

Application No: 19/00890/FULL Application

Site: Hunters Brook, Lyndhurst Road, Minstead, Southampton, SO43 7FX

Proposal: Outbuilding.

Applicant: Mr Frost

Case Officer: Liz Young

Parish: MINSTEAD

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Site of Special Scientific Interest
Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP2 General development principles
DP37 Outbuildings
SP55 Access
SP16 The historic and built environment
SP17 Local distinctiveness
SP6 The natural environment

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 15 - Conserving and enhancing the natural environment
Sec 12 - Achieving well-designed places
Sec 16 - Conserving and enhancing the historic environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Minstead Parish Council: Recommend refusal:

- Loss of local character and harmful landscape impact
- Loss of amenity to neighbour
- Overdevelopment

8. CONSULTEEES

- 8.1 Ecologist: No comments received.
- 8.2 Natural England: No comment to make.
- 8.3 Highway Authority (HCC): No objection. No highway issues arising from proposed outbuilding.

9. REPRESENTATIONS

- 9.1 One letter of objection from the occupant of a neighbouring property:
- It has been established from the previous appeal that the house is not in keeping with the area.
 - Gates in this locality are low key.
 - The proposed gates would unacceptably add grandeur to the site which would further erode the character of Minstead.
 - It is not clear why a further outbuilding is needed as there is already a large three bay garage on site.

10. RELEVANT HISTORY

- 10.1 Alterations to outbuilding to retain door and window (19/00546) approved on 5 September 2019
- 10.2 Application to vary Condition 9 of planning permission 17/00666 to allow minor amendment (18/00062) refused on 3 April 2018
Appeal withdrawn 17 October 2018
- 10.3 Replacement dwelling and garage (Application for a non-material amendment to planning permission 15/00502) (17/00667) objections raised on 14 September 2017
- 10.4 Replacement Dwelling and Garage (15/00502) approved on 21 October 2015
- 10.5 Replacement Dwelling and outbuilding (15/00085) approved on 2 April 2015

11. ASSESSMENT

- 11.1 Hunters Brook is a recently completed, replacement dwelling (constructed following consent reference 15/00502). The current dwelling is located in approximately the same place as the earlier buildings. A detached garage (which was also included as part of the replacement scheme) lies close to the north boundary of the

site and slightly forward of the main house. The replacement is now fully complete and comprises two storeys with a simple five-bay front elevation, central porch and hipped roof. Additional accommodation is allocated to the rear within a two-storey projection and single storey kitchen and dining area. The approved garage is a simple, rectangular building clad in timber with parking for three cars.

- 11.2 Permission is now sought to build a second detached outbuilding on the north boundary of the site, to the side of the main house and behind the main garage block. The outbuilding would be used for domestic storage and would have an external footprint of 40 square metres and a ridge height of 4.4 metres. External facing materials would comprise timber cladding and plain clay tiles. No windows are proposed.
- 11.3 The original application submission also included a proposal for a set of solid timber gates on the main vehicular entrance. However, this element of the proposal has now been removed from the scheme following case officer concerns that this would be an inappropriate form of development in this location having regard to the very rural context and prevalence of hedgerows and five bar gates. The main issues under consideration would therefore relate to the extent to which the proposed outbuilding would be incidental and appropriate to the main house, the impact the development would have upon the character and appearance of the conservation area and any potential loss of amenity to neighbouring residents.
- 11.4 No habitable uses are proposed within the building and the modest footprint along with the absence of any fenestration would ensure the building could not be readily adapted to any habitable use. Whilst concerns raised by the Parish Council in relation to the character of the area are noted, it is considered that the simple, linear form of the building and use of timber cladding would (along with its overall modest scale) ensure it would appear subservient to the main house. The building would not be readily visible from any public views and would relate closely to the main house and garaging, minimising the spread of built development across the site. This would largely be attributed to the fact that the proposed building would be located in the least conspicuous location on site being screened from the road to the west by the main garage (a significantly larger structure) and from the south by the main house.
- 11.5 The house itself is significant in scale (having incorporated a 30% enlargement from its predecessor) and it is considered that the introduction of a second, modest outbuilding within the site would not amount to overdevelopment in this case. Whilst concerns raised over the need for the building are noted, the proposal is required for purposes incidental to the main dwelling and does not contain habitable accommodation. A condition would be attached

restricting its use to remain incidental. Policy DP37 also seeks to ensure outbuildings would be subservient and located within the curtilage of the house. For the reasons set out above, the proposal is considered to meet these requirements. The outbuilding would also preserve the character and appearance of the conservation area in accordance with Policies SP16, SP17 and DP37 of the adopted Local Plan.

- 11.6 It was established on site that the roofline of the proposed outbuilding would be visible from the garden area of the immediate neighbour, Hurdles. However, the roof would slope away from this boundary, minimising its overall impact. The low eaves and ridge height, the absence of any window openings and the established boundary screening would ensure the proposal would not lead to a harmful loss of amenity to neighbours by way of loss of light, overlooking or visual intrusion. There would be a distance of approximately 1.5 metres between the outbuilding and the boundary with the neighbouring properties which is considered sufficient having regard to the modest height of the building. Consequently, whilst there would be some low-level impact upon the views from the rearmost garden areas of adjacent properties, this would not amount to direct harm to the living conditions of the occupants of these properties. The proposal would therefore meet the requirements of Policy DP2 of the New Forest National Park Local Plan and it is 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 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 Class E of Part 1 of Schedule 2 to the Order shall be erected or carried out on the approved outbuilding without express planning permission first having been granted.
- Reason: To ensure the outbuilding remains of a use and character which is appropriate to its location within the countryside and to comply with Policies DP37 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036

(August 2019).

- 3 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).

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

Reason: In the interests of protecting the New Forest Site of Special Scientific Interest in accordance with Policy SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

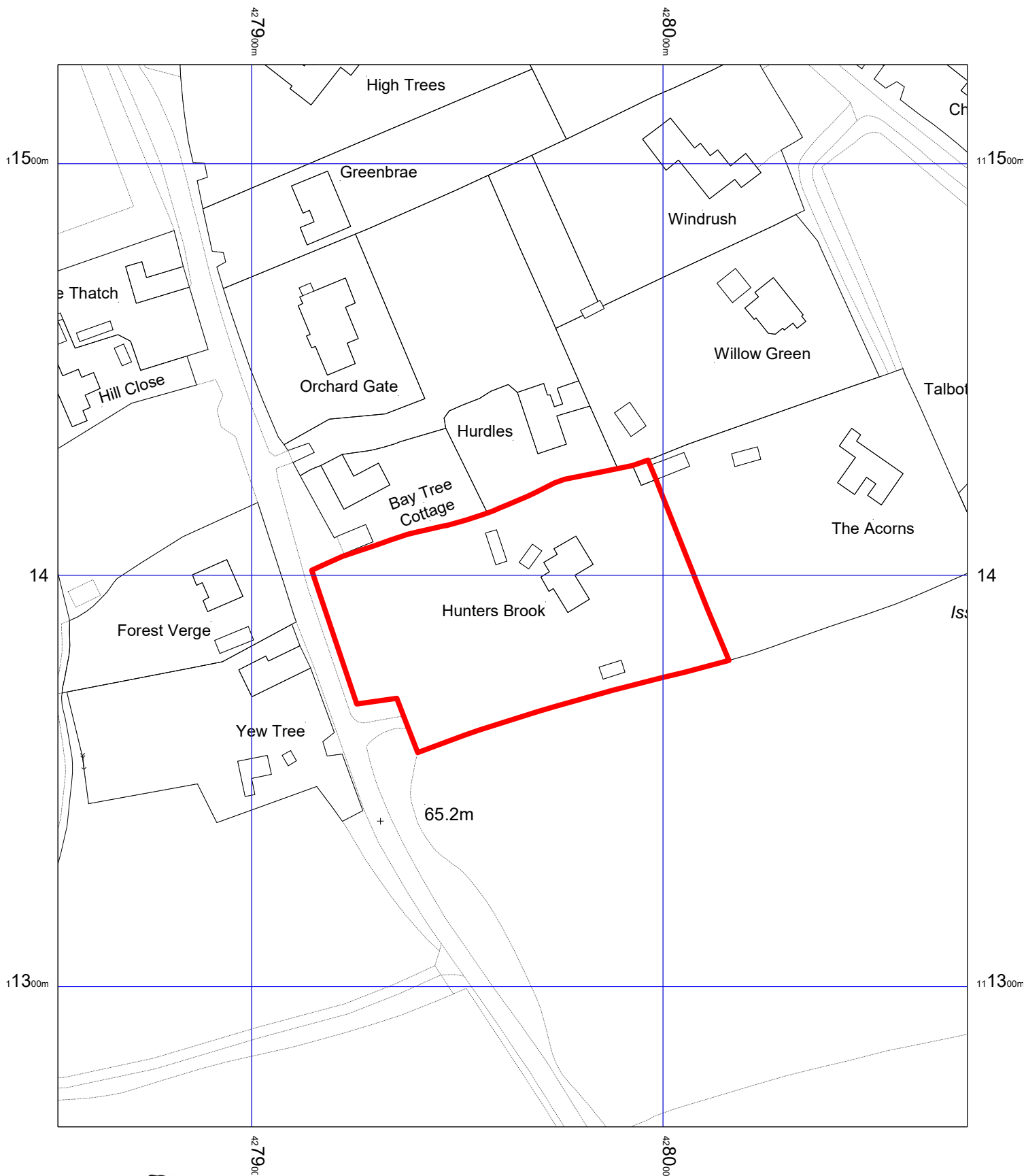
- 5 No development shall take place above slab level until samples or exact details of the facing and roofing materials have been submitted to and approved in writing by the New Forest National Park Authority.

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 Development shall only be carried out in accordance with drawing nos: 110.35A, 110.34A. 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: 07/01/2020

Ref: 19/00890 FULL

Scale: 1:1250

© Crown copyright and database rights 2020 Ordnance Survey 100014703

