

Application No: 20/00008/FULL Full Application

Site: Golden Bush, Sandy Down, Boldre, Lymington, SO41 8PN

Proposal: 1no outbuilding.

Applicant: Mr Percy

Case Officer: Claire Woolf

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
 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 for the reasons listed below:

It is felt this proposed outbuilding is overly large and tends to dominate the house. Furthermore, it extends well in front of the main building and is very close to the neighbour's boundary.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 Four comments of support:

- Sensible and sympathetically designed proposal which is in keeping with the surrounding area and properties.
- If the outbuilding proposed was any smaller it would have an awkward appearance.

10. RELEVANT HISTORY

10.1 Two storey front and rear extensions; porch (19/00678) granted subject to conditions 23 October 2019.

10.2 Addition of a conservatory (NFDC/84/26661) granted on 11 June 1984

11. ASSESSMENT

11.1 The application site is located to the northern side of Sandy Down, and contains a two-storey detached dwellinghouse. The dwellings in Sandy Down are substantial and of varied design. The site backs onto woodland. In 2019, extensions to the dwelling were approved which are now under construction.

11.2 Consent is sought for an outbuilding in the shape of an 'L' sited adjacent to the dwelling. The outbuilding would include space for three cars and a workshop with a footprint of 64 square metres. Part of the outbuilding would project forward of the front elevation of the dwelling by approximately 4.8 metres.

11.3 The key considerations are:

- Whether the proposal complies with Policy DP37;
- Whether it would be of an appropriate design; and
- The impact upon neighbouring amenity.

11.4 Policy DP37 of the New Forest National Park Authority Local Plan 2016-2036 (August 2019) states that outbuildings should be proportionate and clearly subservient to the dwelling they are to serve in terms of their design, scale, size, height and massing. The dwelling is not a small dwelling and is currently being extended to have a two-storey front and rear extension. The height of the dwelling to the ridge is 8.3 metres tall. The outbuilding would be subservient to this at 4.88 metres tall and would be located within the residential curtilage. The proposed use for the outbuilding would be incidental, comprising a workshop and garage for three cars. It would be appropriate to

impose a condition to ensure it would not subsequently be converted to habitable accommodation at a later date. Whilst the proposal is large in scale, it would not dominate the site or house and would be proportionate to the dwelling.

- 11.5 The outbuilding would project forward of the front elevation of the dwelling. However, given the plot size and the siting of the existing dwelling, it is not considered that the proposal would have an unacceptable impact in the street scene. The materials proposed would comprise tiles and bricks to match the dwelling and are considered to be appropriate.
- 11.6 Whilst the outbuilding is proposed to be sited close to the site boundary with the neighbouring property to the west, this would be partly screened by a hedge and the outbuilding would be located 13 metres from the neighbouring dwelling. Given the separation distance and the screening, it is not considered that the proposal would have a significant adverse impact on neighbouring amenity.
- 11.7 Permission is recommended subject to conditions, because the proposal complies with Policy DP2, SP17, DP18 and DP37 of the New Forest National Park 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 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: MBA/100/202, MBA/100/203, MBA/100/204,

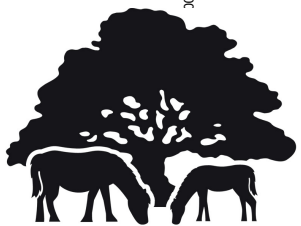
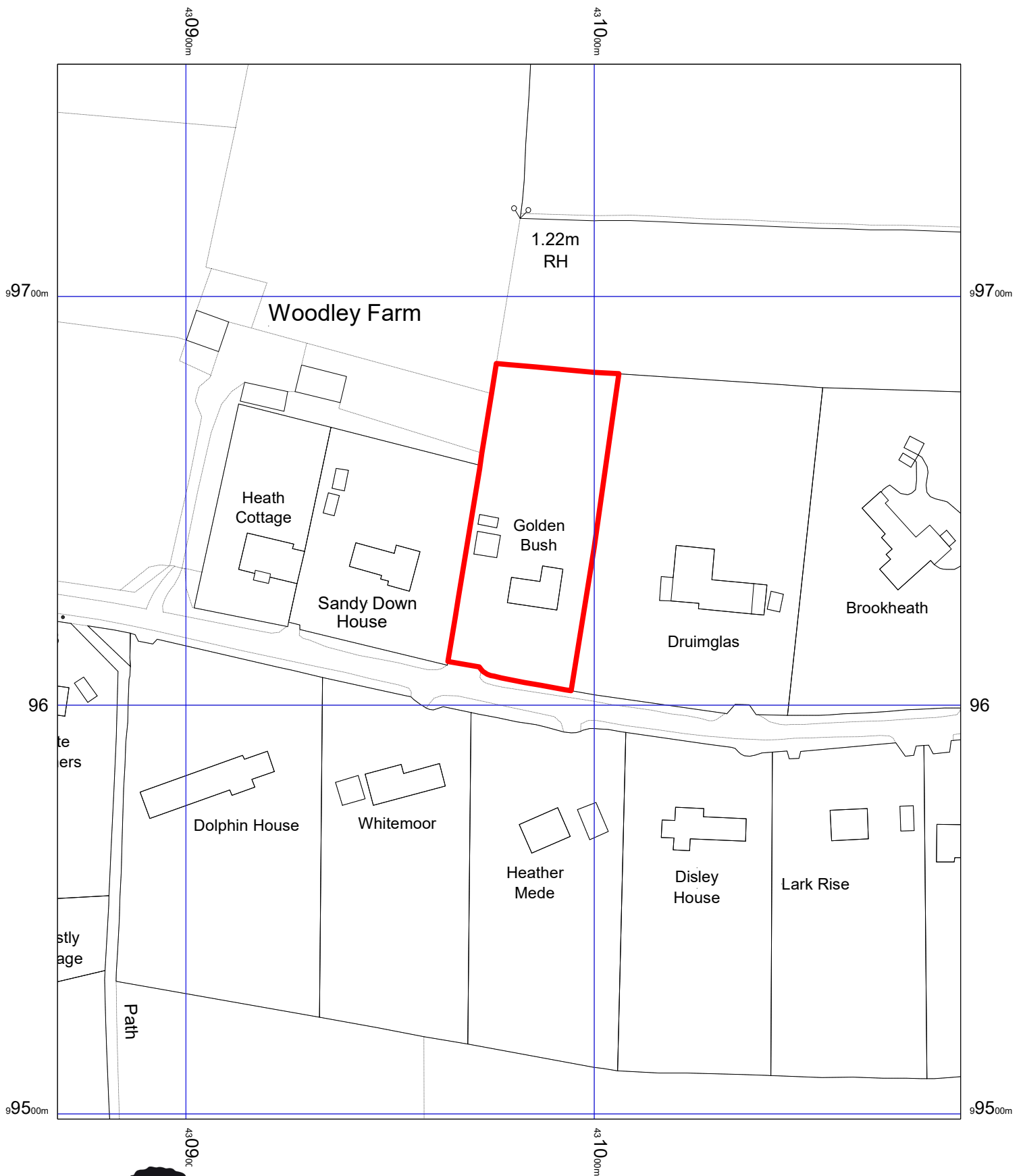
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No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

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 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**

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