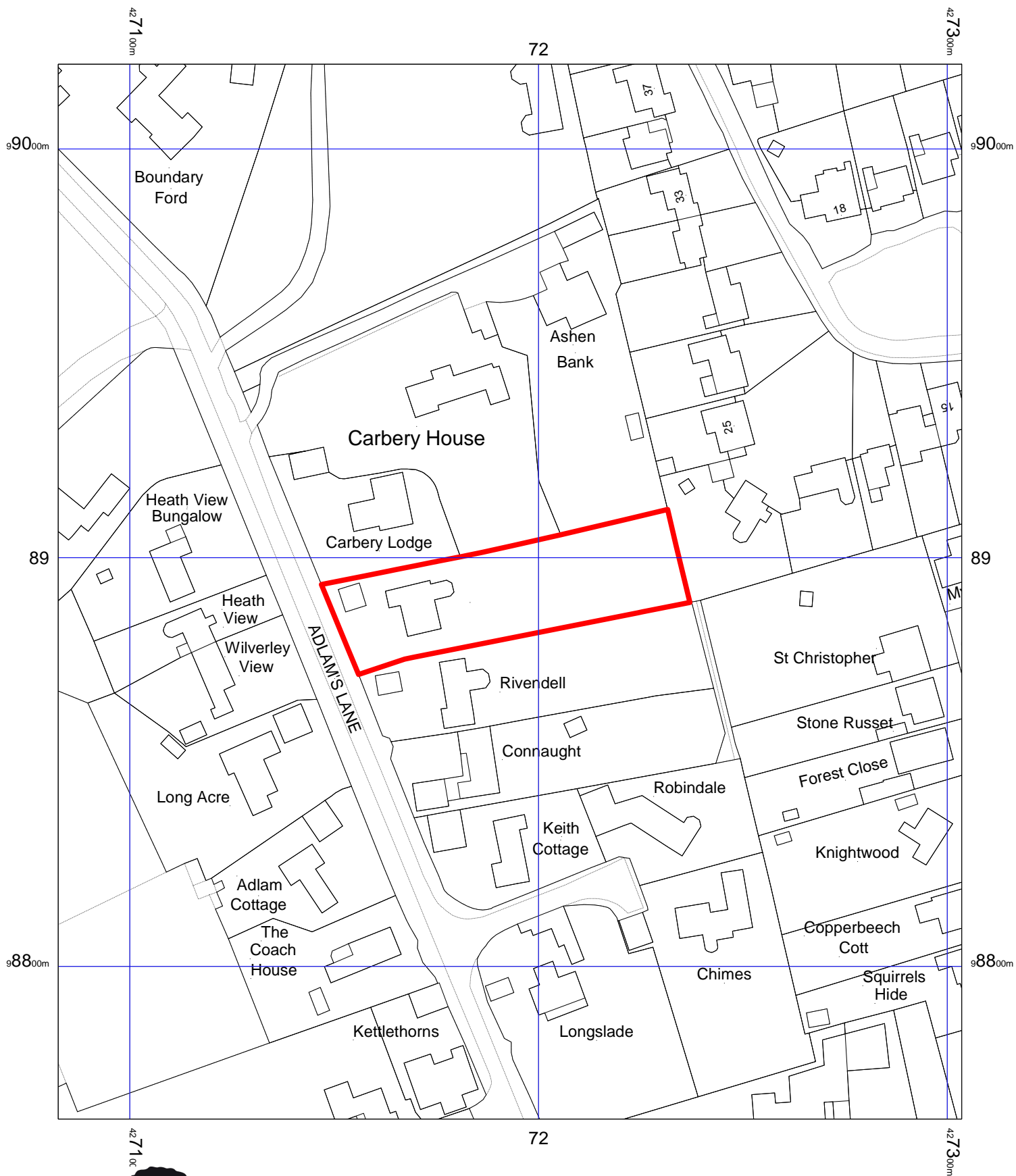
Reason: To ensure an acceptable appearance of the building in accordance with Policies SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
- 4 No development, demolition or site clearance shall take place until the arrangements to be taken for the protection of trees and hedges on the site to be identified by agreement with the Local Planning Authority beforehand), have been submitted to and approved in writing by the Local Planning Authority.

The agreed arrangements shall be carried-out in full prior to any activity taking place and shall remain in-situ for the duration of the development.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
- 5 The external facing and roofing materials to be used in the development shall be as stated on the application form and drawings 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 adopted New Forest National Park Local Plan 2016- 2036 (August 2019).



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Ref: 20/00294

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Application No: 20/00332/FULL Full Application

Site: Oak Cottage, Platoff Road, Lymington, SO41 8AG

Proposal: Outbuilding; demolition of existing outbuilding

Applicant: Mr & Mrs Booth

Case Officer: Ann Braid

Parish: LYMINGTON AND PENNINGTON

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Town Council View.

2. DEVELOPMENT PLAN DESIGNATION

Listed Building
Tree Preservation Order
Flood Zone

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

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

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 12 - Achieving well-designed places
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

Lymington & Pennington Town Council: Recommend permission for the following reasons:

- The distance between the garage and house means there is minimal impact on the setting of the listed building.
- The design of the garage is appropriate.
- Previous applications have been withdrawn and not refused, as stated in the Conservation Officer's report.

8. CONSULTEEES

- 8.1 Tree Officer: No objection subject to condition
- 8.2 Building Design & Conservation Area Officer: Objection on the grounds of impact on the setting of the listed building

9. REPRESENTATIONS

- 9.1 None received

10. RELEVANT HISTORY

- 10.1 Detached garage with storage (18/00655) withdrawn on 8 October 2018
- 10.2 Detached garage with storage over (17/00978) withdrawn on 18 December 2017

11. ASSESSMENT

- 11.1 Oak Cottage is a grade II listed cottage located at the southern end of Platoff Road. It is set, facing the road with a long linear garden to the southern side. To the rear of the house are open fields, edged with mature boundary Oak trees. To the northern side of the house is a single garage and there is an existing shed in the southern garden.
- 11.2 Consent is sought for a garage to be located at the southern end of the garden, where an access has been opened up to the road. The building would be 21.2 square metres in floor area and would have a ridge height of 4.1 metres. It would be built in timber with a reclaimed clay tiled roof and would provide parking space for a single car as well as a workbench and storage area. The building would be accessed through an opening in the hedge, with a 5-bar gate. The garage would be fitted with timber doors and casement window, and steel or zinc rainwater goods. The issues to assess are the impact of the proposed building on the setting of the listed building and the character and appearance of the locality.
- 11.3 This is the third application for an outbuilding in this location, the previous two having been withdrawn following objections on conservation and tree protection grounds. The first application (reference 17/00978) was for a building of 28 square metres floor area and a ridge height of 5.14 metres. The second (18/00655) was for a building of 21 square metres floor area and a 3.5 metre

ridge height. In each case it was identified that the visual impact of a building in the proposed location would be unacceptable.

- 11.4 Policy DP37 of the New Forest National Park Local Plan 2016-2036 (August 2019) relates to domestic outbuildings and states that they will be permitted where they are proportionate and clearly subservient to the dwelling they are to serve in terms of their design, scale, size, height and massing. In this case the existing cottage is of particularly modest proportions and the chosen location is the narrowest part of the garden, which would result in the garage appearing cramped and more dominant both in the street scene and in comparison with the cottage. For these reasons the outbuilding would be contrary to Policy DP37.
- 11.5 Policy SP16 states that proposals should protect, maintain or enhance important sites and features of the historic environment. In particular, proposals will be supported where they do not harm the significance of a listed building and where they make a positive contribution to its setting. The key view of Oak Cottage is from the south across the small area of green at which Platoff Road, Lower Woodside Road and Ridgeway Lane meet. From this direction, views of the southern gable are somewhat restricted as the building is partially obscured by trees, nevertheless the property's ornate bargeboards, tall chimneys and tile hanging are striking and character features that draw the eye and are discernible through the vegetation, which frames the view of the cottage. The effect of the tree screening is also seasonal. A building of the size proposed in this location would dominate the approach and lead to the blocking of the view with a solid building which would dominate the historic cottage and appear completely out of scale. The proposal would therefore be contrary to Policy SP16 of the Local Plan, as it would be detrimental to the setting of the listed building and contrary to Policy SP17, as the dominant form of the building would erode the existing character of this part of the National Park.
- 11.6 In assessing proposals affecting listed buildings the Authority is required to have regard to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), whereby, in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Furthermore, paragraph 192 of the National Planning Policy Framework states that in determining planning applications, local planning authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness. The Framework goes on to state, in Paragraph 194, that:

"Any harm to, or loss of, the significance of a designated heritage

asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification."

There is space to the north of the dwelling that has been used for the parking of vehicles. This remains the preferred option and there is no overriding justification for the proposed building, that would outweigh the harm, identified above, that would be caused by this development.

11.7 The site is constrained by the trees along the rear boundary of the site which are protected by a Tree Preservation Order. The Tree Officer has assessed the proposal and considers that provided the recommendations of the submitted tree report are followed the proposal would be acceptable in terms of impacts on the protected trees, and would therefore be in accordance with Policy SP6 of the Local Plan.

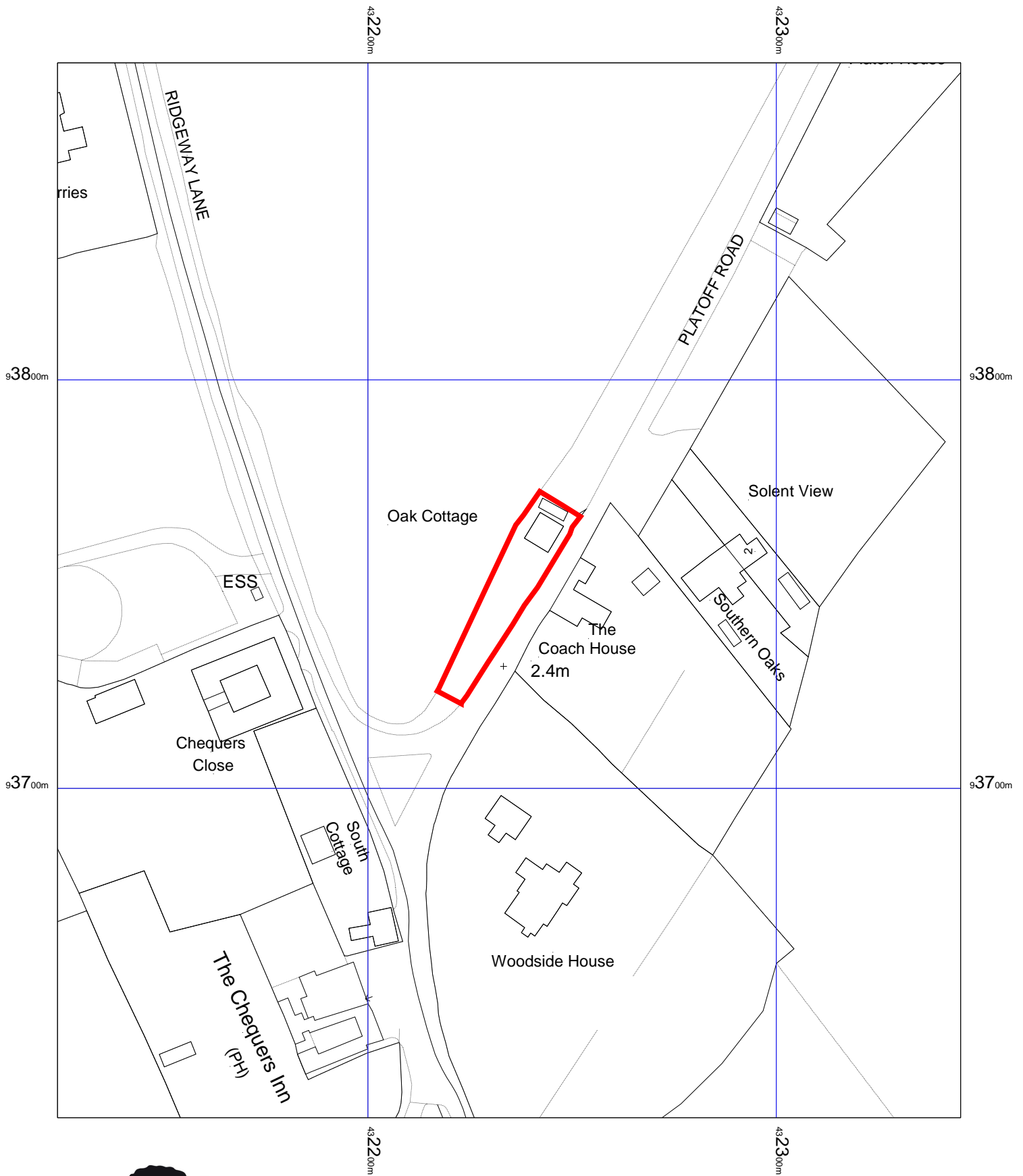
11.8 In conclusion, an outbuilding of the proposed size, in the chosen location, would result in a dominant form of development which would be out of scale both in the locality and in comparison with the listed host dwelling. The listed building makes a particularly valuable contribution to the character of the locality when viewed from the south and the proposed outbuilding would dominate this view and have a harmful impact on the setting the listed building. The proposal would therefore be contrary to Local and National policy and guidance.

12. RECOMMENDATION

Refuse

Reason(s)

1 An outbuilding of the proposed size, in the chosen location, would result in a dominant form of development which would be out of scale both in the locality and in comparison with the listed host dwelling and would have a harmful impact on the setting of the listed building. The development would be contrary to Policies SP16, SP17, DP2 and DP37 of the New Forest National Park Local Plan 2016-2036 (August 2019) and to the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and the National Planning Policy Framework.



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Lymington Town Hall, Avenue Road,
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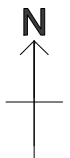
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Application No: 20/00365/FULL Full Application

Site: Ashley View Farm, Hyde, Fordingbridge, SP6 2QE

Proposal: Replacement building for use as stables

Applicant: Mr Cotter

Case Officer: Liz Young

Parish: HYDE

1. REASON FOR COMMITTEE CONSIDERATION

Referred by Authority Member.

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP2 General development principles
SP7 Landscape character
DP18 Design principles
SP16 The historic and built environment
SP17 Local distinctiveness
DP52 Field shelters and stables

4. SUPPLEMENTARY PLANNING GUIDANCE

Guidelines for Horse Related Development SPD
Hyde Village Design Statement

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 12 - Achieving well-designed places
Sec 16 - Conserving and enhancing the historic environment

6. MEMBER COMMENTS

Ann Sevier: Requests that the application should be determined at committee for the following reasons:

- Local concerns over the contravention of planning policy.
- The application was previously on the planning committee agenda.
- To allow the building to remain on site would be contrary to the Inspector's previous recommendation that it should be removed.

7. PARISH COUNCIL COMMENTS

Hyde Parish Council: Recommend permission. Comments:

Noted that this application is to consider reducing a building that currently does not have permission. There was discussion about the confusion caused by the number of applications received and registered for the site (including amended plans for this application), the appeal, current enforcement action, and whether the application was to replace the original piggeries.

It was agreed to ask for conditions to limit the use of external lighting (PIR, to protect dark skies), to ensure that the base of the part of the building to be demolished should be removed before the stables are used, to ensure that all materials and machinery are stored within the curtilage of the property (to protect the SSSI) and that the building should be for ancillary use/stables to the main property only.

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

9.1 One letter of support received from a neighbouring property:

- Previously opposed to the habitable use within the building.
- This latest proposal is considered to be an acceptable solution.
- No change of use is proposed.
- Construction works and storage should be contained within the site to minimise the impact upon the open forest.

10. RELEVANT HISTORY

- 10.1 Replacement building for use as stables (20/00011) withdrawn on 18 March 2020
- 10.2 Retention of replacement building to provide holiday let (C1 use) (18/00400) refused on 04 September 2018 (Appeal dismissed on 2 July 2019)
- 10.3 Re-roofing and cladding to existing building; alterations to fenestration (16/00688) approved on 19 October 2016
- 10.4 Determination as to whether prior approval is required for proposed change of use of agricultural building to a flexible use class C1 (hotels) piggery at Ashley View (15/00676) no objections raised on 29 October 2015

11. ASSESSMENT

- 11.1 The application site comprises a detached building, a recently constructed replacement of an agricultural building, located on agricultural land immediately north of Ashley View. It is apparent that the building, alongside a further agricultural outbuilding to the west, lies on the boundary of the residential curtilage with the surrounding agricultural land (to the north, west and south west). The site is within the Western Escarpment Conservation Area (Character Area H, Hungerford, Hyde Common, Gorley Common and Ogdens). The eastern site boundary is adjacent to the New Forest SSSI. A network of public rights of way and forest tracks lie immediately to the east and north of the site and the paddock itself is one of the field encroachments along the perimeter of Hyde Common which date from the 18th century. Ashley View Farm itself is specifically noted within the Conservation Area Character Appraisal for its vernacular interest.
- 11.2 By way of background, an application for prior approval for the change of use of the agricultural building which originally existed on site to a C1 use was submitted to the Authority in 2015. Planning permission for related physical works to the building ("re-roofing and cladding to the existing building plus alterations to fenestration") was subsequently granted in October 2016. During these works, the structure evidently became unstable when the roof was removed, with cracking in several parts of the walls. This resulted in the walls being replaced and, once this was brought to the attention of the Authority, the applicant was advised that this was development in breach of the 2016 permission. The resulting application for planning permission for "Replacement building to provide holiday let (C1 use)" was refused and an enforcement notice issued. This enforcement notice was appealed and then subsequently dismissed on the grounds that it would result in the introduction of a new dwelling in the open countryside contrary to Policy SP19. The Inspector noted that *"the building when completed internally would provide all the necessary facilities for independent day to day living, and the authority were right to treat it as a dwelling."*
- 11.3 Following on from this appeal decision, a subsequent planning application was submitted to retain part of the building (the external footprint being reduced down from 114 square metres to 91 square metres based upon the proposed plans) and carry out some minor external alterations to enable the building to be used as a stable block. This application was withdrawn following concerns that the combined impact of its size (notwithstanding the slight reduction proposed) and prominent siting would have a harmful impact upon the character and appearance of the conservation area.
- 11.4 This latest proposal is now for a more significant reduction in the overall size and would result in an external footprint of 65 square

metres. The other two differences between this submission and the withdrawn scheme are that a substantial section of the building (17 square metres) is proposed to be open sided and that the section to be removed is the most prominent end which lies immediately adjacent to the site boundary. It has been established on site that the development does not have any direct or harmful implications for the amenities of neighbouring residents and the key issues to assess would relate to the extent to which this revised proposal meets the objectives of Policy DP52 in terms of being modest in size and sensitively sited along with the impact the development would have upon the character and appearance of the wider conservation area (having regard also to views from the open forest).

- 11.5 The proposal to now remove the eastern section of the building would be beneficial in terms of reducing the prominence of the building when viewed from outside the site as this would in effect increase the distance between the building and the site boundary. Furthermore, this would result in a closer relationship between the retained building and the adjacent structure known as the piggery, reducing the overall spread of development across the site and achieving a tighter composition of structures. The substantial open section now proposed would achieve a more light weight and transient character, visually breaking down the bulk of the building and enabling it to take on a form more typical of rural stabling. The building as proposed would now be 26 square metres smaller than the previous scheme and this size is now in line with the general objectives of Policy DP52, particularly in relation to the need for such structures to be modest in scale.
- 11.6 Whilst it is certainly the case that the previous appeal decision concluded that the existing structure would need to be removed from site, the main reason for this related to the fact that the development under consideration at this time amounted to the introduction of a new self-contained dwelling in the open countryside. The scheme now applied for did not form part of this earlier decision-making process. In this case, the proposal to now reduce the size further, increase the distance from the site boundary and bring about a design more typical of other stables in the New Forest National Park has sufficiently overcome the earlier concerns raised in 2018 and also the issues which led to the most recent application being turned down. The proposal in its amended form would not include any form of habitable accommodation, would be modest in size, sensitively sited and would not have a harmful impact upon the wider conservation area or views from the open forest. The development would not impact upon the amenities of any neighbouring residents and it is therefore recommended that planning permission should be granted.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

- 1 The area of the building shaded in green on the approved site plan shall be completely demolished and all resultant materials removed from the site within one month of the date of this decision.

Reason: The retention of the whole building would be contrary to the objectives of Policy DP52 which seeks to ensure stables and field shelters would be modest in size and sensitively sited.

- 2 No mobile field shelter, structure or building other than that shown on the approved plans shall be erected or situated on the land edged blue on the approved plans without express planning permission having first been granted.

Reason: To ensure the development would not lead to a more intensive use of the land and to limit the proliferation of any new structures in the landscape in accordance with Policies DP51 and DP52 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).

- 3 All materials, machinery and any resultant waste materials or spoil shall be stored within the blue 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 SP6 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 the stabling of horses belonging to the owner of the site (or their successors in title) and shall not be used for any commercial riding, breeding, training or livery purposes.

Reason: The introduction of a commercial equestrian use in this location would cause harm by reason of increased activity and pressure on the National Park and this would be contrary to Policy DP52 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

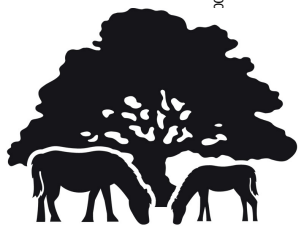
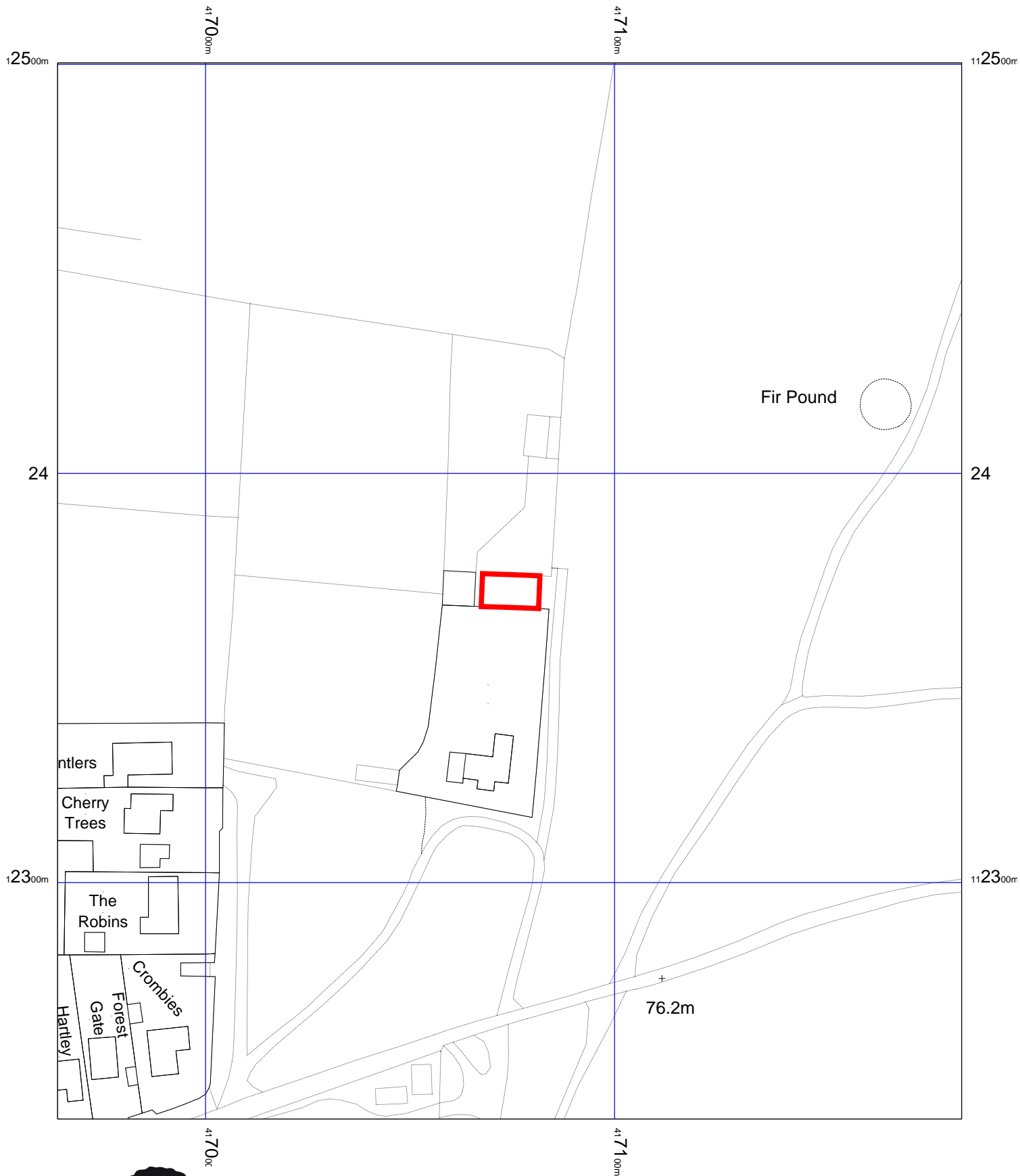
- 5 No external lighting shall be installed on the site (within the blue line area) unless details of such proposals have been submitted to and approved in writing by the New Forest National Park Authority.

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).

- 6 Development shall only be carried out in accordance with drawing nos: DWG001 Rev A, DWG002, DWG003 Rev A. 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).



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