

**Application No: 20/00835/FULL Full Application**

**Site:** North Lodge, Pylewell, East End, Lymington, SO41 5SJ

**Proposal:** Extension to dwelling; extension to outbuilding; cladding

**Applicant:** Mr Fraser

**Case Officer:** Emma Shaw

**Parish:** BOLDRE

---

**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

Conservation Area

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

DP2 General development principles  
SP16 The historic and built environment  
SP17 Local distinctiveness  
DP18 Design principles  
DP36 Extensions to dwellings  
DP37 Outbuildings

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Design Guide SPD  
Boldre Parish Design Statement

**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**

Boldre Parish Council: Agree with the comments of the previous Conservation Report in 2019 objecting to this planning application and the proposed use of the outbuilding which, once again, is contrary to NPA

Local Plan Policy DP37.

## **8. CONSULTEEES**

- 8.1 Building Design & Conservation Area Officer: No objections
- 8.2 Landscape Officer: No objections
- 8.3 Archaeologist: Support subject to conditions

## **9. REPRESENTATIONS**

None received

## **10. RELEVANT HISTORY**

- 10.1 Single storey extension; single storey extension to existing outbuilding (19/00248) withdrawn on 13 May 2019.

## **11. ASSESSMENT**

- 11.1 North Lodge lies at the principal entrance to Pylewell Park, a Grade II\* listed country house set within the Grade II\* listed park and gardens. The lodge is considered to be within the curtilage of the house and lies within the Forest South East Conservation Area in the village of South Baddesley.
- 11.2 This application seeks consent for an extension to the dwelling and an extension to the existing outbuilding. The relevant considerations relate to compliance with Policies DP36 and DP37; and the impact of the proposed development upon the historic cottage and its setting and the heritage assets.
- 11.3 The application site is located outside of the four defined New Forest villages and as such any proposed extensions would need to adhere to the floorspace restriction contained within Policy DP36 of Local Plan. In accordance with the wording of Policy DP36, the base point for calculating the floorspace is the property as it stood on 01 July 1982. The Authority's records indicate that the property had an existing floorspace of approximately 123 square metres. The dwelling has not been the subject of any extensions since this date. Calculations indicate that the proposal would result in an increase of approximately 14 square metres, an increase of approximately 11%. The proposal would therefore comply with the floorspace requirements contained within Policy DP36.
- 11.4 The lodge has a simple plan of relatively small sized rooms. The proposed single storey rear extension has been designed to be subservient in size to the principal building, and has been carefully sited at the rear, so that the important western and southern elevations are not impacted upon. The proposed

extension would have a height of approximately 3.5 metres, and the glazed lantern would be entirely hidden behind the parapet. The Authority's Senior Building Design and Conservation Officer has been consulted and has no objection to the proposed works. The palette of materials chosen are noted reflect those on the lodge. The works are considered to be of less than substantial significance to the setting of the cottage and the heritage assets. The changes inside the cottage are considered to be relatively minor and acceptable. In summary, the design of the proposed extension is considered to be contextually appropriate, in line with Policies DP2, SP16, SP17 and DP18.

- 11.5 This application includes a proposed extension to the existing outbuilding. The extension would result in an increase of approximately 8 square metres, and the outbuilding would be used to facilitate a home office and studio. The outbuilding would use facing materials of black stained vertical boarding with timber fenestration and a clay tile roof to match the existing. Policy DP37 of the Local Plan states that domestic outbuildings will be permitted for incidental use where they are sited within the residential curtilage, and the siting, scale, massing and design are proportionate and clearly subservient to the dwelling they are to serve. They should be used for incidental purposes and not contain any habitable accommodation. In addition, they should not affect the amenity space of the dwelling. The proposed extension to the existing outbuilding would result in an outbuilding which remains suitably subservient to the dwelling, and would be of an appropriate scale, design and appearance. The extension to the outbuilding would not affect the amenity space relating to the dwelling. The proposed extension to the outbuilding would therefore meet the requirements of Policy DP37. The proposed materials are considered to be appropriate to the cottage and its setting and would ensure that the character of the area is maintained, in accordance with Policies SP16 and SP17.
- 11.7 There are no objections to the proposed development from the Authority's Landscape Officer. The proposed extensions are considered to be modest and would not impinge upon the landscape setting of the immediate locality or wider area. A suitable condition has been included relating to external lighting, to ensure that the development does not adversely impact upon the rural setting of the application site.
- 11.8 The Authority's archaeologist has reviewed the application due to the proximity of the application site to known areas of archaeological importance. As a result, a suitable condition has been included.

## 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 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).
  
- 3        The outbuilding 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).
  
- 4        Development shall only be carried out in accordance with drawing numbers: 1226.P1, 1226.P5, 1226.P6, 1226.P7 Rev A, 1226.P8, 1226.P9, and 1226.P10. 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).
  
- 5        No external lighting shall be installed on the site unless details of such proposals have been submitted to and approved in writing by the New Forest National Park Authority.  
  
Reason: To protect the amenities of the area in accordance with Policies DP2 and SP15 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

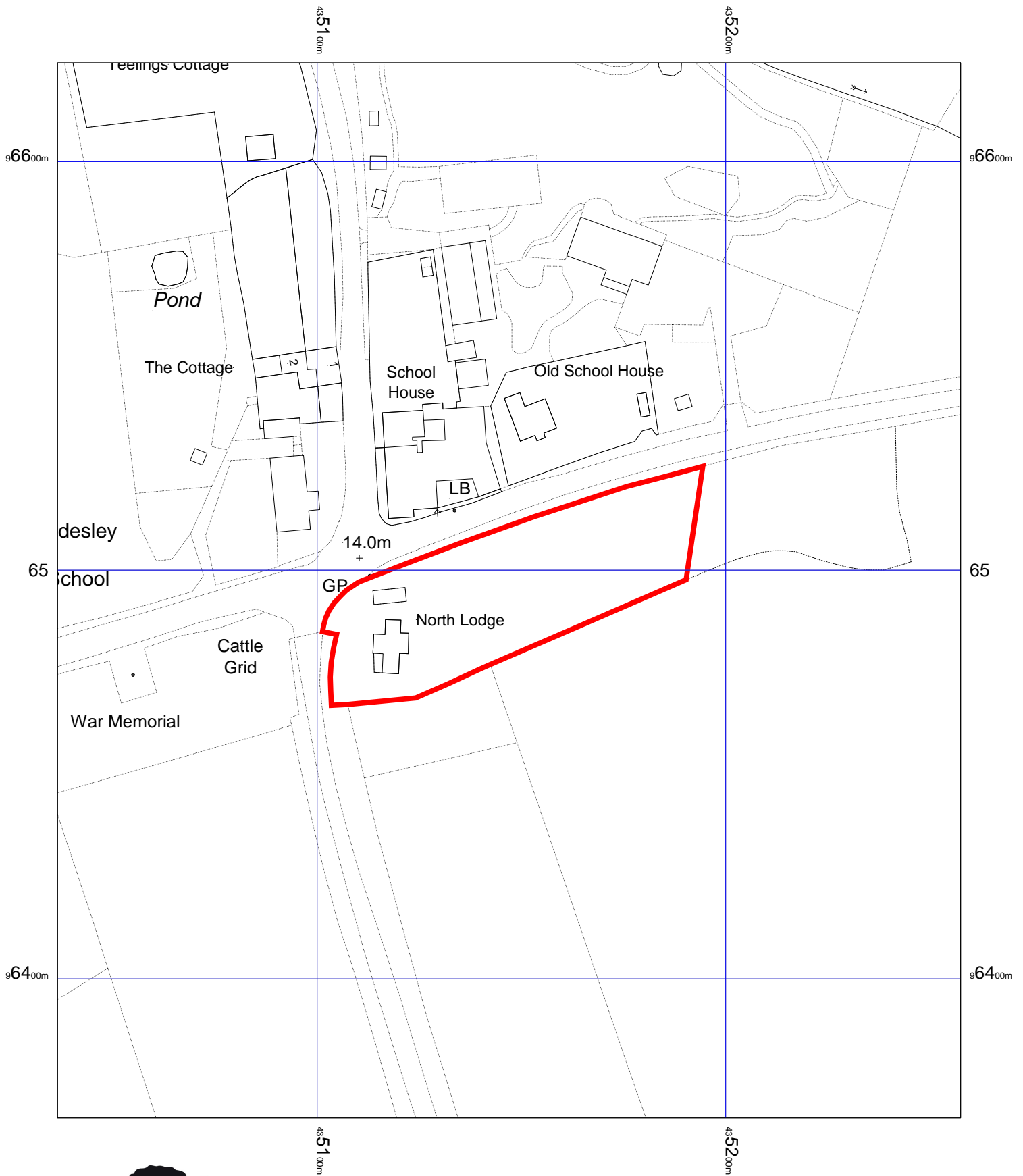
6 No demolition or development shall take place until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

No demolition or development shall take place other than in accordance with the Written Scheme of Investigation approved in writing by the New Forest National Park Authority.

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: The development is located in an area of archaeological significance where the recording of archaeological remains should be carried out prior to the development taking place in accordance with Policy DP2 and SP16 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

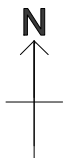
Tel: 01590 646600 Fax: 01590 646666

Date: 29/01/2021

**Ref: 20/00835**

**Scale: 1:1250**

© Crown copyright and database rights 2021 Ordnance Survey 100014703



**Application No: 20/00874/FULL Full Application**

**Site:** Auberge, Lyndhurst Road, Minstead, Lyndhurst, SO43 7FX

**Proposal:** Replacement outbuilding; alterations to existing outbuilding; access alterations; 2no. new entrance gates; 1no. new pedestrian access gate (AMENDED PLANS)

**Applicant:** Mr & Mrs Lewis

**Case Officer:** Clare Ings

**Parish:** MINSTEAD

---

**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

Conservation Area

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

SP7 Landscape character  
SP16 The historic and built environment  
SP17 Local distinctiveness  
DP2 General development principles  
DP18 Design principles  
DP37 Outbuildings

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Design Guide SPD

**5. NATIONAL PLANNING POLICY FRAMEWORK**

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**

Minstead Parish Council: Recommend refusal:  
• The proposed gates and fencing are visually intrusive in character and

size; they contravene the distinctiveness of the immediate vicinity, being in a prominent visual position in the conservation area.

- No objection to the outbuilding.

## **8. CONSULTTEES**

No consultations required

## **9. REPRESENTATIONS**

9.1 No comments received.

## **10. RELEVANT HISTORY**

10.1 Change of use to domestic garden (20/00528) granted on 14 September 2020

10.2 Continued use of land as garden; replacement outbuilding attached to raised and enlarged existing outbuilding; access alterations; new 1.8m high close boarded fencing including 2no new entrance gates; 1no.new pedestrian access gate (19/00974) withdrawn on 17 April 2020

10.3 Single storey side and rear extensions (04/81908) granted on 17 August 2004

## **11. ASSESSMENT**

11.1 The application site lies at the junction of Lyndhurst Road and Seaman's Lane in Minstead. It is an irregular shaped site surrounded by native hedgerows. Within the site lies a detached bungalow, timber barn/garage, small shed and parking area, together with an existing sewage treatment plant serving properties opposite. The site is accessed both from Lyndhurst Road and Seaman's Lane. Adjoining the site is residential development of mixed design, age and size, and the site lies within the Forest Central (South) Conservation Area.

11.2 The proposal is for a replacement outbuilding in the additional part of the garden to be served from Seaman's Lane, alterations to the smaller existing outbuilding, and gates on the entrances from both Lyndhurst Road and Seaman's Lane, together with a new pedestrian access onto Seaman's Lane. This application follows a previous one which was withdrawn (19/00974) because the outbuilding and gates were not considered appropriate.

11.3 The key considerations are:

- The scale and design of the outbuildings;
- The implications for Policy DP37 with respect to the outbuildings;
- The design and appearance of the gates; and



- The impact on the street scene and character and appearance of the conservation area.

It is not considered that any of the proposal would have a detrimental impact on the private amenities of adjoining residents.

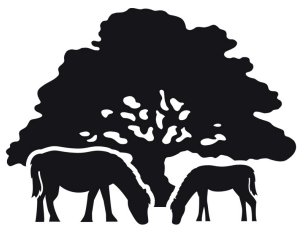
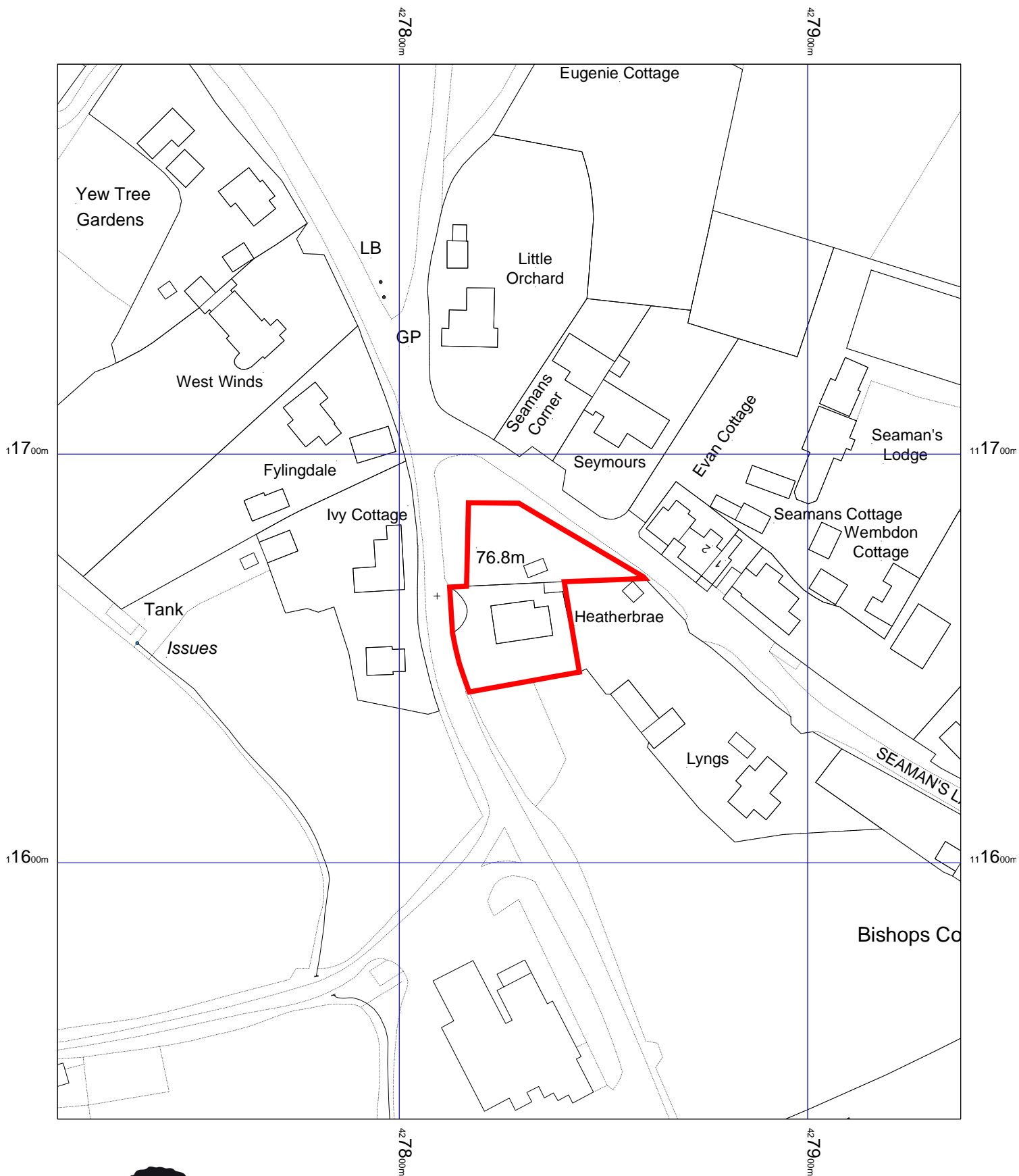
- 11.4 The alterations to the existing small outbuilding adjoining the dwelling are minimal; specifically the height would be raised marginally (by 0.2m) but its footprint would remain the same. The materials would be horizontal timber boarding. The replacement outbuilding would be larger than that present at the site. It would have a footprint of 52m<sup>2</sup> and a height to ridge of 3.4m (the existing has a footprint of 26m<sup>2</sup> and a height to ridge of 3.2m), and therefore, whilst it would almost double the size of the existing, it would not be considered excessive. The materials would be horizontal timber boarding with the roof to match the existing dwelling. Whilst it would be visible from the surrounding street scene, it would be considered appropriate in the area and would not harm the character and appearance of the conservation area.
- 11.5 Policy DP37 permits outbuildings provided that they would be sited within the residential curtilage, be for incidental uses and would not contain any habitable accommodation. The outbuilding would replace an existing structure, and it now considered to lie within an area used as garden (20/00528 refers). It would be for incidental uses, garaging and storage, and is therefore considered to comply with Policy DP37.
- 11.6 The various gates onto Lyndhurst Road and Seaman's Lane are considered acceptable. They would not exceed 1.8m which, along Seaman's Lane is below the height of the existing hedgerow. The larger gates along Seaman's Lane would use the width of the existing entrance and, although a new pedestrian gates is proposed, the removal of existing hedgerow would be kept to a minimum. Further planting is proposed to the Lyndhurst Road entrance to ensure that the gates would not appear stark within the frontage. The style of gates has been altered during the process of the application, and now include a small, more open section at the top to avoid them appearing too suburban. They would be acceptable in the wider area which displays a variety of entrance styles, and are considered would preserve the character and appearance of the conservation area.
- 11.7 Permission is therefore recommended.

## 12. RECOMMENDATION

Grant Subject to Conditions

### Condition(s)

- 1        The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
  
Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
  
- 2        Development shall only be carried out in accordance with drawing numbers: 3228-10-01 Rev C, 3228-10-03 Rev D, 3228-10-10 Rev A and 3228-20-04 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 building in accordance with Policies SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
  
- 3        The external facing materials to be used in the development shall match those indicated on the approved plans, 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).
  
- 4        The outbuilding 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).
  
- 5        No external lighting shall be installed on the site unless details of such proposals have been submitted to and approved in writing by the New Forest National Park Authority.  
  
Reason: To protect the amenities of the area in accordance with Policies DP2 and SP15 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).



NEW FOREST  
NATIONAL PARK

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

Tel: 01590 646600 Fax: 01590 646666

Date: 03/02/2021

**Ref: 20/00874**

**Scale: 1:1250**

© Crown copyright and database rights 2021 Ordnance Survey 100014703



**Application No: 20/00888/FULL Full Application**

**Site:** 14 Buldowne Walk, Sway, Lymington, SO41 6DU

**Proposal:** Single storey rear extension

**Applicant:** Mr & Mrs Fissler

**Case Officer:** Claire Woolf

**Parish:** SWAY

---

**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

No specific designation

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

DP2 General development principles  
SP17 Local distinctiveness  
DP18 Design 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: Recommend refusal for the reasons summarised below:

This is a poorly designed proposal which takes no cognisance of the Sway Village Design Statement, in respect of a flat roof where a pitched roof

could have been included, and a very large and seemingly unnecessary roof lantern. Given the property's proximity to the open forest, adherence to the aims and objectives of the Dark Skies policy is essential.

## **8. CONSULTTEES**

No consultations required

## **9. REPRESENTATIONS**

9.1 One representation received stating no objection to the application.

9.2 Additional comments received from the applicant, summarised as follows:

- The extension is for personal use as a conservatory.
- Its location on the north west elevation of the house means that it does not receive much direct sunlight and a solid roof should be avoided to reduce artificial lighting and energy costs.
- The roof lantern is energy efficient and will result in less light pollution than a full glass conservatory roof.
- Low energy LED downlights with dimmer control will be used for lighting.
- The extension cannot be seen from the road.
- A large number of properties in the vicinity have glass roofed conservatories or glazed roof lanterns.

## **10. RELEVANT HISTORY**

10.1 None relevant.

## **11. ASSESSMENT**

11.1 The application site is located in the defined New Forest village of Sway. The property comprises a two-storey dwelling with a porch and attached garage. The front boundary is a 6ft hedge. The rear boundary is enclosed by close boarded fencing with trees behind. Buldowne Walk is characterised by dwellings of a similar style and size.

11.2 Consent is sought for an orangery-style, single-storey extension. The extension would be 3.55 metre in depth and would be built using matching facing brickwork with a felt, flat roof and a glazed roof lantern. The key considerations are whether the proposed extension would be appropriate and sympathetic to the existing dwelling, its curtilage and the local area; and whether there would be any impact on neighbouring amenity.

11.3 The property is located in a defined New Forest village and is not a small dwelling. Therefore the floor space restrictions contained

in Policy DP36 do not apply. However, the policy requires extensions to be appropriate to the existing dwelling and its curtilage. The extension would sit comfortably within the curtilage of the dwelling and would be a clearly subservient and proportionate addition to the two storey dwelling. The design of the proposal would have a parapet wall and would be similar in style to the porch on the principal elevation. The proposal would use matching materials. It is therefore considered that the proposal would be appropriate to the curtilage and original core of the dwelling in accordance with Policy DP36.

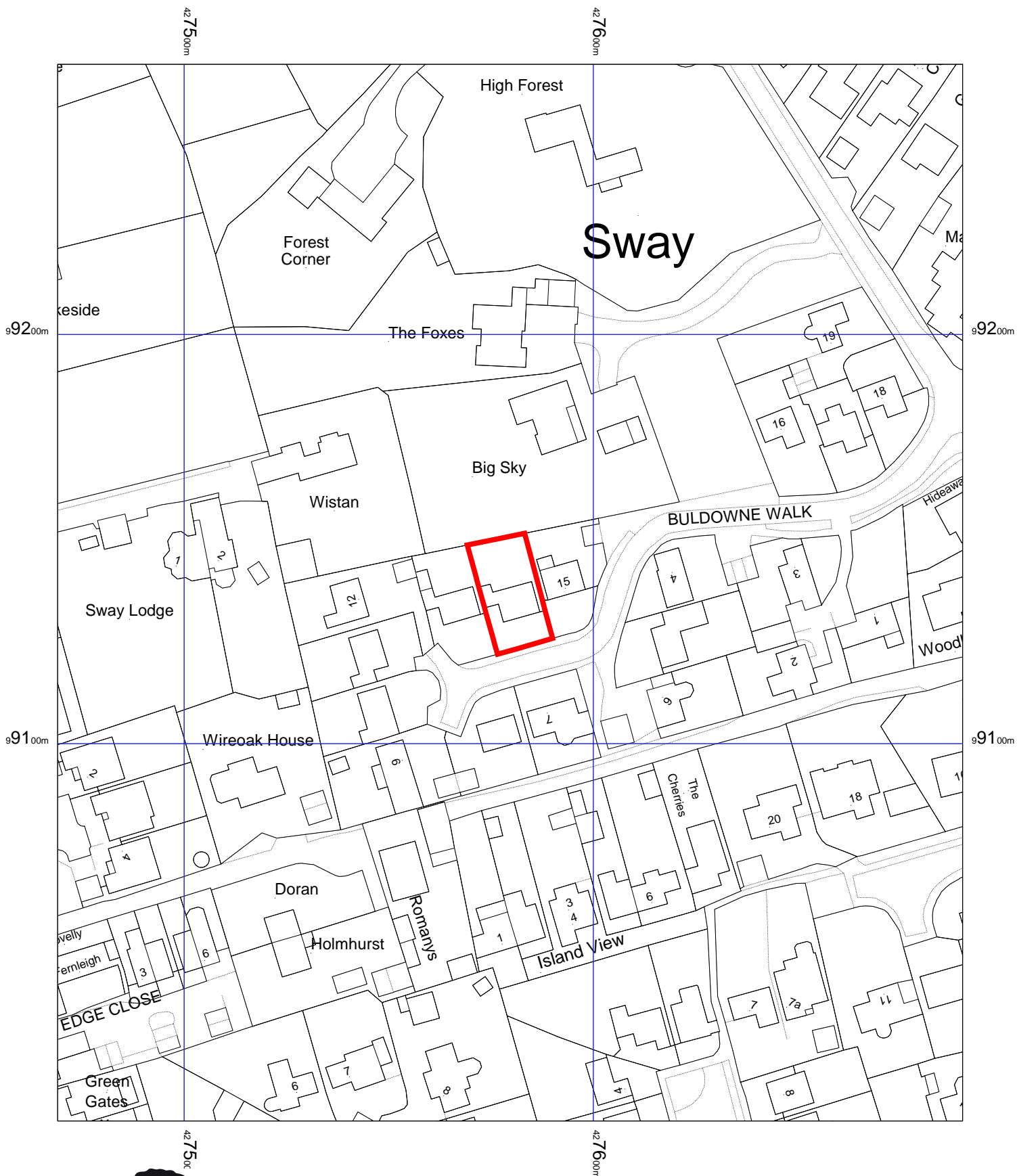
- 11.4 The Sway Village Design Statement recommends the avoidance of flat roofs. However, the flat roof would be to the rear of the dwelling and would be concealed by the pitched roof of the main dwelling. The proposed development is considered to be sympathetic to the dwelling in accordance with Policies DP2 and DP18 of the Local Plan. The impact of the development on the public realm would be minimal in light of its location to the rear of the dwelling and the existing boundary treatment. The proposal would therefore accord with Policy SP17 which seeks to avoid the erosion of the character of the National Park.
- 11.5 The issue of light pollution from the glazed elements has been raised by the Parish Council. The proposed development would be approximately 288 metres from open forest to the east and 242 metres to the north. 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, the property is located in a residential area with other properties located between itself and the open forest. The applicant has indicated that they are seeking an energy efficient solution for an extension in this location (on the north west elevation) which would not be achieved from a solid roof. The extent of glazing proposed is not considered to be excessive and it is not considered that the proposal will give rise to excessive light pollution in this residential area or that a refusal on this grounds would be sustainable.
- 11.6 There would be no impact on neighbouring amenity due to the location of the development compared to neighbouring dwellings and the siting of the existing garage.
- 11.7 Consequently, permission is recommended subject to conditions, because the proposal is considered to comply with Policies DP2, SP15, SP17, DP18 and DP36 of the New Forest National Park Authority Local Plan (2016-2036) adopted August 2019.

## 12. RECOMMENDATION

Grant Subject to Conditions

### Condition(s)

- 1        The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
  
Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
  
- 2        Development shall only be carried out in accordance with drawing numbers: 003, 004, DR1 and DR2.  
  
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).
  
- 3        The external facing materials to be used in the development shall match those used on the existing building, unless otherwise agreed in writing by the New Forest National Park Authority.  
  
Reason: To ensure an acceptable appearance of the building in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).



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

Tel: 01590 646600 Fax: 01590 646666

Date: 21/01/2021

**Ref: 20/00888**

**Scale: 1:1250**

© Crown copyright and database rights 2021 Ordnance Survey 100014703





**Application No: 20/00901/FULL Full Application**

**Site:** Little Meadow, (land Adjacent The Terraces), Newbridge Road,  
Newbridge, Cadnam, SO40 2NW

**Proposal:** Continued use of land and building for dog day care; hardsurfacing.

**Applicant:** Ms Oliveira, Pack Buddies

**Case Officer:** Liz Young

**Parish:** COPYTHORNE

---

**1. REASON FOR COMMITTEE CONSIDERATION**

Referred by Ward Councillor

**2. DEVELOPMENT PLAN DESIGNATION**

Conservation Area

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

DP2 General development principles  
SP42 Business and employment development  
SP39 Local community facilities  
SP7 Landscape character  
SP17 Local distinctiveness  
SP15 Tranquillity  
SP55 Access  
SP1 Supporting sustainable development

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Not applicable

**5. NATIONAL PLANNING POLICY FRAMEWORK**

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**

Copythorne Parish Council: Recommend permission but will accept a delegated decision.

## **8. CONSULTEES**

- 8.1 Environmental Protection (NFDC): No objections raised.
- 8.2 Highway Authority (HCC): Recommend refusal due to insufficient visibility.

## **9. REPRESENTATIONS**

- 9.1 Three third party letters of support received:
- The applicant (who has the relevant qualifications) has good organisational skills, leadership and commitment.
  - The set up on site provides a natural and enriched environment for dogs.
  - The applicant is an asset to the community.
  - Dogs are not left unattended on site.
  - Controlled environment and high standard of training.
- 9.2 Letter of support received from agent in response to various representations:
- The pipes are covered in turf to enable them to blend into the environment.
  - The metal gates were installed prior to the applicant's occupation of the site.
  - The portaloo is a necessity for staff, is located close to the road for easy access and is not visible from the road.
  - The high standard of training ensures minimal disruption to neighbours.
  - The use has not so far generated any noise complaints to New Forest District Council.
  - The site lies on a hazardous bend and the staff are on site using the access.
  - Only one van remains on site overnight.
  - No dogs are on site before 10 am or after 3pm.
  - The previous proposal for gypsy accommodation was well before the applicant took the site on.
  - To additional vehicles are proposed to be introduced to the site.
  - Dog waste is collected regularly by a professional and there is a sealed dog waste bin on site.
  - The use is not harmful to the character of the area or the amenities of neighbours.
- 9.3 Two letters of objection:
- There is no planning consent for a commercial business to be run from the site.
  - Extensive excavation has been carried out to form hard surfacing and industrial piping installed. These, along with the

large metal gates, have had a harmful impact upon the character and appearance of the Conservation Area.

- Harmful increase in noise.
- The site lies on a hazardous bend with an unsafe access. The use would therefore be harmful to the safety of vulnerable road users.
- The customer base for this use mainly lies outside the New Forest National Park so does not bring about a benefit to the local community.
- A gypsy caravan was previously refused on the site.
- The business has the potential to expand further, introducing more vehicles onto the site and increasing noise levels.
- It is not clear how dog waste is to be handled.

9.4 Representation from Cllr Diane Andrews requesting that the application be referred to the Planning Committee:

- The Parish were very supportive, and the vote was unanimous.
- Agent letter dated 20 January which clearly answered some of the issues brought up by neighbours.
- There have been no complaints during the 18 months this business has been running.
- Every care is taken to make the footprint of this business as considerate as possible.
- No future intention to expand has been noted and could be put into conditions if you were happy to allow this retrospective change of use.

## **10. RELEVANT HISTORY**

10.1 Stable Block (14/00588) approved on 7 October 2014

10.2 Stable Block (12/97745) approved on 4 October 2012

10.3 Block of three stables (98/64426) refused on 13 November 1998

10.4 Use as caravan site for one gypsy family (96/60574) refused on 14 May 1997 (Appeal dismissed on 19 January 1998)

## **11. ASSESSMENT**

11.1 This application relates to a parcel of former grazing land which amounts to approximately 0.6 hectares. The site lies within the Forest Central (North) Conservation Area and the locality is served by a series of narrow roads and lanes. These lanes, or "funnels" provided historic links to the arable lands, the commons to the north, and woodland pasture. The application site itself lies within a strip of linear development along Newbridge Road, stretching from the A31 in the south. The paddock forms part of a larger area of historic irregular field systems running to the

southwest. The north boundary of the site is directly adjoined by a public right of way. Residential properties lie to the north and east of the site, although the prevailing character of the area is predominantly rural.

### **Proposal**

11.2 Consent is sought to continue to use the land and stable on site for dog day care and also to retain an area of gravel hard surfacing which has been introduced to provide off-road parking for up to four cars. A portaloo has also been introduced onto the site for staff use (not shown on the plans) and lies close the main access. The use generates employment for the equivalent of 3 full time workers. Whilst information which accompanied the original application suggested that there are currently between 10 and 12 dogs catered for at the site, subsequent information from both the Environmental Health Officer and the agent indicate an intention to increase this to 18. The business operates between 10am and 3pm Mondays to Fridays. In order to accommodate the use on site, the stable building has been adapted internally to form a welfare area for staff and occasional shelter for dogs. Two fenced enclosures have been formed alongside the north boundary of the site, one to accommodate a dog agility course and the other a dog sensory area.

11.3 The key issues to consider would be as follows:

- The extent to which the development meets the policy objectives set out in the Local Plan in relation to business and employment uses and also community uses;
- Impacts upon the amenities of neighbouring residents (particularly in relation to noise from dogs and vehicles) and highway safety; and
- Landscape impacts arising from increased activity, temporary structures, hard surfaces etc.

### **Policy Considerations**

11.4 In terms of policy context, paragraph 170 of the National Planning Policy Framework (NPPF) states that the planning system should contribute to and enhance the natural environment by (among other things) protecting and enhancing valued landscapes and recognising intrinsic character. In addition, there is a requirement in paragraph 172 of the NPPF that great weight should be given to conserving the landscape and scenic beauty in National Parks. Designation of an area as of special landscape value reinforces a policy presumption against new development, except in cases where overriding need or minimal harm to landscape considerations can be shown. With regards to local policy, Policy SP42 of the New Forest National Park Local Plan (Business and Employment Development) states that small-scale employment development will be permitted within the defined villages of

Ashurst, Brockenhurst, Lyndhurst and Sway. Outside of the defined villages, employment development is directed to the re-use or extension of existing lawful buildings, or the redevelopment of existing business use employment sites.

- 11.5 This application site falls outside of the defined settlements and lies within a rural area within an unsustainable, rural location. There is no evidence to suggest that the proposals would have any clear connection with the management of the land or the cultural heritage of the New Forest. There is no significant planning history for the application site and it appears to have been used as grazing land. The site would therefore be classed as agricultural in terms of its established use. Whilst the existing stable is used for welfare and for occasional shelter, the use is primarily undertaken outdoors rather than within buildings. The change of use could therefore not be assessed against the re-use of buildings policy.

### **Consideration of Issues**

- 11.6 Following on from the above, because the proposal does not meet the criteria set out within Policy SP42, it would be important also to have regard to the provisions of Policy SP39 (Local Community Facilities) as the applicant seeks to make the case that the use is one which benefits the local community. It would therefore be necessary to establish whether the use would primarily serve residents within the immediate area (i.e. Newbridge). If this were not the case, the proposal would potentially lead to an increase in trips to the site from outside the Newbridge / Cadnam area (and would therefore not contribute to the sustainability of the local community). To this end, further information was requested from the applicant. Various third party representations have also been received.
- 10.7 Whilst the agent has provided some further information in relation to the customer origins, it has not been possible to establish from this the overall proportion of customers which live in the immediate area. Both the information from the agent and third party comments received would appear to suggest that many of the customers originate from the Southampton area. Whilst it is noted that discounts are offered to local residents, the proposal is unlikely to be confined to use solely by the local community (particularly when having regard to the relatively rural location and the existing customer origins). Therefore it would be difficult to argue that it would help the well-being of this community, or that of the adjoining neighbours. It appears to be the case that the facilities offered by the site, rather than meeting the needs of the community, have primarily informed the location of the development. It has been established through various appeal decisions in the past that the beneficial work undertaken in caring for dogs does not tend to outweigh conflict with countryside policies. Whilst the correct training of dogs is important, it would

be difficult to reconcile this with helping the understanding and enjoyment of the National Park given that there are concerns with the noise and disturbance.

- 11.8 The business use at the site has significantly intensified the level of activity from its former agricultural use which would have had limited activity with very few vehicle movements. In contrast to the pre-existing situation, the dog day care would result in a greater number of vehicle movements a day (this is assuming that the dogs stay at the site all day and some do not attend for just mornings or afternoons thereby potentially further increasing the number of daily vehicle movements). It is recognised that the applicant has stated that most dogs are not dropped off by their owners, however this is not something which could be controlled by condition. The intention to increase the number of dogs up to 18 would significantly intensify overall levels of activity further, particularly given the rural context. The proposal would therefore result in a harmful loss of tranquillity in comparison with the pre-existing situation, contrary to Policy SP15 of the Local Plan.
- 11.9 It has been observed, both on site and from feedback received from the Highway Authority, that the existing access suffers from poor visibility (an issue which has also been acknowledged by the agent). Based upon the limited information available and the fact that it would not be possible to rule out a significant increase in vehicle movements (having regard to the former use of the site), it has not been demonstrated that the proposal would avoid a potentially harmful impact upon the safety and convenience of users of the adjoining highway, particularly having regard to the limited road width and absence of any pavements. With regards to the suggestion by Highways that a condition could be imposed to ensure only staff drive to and from the site, such a restriction would be difficult to monitor and enforce on a daily basis, particularly when having regard to the proposal to increase the overall number of dogs to 18. The development would therefore be contrary to the requirements of Policy SP55 of the New Forest National Park Local Plan.
- 11.10 In terms of historic / landscape context, the site lies within the Newbridge Character Area and represents a late medieval arable encroachment into Cadnam Common. The area is formed of a mosaic of irregular medieval field systems with boundary hedges, along with strong ditched and banked boundary features which identify the original medieval boundaries of the encroachment. The survival of the hedges and field systems illustrate many centuries of land usage and are important features of the historic landscape. The application site is therefore considered to be a key component of the landscape character of the conservation area. Open spaces within the conservation area are important as they help to define the built environment and create a sense of place. The Conservation Area Character Appraisal also recognises the impact that cars can have in terms of dominating

the landscape and detract from traditional rural character. The site falls within Landscape Character Area 11 (Copythorne Forest Farmlands) and the identified component landscape type is described as Heath Associated Small holdings. The appraisal describes the locality as being interspersed with small areas of ancient deciduous woodlands and recognises that the small-scale irregular fields, bordered by ditch and bank boundaries with hedgerows and mature hedgerow trees, are particularly distinctive within the mixed farmland landscape. One of the key issues identified within the Landscape Character Assessment is the disruption of the area's pastoral character, leading to the erosion and loss of traditional grazing.

- 11.11 In such a sensitive context (both in historic and landscape terms), the change of use to dog day care for up to 18 dogs is considered to be a significant intensification in the use of the site and the additional vehicle movements are visually intrusive within this location. The impact of this activity would be compounded further by increased activity within the site during the day, the subdivision/ additional enclosure, hard surfacing, and the introduction of parked cars along with additional temporary structures associated with the use. Having regard to the fact that the intention is to increase to 18 dogs in the longer term, it is likely that the use will also generate a need to introduce an additional member of staff. The level of activity and parking generated by the development is thus considered to have an unacceptable impact upon the character of the countryside to the detriment of its special qualities, openness and distinctiveness, particularly when having regard to the proximity to the public right of way. For these reasons, it is considered the development has resulted in a significant impact upon the overall physical appearance and prominence of the site and the contribution it makes to the wider Conservation Area. The potential to increase the overall number of dogs to 18 adds further to the concern that the use cannot be considered to be small scale, particularly in such a rural context. The development is therefore contrary to Policies SP16, SP7, SP15, SP17, SP42 and SP39 of the New Forest National Park Local Plan.
- 11.12 The applicant was advised at pre-application stage that there was concern that it was not evident that there was a local need for the proposed business to be located within this particular site as it was not clear whether the use would primarily serve residents within the immediate area (i.e. Newbridge). This added to concern that the proposal would potentially lead to an increase in trips to the site from outside the Newbridge area (and would therefore not contribute to the sustainability of the local community).

### **Conclusion**

- 11.13 In conclusion it has not been demonstrated that the use is one which makes a significant contribution to the sustainability of the local community or the understanding and enjoyment of the New

Forest National Park. Furthermore, the overall levels of activity associated with the use could not reasonably be considered small scale for the purposes of meeting the requirements of Policy SP42 (particularly when having regard to the proposal to expand further), would result in a harmful loss of tranquillity and would be potentially detrimental to highway safety standards. The development has resulted in the erosion of the historic pastoral landscape as a result of the change of use from grazing to a more intensive land use and therefore fails to preserve the character and appearance of the Conservation Area and wider New Forest landscape. The development is at odds with the prevailing landscape of this part of the New Forest that largely retains its integrity and clear relationship with the wider National Park. The development is therefore contrary to Policies SP1, SP55, SP7, SP15, SP16, SP17 and SP42 of the New Forest National Park Local Plan along with Paragraph 172 of the Framework and it is recommended that the application should be refused.

## **12. RECOMMENDATION**

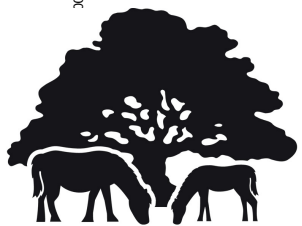
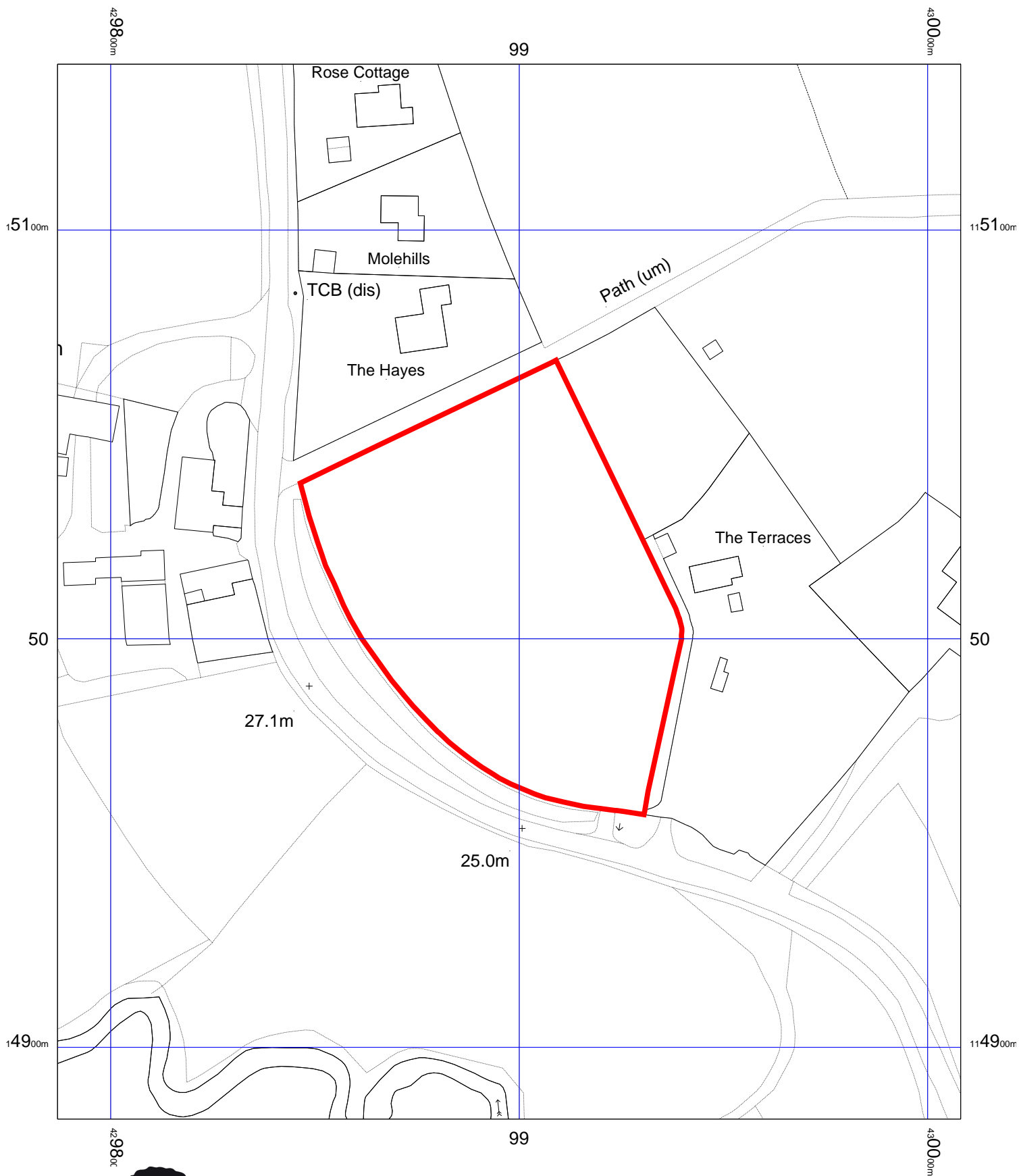
Refuse

### **Reason(s)**

- 1 The existing access suffers from poor visibility and, based upon the information available along with the likely increase in vehicle movements, the change of use would have a potentially harmful impact upon the safety and convenience of users of the adjoining highway, particularly having regard to the limited road width and absence of any pavements. The development would therefore be contrary to the requirements of Policy SP55 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).
- 2 It has not been demonstrated that the use is one which makes a significant contribution to the sustainability of the local community or the understanding and enjoyment of the New Forest National Park. The use would be located within the open countryside and is not closely associated with any of the defined settlements of the New Forest and would not involve the re-development of an existing employment use or the re-use of buildings. Furthermore the overall levels of activity associated with the use could not reasonably be considered small scale. The development is therefore contrary to Policies SP1 and SP42 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019) along with Paragraph 172 of the National Planning Policy Framework.
- 3 The development has resulted in a harmful loss of tranquillity and the erosion of the historic pastoral landscape as a result of the change of use from grazing to a more intensive land use. The development therefore fails to preserve the character and appearance of the Conservation Area and wider New Forest



landscape. The development is at odds with the prevailing landscape of this part of the New Forest and is therefore contrary to Policies SP7, SP15, SP17 and SP16 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: 29/01/2021

**Ref: 20/00901**

**Scale: 1:1250**

© Crown copyright and database rights 2021 Ordnance Survey 100014703



**Application No: 20/00939/FULL Full Application**

**Site:** Oaklands, Lower Sandy Down Lane, Boldre, Lymington, SO41 8PR

**Proposal:** Outbuilding; demolition of existing outbuilding

**Applicant:** Mr Clayton

**Case Officer:** Daniel Pape

**Parish:** BOLDRE

**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  
 SP7 Landscape character  
 SP17 Local distinctiveness  
 DP18 Design principles  
 DP37 Outbuildings

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Design Guide SPD  
 Boldre Parish 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**

Boldre Parish Council: Recommend refusal: The considerable increase in size and scale of this proposal when compared with the existing outbuildings and main dwelling is thought to be unacceptable, see Local Plan DP37

## **8. CONSULTEES**

8.1 Tree Officer: Support subject to conditions

## **9. REPRESENTATIONS**

9.1 None received

## **10. RELEVANT HISTORY**

10.1 Application for a Certificate of Lawful Development for a proposed single storey rear extension (17/00468) lawful on 26 June 2017

10.2 Extension to existing outbuilding (17/00229) granted on 08 May 2017

10.3 Two-storey front extension; front porch; clad building at first floor level (06/90898) granted on 03 January 2007

10.4 Two-storey front extension; veranda to ground floor (06/90601) refused on 04 October 2006

10.5 Erection of a garage and attached shed. (NFDC/81/18842) granted on 09 March 1981

## **11. ASSESSMENT**

11.1 Oaklands is a detached two storey dwelling accompanied by a range of domestic outbuildings, situated within a large secluded plot. The site is relatively well-screened and the existing outbuildings have little impact on the streetscene.

11.2 Permission is sought to replace the existing outbuildings with an outbuilding of improved structural integrity that would be used for an incidental purpose to the dwelling as a garage, store, home office and gym. The proposed outbuilding would have a larger footprint than the existing, by 30m<sup>2</sup>, representing an increase from 118m<sup>2</sup> to 148m<sup>2</sup> (25%). Notwithstanding this, the spread of the outbuilding would be reduced. The ridge height of the outbuilding would only be 0.1m higher than the existing. The materials proposed would be stained feather board timber cladding, wooden fenestration and slate roof.

11.3 The main issues to consider relate to the proposed use of the outbuilding, the use of appropriate design, the impact on the character of the area and neighbour amenity.

11.4 Policy DP37 of the Local Plan states that outbuildings will be permitted where they are proportionate and subservient to the dwelling and are incidental in use. They should also be sited within the residential curtilage and not reduce the private amenity space. The host dwelling is large and sits within a substantial plot.

The existing outbuilding is single storey, as is the proposed. The proposed outbuilding would be clearly subservient to the dwelling and, through its more compact footprint, would not appear significantly larger than the existing. Its design and use of materials - stained feather-edged board and slate - would be considered acceptable. An amended plan has been received to remove a proposed clock tower to keep the ridge line low and this would also retain the domestic scale of the outbuilding range. The proposed use would remain incidental, but this can also be secured through condition. As it is a replacement and of more compact design, the private amenity space would not be significantly reduced. It is therefore considered to comply with Policies DP2, DP18 and DP37.

- 11.5 There would be no adverse impact upon neighbouring amenity in terms of loss of light or outlook. Overall, the proposal would not be visible in the streetscene thus reducing any impact from outside the site, and the character of the National Park would be suitably retained in accordance with SP17. As it is replacing an outbuilding of similar scale, design and siting, the outbuilding (whilst large) would not be considered to set a harmful precedent.
- 11.6 There is a large Oak tree adjacent to the outbuilding. Advice from the Tree Officer is that, subject to suitable condition, there would not be any adverse impact on the tree.
- 11.7 The Parish Council has raised concerns over the adverse size of the proposal in relation to Policy DP37, but these have been addressed above.
- 11.8 The proposal would replace an existing outbuilding of similar form, materials and design. The outbuilding would retain neighbour amenity and would not materially increase its impact to in relation to the site, the host dwelling or the streetscene. Permission is recommended to be granted subject to conditions.

## **12. RECOMMENDATION**

Grant Subject to Conditions

### **Condition(s)**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external facing materials to be used in the development shall match those stated on the application form, 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 The outbuilding 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).

- 4 The trees and hedges on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the recommendations as set out in BS5837:2012.

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

- 5 Development shall only be carried out in accordance with drawing numbers: 07620 1 Rev A and 07620 2 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 SP16, SP17, DP18 and DP2 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: 04/02/2021

**20/00939 - OAKLANDS**



**SCALE: 1:1250**

© Crown copyright and database rights 2021 Ordnance Survey 100014703