

Application No: 19/00868/FULL Full Application

Site: Densome Cottage, Upper Densome Wood, Woodgreen,
Fordingbridge, SP6 2QU

Proposal: Single storey extensions; new porch; 2no new rooflights;
replacement car port; demolition of existing single storey extension,
porch and garage; replacement roof, new doors and windows and
cladding to existing outbuilding to facilitate additional ancillary
accommodation

Applicant: Mrs Butler

Case Officer: Clare Ings

Parish: WOODGREEN

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
DP36 Extensions to dwellings
DP37 Outbuildings

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

Woodgreen Parish Council: Initial plans: recommend refusal. Comments:

- it is an undesignated heritage asset and is one of the few small dwellings in the local parish
- it should continue to be recognised as a small farm dwelling
- do not consider that the new extension on SE of the dwelling would enhance the character of the building
- concerns over increased parking on the verges which are already under threat
- proposed changes to the agricultural outbuildings are not in keeping with the nature of this small dwelling, and the changes should not result in changing this into additional habitable accommodation
- one of the few remaining "hovels" and this character should not be lost

Amended plans: members to be updated

8. CONSULTEES

- 8.1 Ecologist: To be updated at committee
- 8.2 Natural England: No objection, subject to conditions seeking a method statement and mitigation for works proposed within the designated site, and also a Construction Environment Management Plan.
- 8.3 Building Design & Conservation Area Officer: Initial plans - no objection, subject to modifications. Amended plans - no objection, subject to conditions
- 8.4 Tree Officer: No objection, subject to conditions

9. REPRESENTATIONS

- 9.1 Five representations received making the following comments:
- no objection to the extension to the main dwelling
 - object to the changes being made to the outbuilding suggest further habitable accommodation
 - small dwelling, and should be retained as such
 - this is a historic forest hovel and should be retained
 - overdevelopment of the site
 - concerned about increased use of some of the accesses

10. RELEVANT HISTORY

- 10.1 None

11. ASSESSMENT

- 11.1 Densome Farm lies within the Western Escarpment Conservation Area and has been highlighted as an encroachment cottage, and a building of local historic and architectural interest; thus an undesignated heritage asset. This is due to its age, use of vernacular materials in construction, and its prominence within the village and Conservation Area. The cottage is single storey, constructed of cob with a flush ridged thatched roof. A later brick built addition to the south has a gable end facing the lane, such that the cottage is linear in form. Later additions to the cottage have been made and are mid to late C20. The site also contains a number of small outbuildings, appropriate to its use as a smallholding. These outbuildings are generally of mixed materials and poor condition.
- 11.2 The proposal is for alterations to the main dwelling, specifically:
- to add a timber clad extension at 90 degrees to the later brick addition (so that it would have its long elevation to the street)
 - to add a smaller extension to the south east elevation and remove the existing porch
 - to add a thatched porch to the north west elevation and remove the existing kitchen
- 11.3 In addition, the existing garage to the north of the dwelling would be replaced with a car port open on two sides, with timber cladding on the solid sides. The long existing outbuilding would be retained and re clad with timber with a slate roof (currently the external appearance is of concrete blocks with an asbestos roof, and there has been a partial collapse). Another outbuilding would be removed. The application has been the subject of both pre-application discussion and further negotiations during the application, with subsequent amended plans being received.
- 11.4 The key considerations are:
- the scale and design of the extension with regard to policies DP18 and DP36;
 - whether the proposals would harm the historic significance of this undesignated heritage asset;
 - whether the changes to the outbuilding are appropriate and in accordance with policy DP37; and
 - any impact on trees or ecology in the area
- 11.5 As the property does not lie within any of the four defined villages, the proposal would also need to adhere to the floorspace restriction contained within Policy DP36 of the Local Plan which seeks to limit the size of additions to properties in order to safeguard the locally distinctive character of the New Forest and

to ensure there is the ability to maintain a balance in housing stock. Densome Cottage is a 'small dwelling' as defined by policy, and the proposed extension would not exceed 100m², and in this respect would therefore comply with policy. It is not considered that the accommodation proposed for the outbuilding, described as a playroom, plus stores and a workshop, would constitute habitable accommodation and therefore would not count towards the overall total.

- 11.6 With respect to the original plans submitted (notwithstanding the pre-application advice), there were still concerns over the length of the proposed extension and its potential impact on the existing cottage, the street scene and the character and appearance of the conservation area. The further reduction in length (0.96m) and corresponding small decrease in height (10cm) have addressed the concerns to the extent that the extension would not have an overwhelming impact on the original cottage. A rooflight has also been removed from the extension, and those that remain would be of conservation style. The other smaller additions to the dwelling would be acceptable, and it is noted that the proposed materials would also be appropriate for the dwelling. Overall it is considered that the heritage significance of the dwelling would not be compromised by the proposal, and the application would comply with policies SP16, SP17, DP2 and DP18 of the Local Plan.
- 11.7 A number of concerns have been raised with regard to the outbuilding, specifically that the changes proposed indicate its future use for habitable accommodation. There is no change to the overall footprint of the outbuilding, and it is proposed to clad it with timber and primarily make use of the existing openings. Two conservation-style rooflights would be inserted into the roof to the rear, and a flue would be added. The uses shown would be a playroom and shower room, plus storage. Policy DP37 is of some relevance, but is aimed mainly at new outbuildings, and permits them provided that they lie within the residential curtilage, are proportionate and clearly subservient to the main dwelling, and are for purposes incidental to the main dwelling and do not contain any habitable accommodation. This is an existing structure which is large when compared to the dwelling, but the cladding is considered to be acceptable and its overall resulting appearance would not be too domestic, and it would be used for incidental purposes. The standard condition would also be added to ensure that it would not be used for habitable accommodation. It is therefore considered that the changes to the outbuilding would be acceptable.
- 11.7 The application also includes a replacement car port for the existing dilapidated garage to the rear of the cottage. The car port would have a smaller footprint and would be open-sided on two sides. Given its location, it would have little impact on the street

scene, and is considered not to overwhelm the existing cottage.

- 11.8 Access to the site is over the adjoining verge, which is designated SSSI. However, it would appear that this is an existing access and that no changes are proposed. Natural England have also noted this aspect and commented that no changes should be made without any further permissions. A note to this effect is recommended.
- 11.9 Trees on and adjacent to the site are protected by both the Western Escapement Conservation Area and also Tree Preservation Order 69/05 as they are important amenity features to the area and contribute to the character of the Conservation Area. It is not considered that the proposed development would have any direct impact on any important amenity trees, and the recommendations in the submitted tree report are considered appropriate. Therefore, there are no objections to this application on tree grounds subject to a condition.
- 11.10 In conclusion, it is considered that the application be recommended for permission as it would comply with policies SP16, SP17, DP2, DP18, DP36 and DP37.

12. RECOMMENDATION

Subject to the comments of the Authority's Ecologist, 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 Nos: 988-20-01, 988-20-03A, 988-20-04B, 988-20-05B and 988-20-06B. 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 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 Policies SP16, SP17, DP2 and DP18 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 4 No windows/doors shall be installed until the following details have been submitted to and approved in writing by the New Forest National Park Authority.

- a) Typical joinery details including window/doors.
- b) Details of all pipes, vents and flues (the latter to be finished in black)

Development shall only take place in accordance with those details which have been approved.

Reason: To protect the character and architectural interest of the building in accordance with Policies DP2, DP18 and SP16 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 5 All new roof lights shall be of a 'Conservation' type and shall be fitted so that, when closed, their outer surfaces are flush with the plane of the surrounding roof covering.

Reason: To protect the character and architectural interest of the building in accordance with Policies DP2, DP18 and SP16 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 6 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, including all boundary treatments;
- 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).

- 7 The trees/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 measures set out in the submitted arboricultural statement (Development Site Arboricultural Method Statement ref: SW/AMS/396/19 dated 7 November 2019).

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).

- 8 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).

- 9 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 Policies DP35 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 10 Unless otherwise agreed in writing by the National Park Authority, development shall only take place in accordance with the recommendations for ecological mitigation and enhancement which are set out in the ecological report (Phase 2 Bat Survey Work ref: AE/4285 dated August 2019) hereby approved. The specified measures 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).

- 11 All materials, machinery and any resultant waste materials or

spoil shall be stored within the red line application site in accordance with the submitted Construction Management Statement, unless otherwise agreed in writing by the local planning authority.

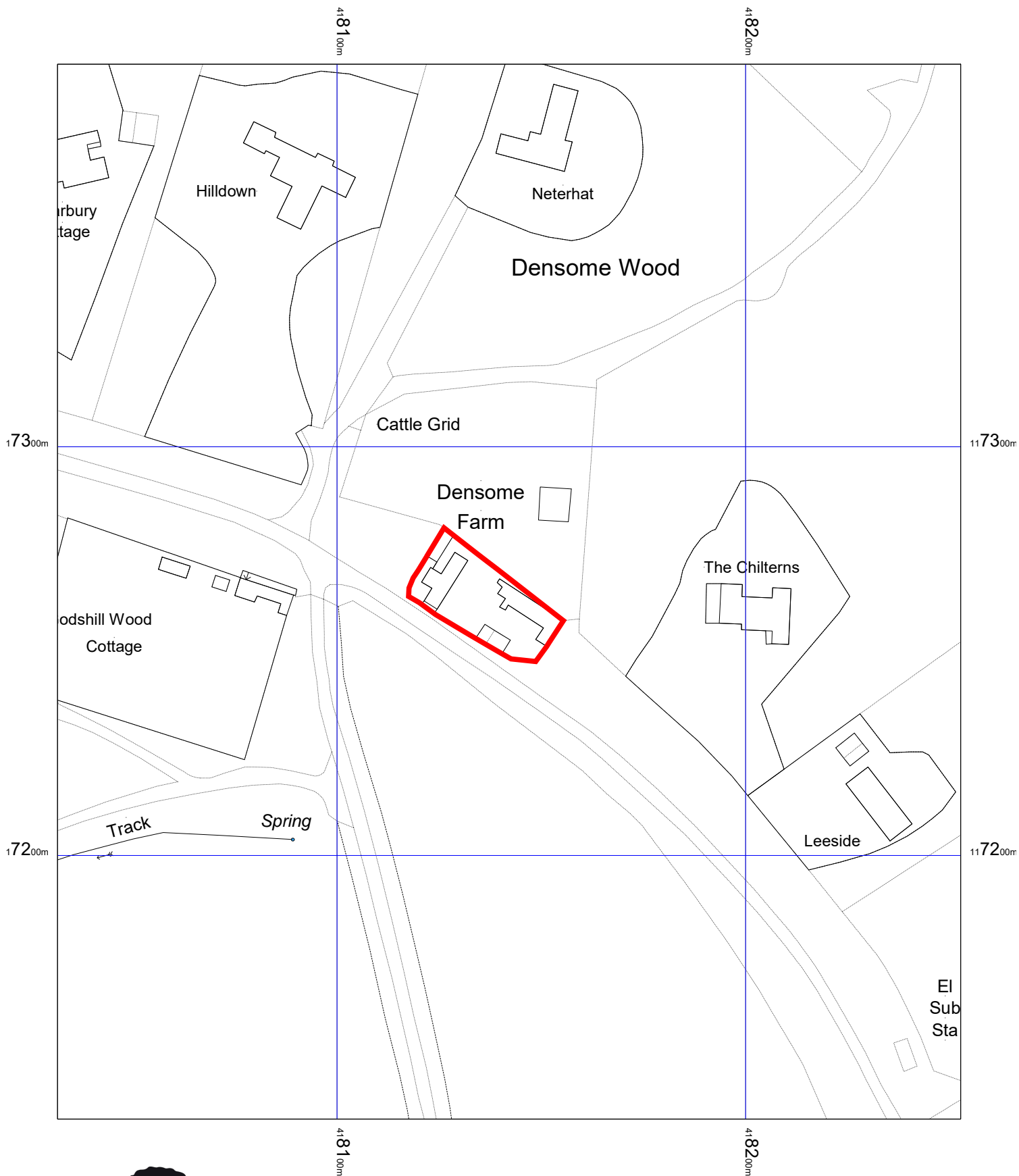
Reason: In the interests of protecting the New Forest Site of Special Scientific Interest in accordance with Policy SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 12 The outbuildings 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).

Informative(s):

- 1 The Authority has considered the application in relation to its adopted Local Plan, the National Planning Policy Framework and any other relevant material planning consideration and has recommended changes which have been accepted by the applicant to ensure the development is policy compliant and does not harm the character and appearance or amenities of the area.
- 2 Should the applicant wish to make any changes to the access to the garage in the future, consideration would need to be given to the impact on the designated site in line with regulations 75-77 of the Conservation of Habitats and Species Regulation 2017 as the widening of the existing track or introduction of a new access surface would result in the loss of the designated site.



NEW FOREST
NATIONAL PARK

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