

Application No: 20/00011/FULL Full Application

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

Proposal: Replacement building for use as stables

Applicant: Mr D 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
- DP52 Field shelters and stables
- SP7 Landscape character
- SP16 The historic and built environment
- SP17 Local distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

- Design Guide SPD
- 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
- Sec 15 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

Ann Sevier: Has requested that the application should be referred to Planning Committee.

7. PARISH COUNCIL COMMENTS

Hyde Parish Council: Recommend refusal but will accept a delegated decision:

- The building is considered to be non-compliant with policies DP52, DP18, DP2 and SP7 as the design is not of a high standard and is inappropriate for a stable within a conservation area.
- Does not enhance the environment.
- A reduction in size may comply with DP52 in terms of scale and location to the main property.

In the event that consent is granted conditions should be imposed to ensuring lighting would be low level to preserve dark skies (tranquility policy SP15) and also to ensure the accommodation would be ancillary to the main property and to ensure all equipment and machinery would be stored off the designated SSSI.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 No comments.

10. RELEVANT HISTORY

10.1 Retention of replacement building to provide holiday let (C1 use) (18/00400) refused on 04 September 2018 (Appeal dismissed on 2 July 2019)

10.2 Re-roofing and cladding to existing building; alterations to fenestration (16/00688) approved on 19 October 2016

10.3 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. The site is not located within a defined New Forest village. 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 the work 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 Authority's attention, 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, permission is now sought 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. The roof (tiled in slate) would remain unchanged but the patio doors would be replaced with timber doors. The reduction in size and minor external alterations have not yet been implemented.
- 11.4 It was established on site that the development does not have any direct or harmful implications for the amenities of neighbouring residents and the main issues under consideration would be the extent to which the building could be regarded as modest in size and unobtrusive in the landscape whilst having regard to the character and appearance of the Conservation Area and New Forest landscape.
- 11.5 Policy DP52 of the Local Plan seeks to ensure field shelters and stables would be sensitively sited and unobtrusive in the landscape, simple in appearance, modest in scale and constructed with appropriate materials. This policy explicitly seeks to limit the proliferation of buildings in the New Forest, primarily because of their impact upon the landscape. Since the 2019 appeal decision referred to above a new policy has been introduced through the adoption of the New Forest National Park Local Plan (SP7) which relates specifically to Landscape Character. This policy has in part been informed by the Landscape Character Assessment which closely reflects the requirements of paragraph 172 of the NPPF. This policy seeks to

ensure the Landscape Character Assessment is used to inform decisions regarding the location and design of development and the capacity of the landscape to absorb potential changes. The policy also makes reference to the key issues identified within the Landscape Action Plan and notes the importance of intrinsic character. Importantly this policy states also that landscape character cannot solely be determined by what is visible from a publicly accessible location.

- 11.6 The proposal is to reduce the floor area of the structure currently on site, and whilst Policy DP52 of the Local Plan does not set out a maximum size for stables nor seeks to define the term "modest", the overall proposed size of just over 90 square metres would be very significant having regard to the sensitivity of this edge of forest location and the existence of other structures across the site. Furthermore, the very significant depth of the building would remain unchanged and would continue to add significantly to its overall impact upon this part of the Conservation Area. The more typical form of stabling which prevails across the forest would comprise two to three loose boxes (externally accessed) with a narrow depth, simple form and modest canopy.
- 11.7 Additional information was requested from the applicant to obtain some further background on the applicant's intentions for the building (in light of the recent intention to introduce a residential use) and to establish the need for stabling (having regard to the existence of other buildings on site). The suggestion was also made to the applicant to provide amended plans reducing the floor area of the stable to bring external footprint down to 50-60 square metres. Whilst no amendments have since been forthcoming the information received in response is summarised as follows:
- There are currently three ponies (one Shetland on loan) grazed on three acres and four sheep.
 - The other buildings on site are used for domestic storage.
 - The building immediately adjacent is intended to be used for hay storage.
 - The application gives the opportunity to upgrade stabling on site.
- 11.8 Whilst these points provide useful background, the overall size of the stable could not reasonably be considered "modest", particularly when having regard to the fact that the "piggery" is also to be retained immediately alongside. The overall site area is modest and the impact of the building is particularly significant having regard to its prominent site immediately adjacent to the open forest. Furthermore, it would appear to be the case that three ponies could reasonably be accommodated within a much smaller building than the one now under consideration as the layout shown suggests only half the internal area would be used for stabling. The additional information is therefore not considered

to provide sufficient justification for a building if the size now under consideration.

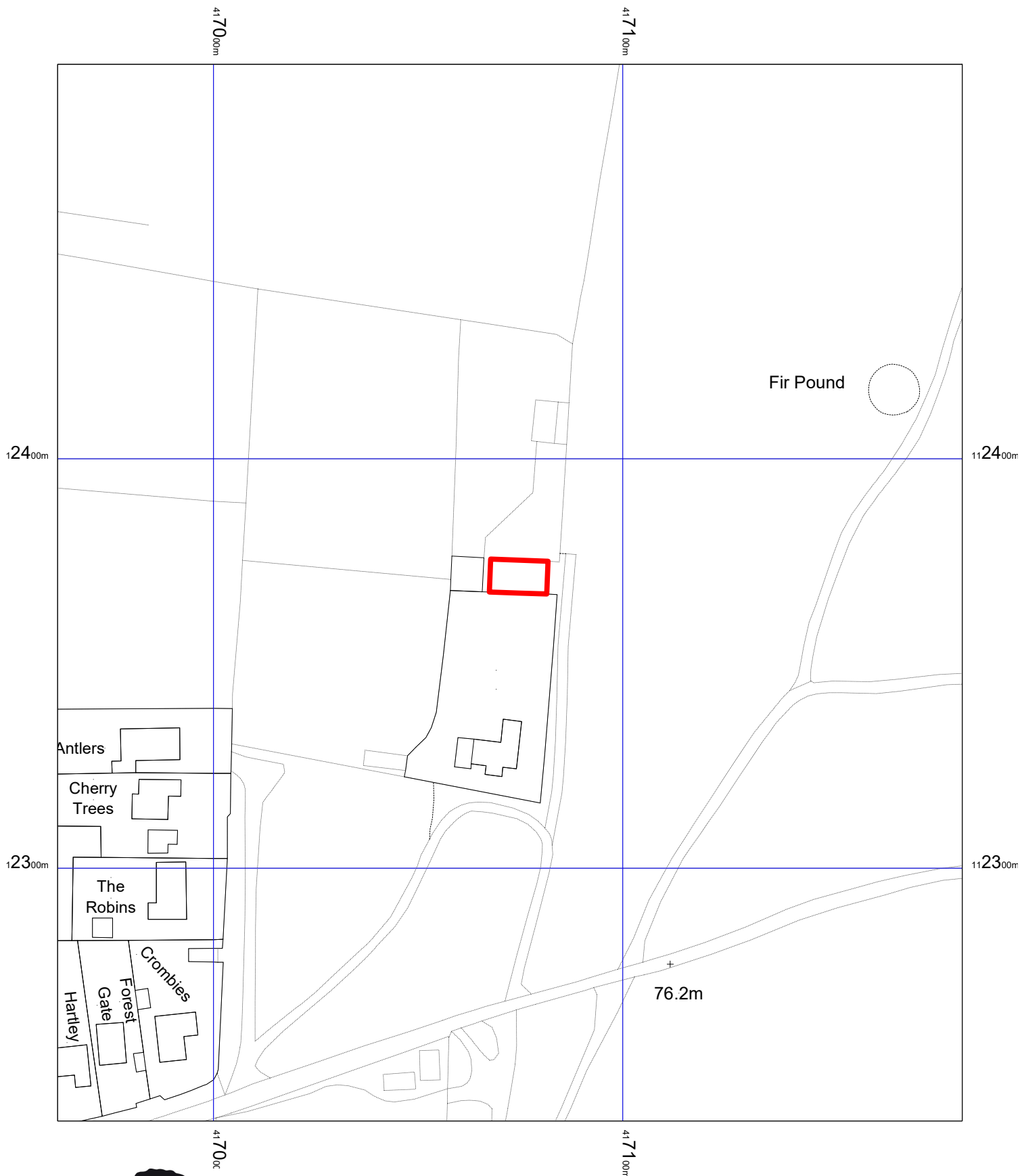
- 11.9 Notwithstanding the alternative use now proposed together with the slight reduction in size, it remains the case that, although the effect of this small-scale development on the rural character of the wider National Park might not be considered large scale, it would be significant. This would be a key concern, bearing in mind the need to consider the cumulative impact and gradual suburbanising effect mentioned in Local Plan policy SP17, and the high priority given to conservation interests in National Parks by national policy guidance. The development would contribute to that suburbanising effect, and thereby harm the rural quality of the National Park, contrary to local and national planning policies. The building is not a modest, simple structure designed solely to accommodate three horses and it is therefore recommended that the application should be refused.

12. RECOMMENDATION

Refuse

Reason(s)

- 1 The proposed stable block would, by virtue of its size, form, prominence, siting and encroachment onto open countryside, fail to preserve the character and appearance of the Western Escarpment Conservation Area and the wider New Forest landscape. In addition, it would be disproportionate in scale with the associated landholding, with no justification for its size, and therefore would be and would be contrary to Policies DP2, SP7, SP17 and DP52 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).



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