

Planning Committee - 16 June 2020

Report Item 1

Application No: 20/00172/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 incidental
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

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

John Sanger has made the following comments:

- Lack of significant amendments to meet previous reasons for refusal
- Proposals show a lack of understanding of the value of the existing building and first purpose (of National Parks)
- Improvements to the cottage are necessary, but they must be right, especially if it is to become a holiday let with associated strain on environment and tranquillity
- Support Parish Council's views

7. PARISH COUNCIL COMMENTS

Woodgreen Parish Council: Recommend refusal for the reasons listed below:

- No material changes to the plan from the previous submission - the playroom is renamed a gym/office, the shower room is replaced with utility room (since removed) and the wood burning stove is removed from the plans. However, the overall footprint and elevations of the development remain unchanged.
- The development of the outbuildings will have an adverse impact on the overall character of this dwelling (Policy No. DP37). The views glimpsed by the public of the 'hovel' are an important consideration - the council feels that the proposed outbuilding development will not be proportionate to the dwelling they are to serve in terms of design, scale, size, height and massing. In particular the planned car port height of over 4m and close proximity to the cottage will have a detrimental impact on the overall character of the site.
- Concern over felling and pruning of trees and hedges which could have an impact on the external views of both the cottage and the outbuildings and will expose the site
- Concerns in relation to increased pressure from parking and use of the verges.
- The curtilage treatment of the property must also be clearly defined open forest (Crown Lands) and the proposed development.

8. CONSULTEES

- 8.1 Tree Officer: No objection subject to condition
- 8.2 Building Design & Conservation Area Officer: No objection subject to condition
- 8.3 Ecologist: No objection subject to condition
- 8.4 Natural England: No objection subject to condition

9. REPRESENTATIONS

- 9.1 Five representations received objecting on the following grounds:
- No real change from previous scheme with respect to outbuilding which could be readily converted to incidental accommodation
 - Scale of outbuilding is too large
 - Concerns that the whole site would be used as a holiday let
 - Concerns over the proposed tree and pruning which will remove vegetation and open up the site
 - Increase in vehicular activity

One comment indicated support for extensions to cottage

10. RELEVANT HISTORY

- 10.1 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 (19/00868) refused on 19 February 2020. Appeal pending.

11. ASSESSMENT

- 11.1 Members will recall this site which came to the Planning Committee in February this year. Densome Cottage 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 As previously, the proposal is for alterations to the main dwelling, the replacement of an existing garage with an open car port, and the retention, re-cladding and re-use of the existing long outbuilding. The previous application was refused for the following reasons:

The proposed extension, by virtue of its design, massing and scale, would have an unacceptable visual impact on the locally distinctive character and appearance of the existing cottage, a non-designated heritage, and also the character and appearance of the Western Escarpment Conservation Area. The proposal

would therefore be contrary to policies SP16, SP17, DP2 and DP18 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).

The proposed changes to and use of the outbuilding would result in inappropriate accommodation, not incidental to the main dwelling, and which could readily be converted to additional ancillary and/or independent habitable accommodation. It would be contrary to policies DP2 and DP37 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).

An appeal has now been submitted against this decision.

- 11.3 This application has been submitted to overcome the reasons for refusal, and as previously the key issues 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
- 11.4 The proposal as it relates to the dwelling is:
- 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; and
 - To add a thatched porch to the north west elevation and remove the existing kitchen
- 11.5 In respect of the scale of the proposed additions to the cottage, these would comply with Policy DP36. The existing cottage is a small dwelling at 56 square metres and, together with the extensions, would fall well within the 100 square metres' threshold at 65.5 square metres. The key aspects of the proposal would be to remove the poorly constructed later additions, to better reveal the historic cob cottage, provide a new front porch, and an additional bedroom linked to the later Victorian brick-built room. Notwithstanding the reason for refusal, it is not considered that an extension could be repositioned elsewhere without significant invasive damage to the sensitive historic cob cottage or thatched roof. Options for extending off the north elevation were considered, but a combination of varying internal floor levels, the need to break through the cob wall and disrupt the thatch and external space to avoid closing off the vehicular access render this unacceptable.

- 11.6 Additional small changes have been made to the design of the additional bedroom and en-suite extension. The eaves height has been reduced by 300mm to add further to its subservience, and this has resulted in the ridge height being reduced by just over 100mm. This would better articulate the delineation of new development from the earlier structure. The new bedroom would be clad in timber weatherboarding (as previously) to articulate the later stage of development, and the fenestration would be to the private garden only. The other smaller additions to the dwelling would be acceptable, and the proposed materials would also be appropriate for the dwelling. Overall, it is considered that the heritage significance of the dwelling would not be comprised by the proposal, and the application would comply with Policies SP16, SP17, DP2 and DP18 of the Local Plan. The Design and Conservation Officer is supportive of these changes and the Parish Council now no longer objects on these grounds.
- 11.7 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. This has not been amended since the earlier application and, while it did not attract objections previously, the Parish Council has now objected to its height. As previously, the car port would have a smaller footprint to the existing garage and would be open-sided on two sides. It would be taller than the existing garage, but not excessive (4m) and given its location, it would have little impact on the street scene, and is considered not to overwhelm the existing cottage.
- 11.8 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). Externally, there would not be any changes from the previous proposal, but internally the shower room has been removed (originally to be replaced by a utility room, but this has now also been deleted) and the woodburner and flue have also been removed. It is described as being for use as a home office/gym, with a workshop and storage (and a privy). The overall size of the outbuilding is some 72 square metres, and the office/gym element would take up approximately 31 square metres of that space. 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. Notwithstanding that 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. This

element of the proposal has still attracted a number of objections, but it is considered that sufficient changes have been made to address the reason for refusal.

- 11.9 Some tree pruning is proposed, and there is concern that this might open up the site. However, 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 Any impacts on ecology are considered acceptable, subject to the work being carried out in accordance with the submitted ecology report. Access to the site makes use of an existing "track" over the adjoining verge, delineated by dragons teeth, and provided that no changes are made (none are proposed) there is no objection on ecological grounds.
- 11.11 In conclusion, it is considered that the proposal and the changes made since the previous application are acceptable and would overcome the previous reasons for refusal. This is a very small dwelling and the extension is also small and proportionate to the dwelling, complying with policy DP36. The changes made to the existing outbuilding are also appropriate and would comply with Policy DP37. 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 Drwg Nos: 988-20-10, 988-20-15, 988-20-13 Rev A and 988-20-14 Rev A. 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 Policy DP2 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, garage or other outbuilding otherwise approved by Class E 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.

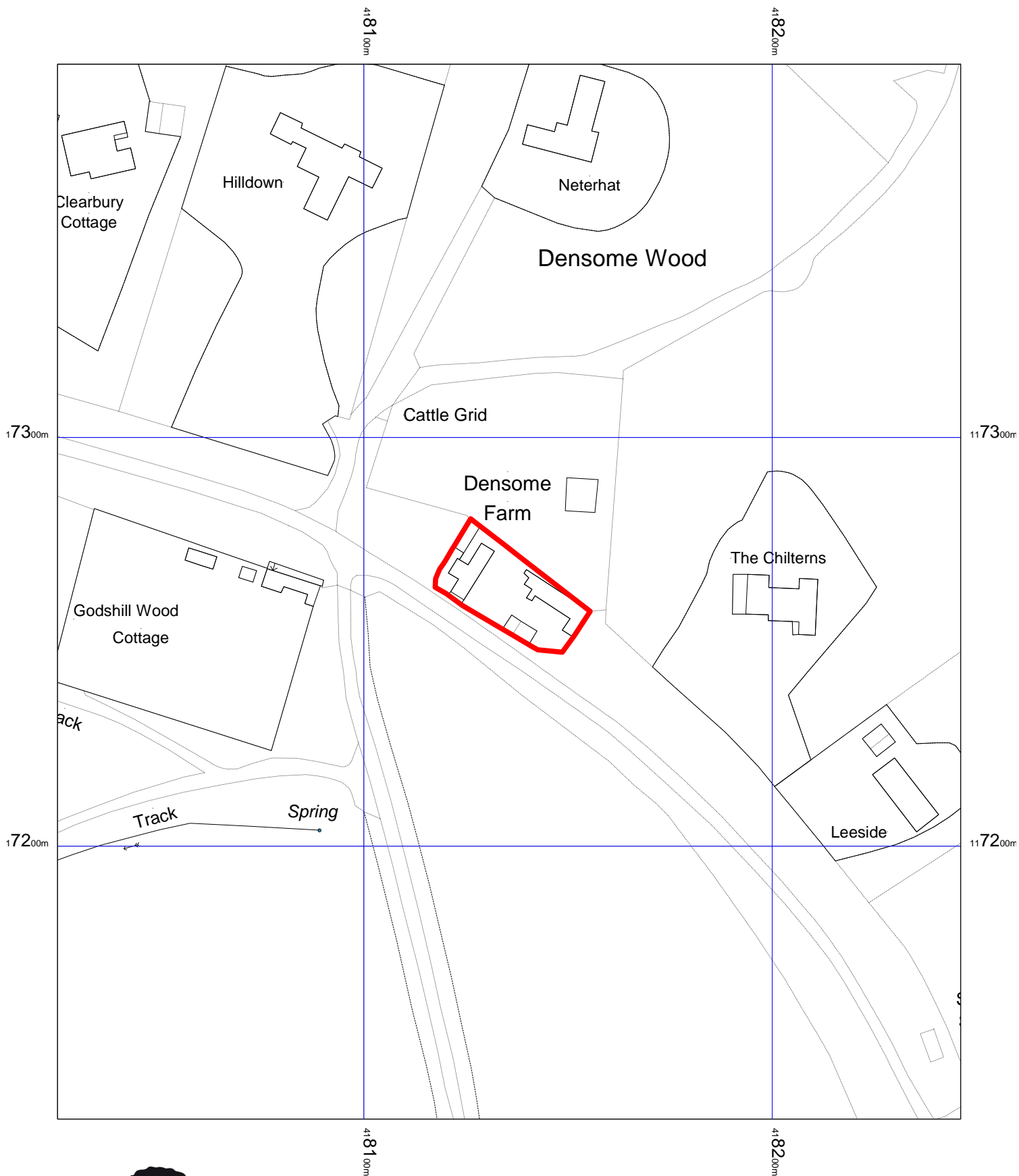
Reason: To safeguard protected species in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 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).



NEW FOREST
NATIONAL PARK

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

Tel: 01590 646600 Fax: 01590 646666

Date: 02/06/2020

Ref: 20/00172

Scale: 1:1250

© Crown copyright and database rights 2020 Ordnance Survey 100014703

