

Planning Committee - 16 June 2020

Report Item 3

Application No: 20/00229/FULL Full Application

Site: Kingston Cottage, Lower Sandy Down Lane, Boldre, Lymington,
SO41 8PP

Proposal: Replacement outbuilding; demolition of existing outbuilding

Applicant: Mrs Wardman-Smith

Case Officer: Daniel Pape

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
SP7 Landscape character
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. The height of this proposed

garage seems out of proportion to the adjacent Rose Cottage.

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

9.1 Two objections received from adjacent neighbours raising the following concerns:

- Excessive height and dominance of proposal;
- Light deprivation and loss of view from Rose Cottage;
- Drawings not representing ground level changes;
- Height and length of building compared to the existing; and
- Inclusion of rooflights suggests intention for residential purposes at a later date.

10. RELEVANT HISTORY

10.1 Replacement outbuilding (20/00060) granted on 30 March 2020.

10.2 Extension to existing outbuilding with storage over (16/00473) withdrawn on 15 August 2016.

10.3 Detached open fronted garage and store (demolish existing garage) (14/00772) granted on 20 November 2014.

10.4 Alterations and additions of a lounge and attached garage with two bedrooms over (NFDC/78/09280) granted on 30 March 1978.

10.5 Alterations and additions of a lounge and attached garage with two bedrooms over (NFDC/77/08251) granted on 03 November 1977.

11. ASSESSMENT

11.1 Kingston Cottage is a rendered dwelling with slate roof. The principal elevation of the dwelling is close to Lower Sandy Down road. The curtilage of the property stretches in an east to west direction. To the rear of the site, adjacent to the neighbouring property, Rose Cottage, there is an existing single bay garage. The rear boundary of the application property is bordered by dwellings set at a lower level than Kingston Cottage. There is a 1.2 metre difference in levels between the hardstanding at neighbouring Rose Cottage and the garden of Kingston Cottage.

11.2 The applicant seeks permission for a two-bay garage with side store and further storage space within the roof. The proposed

outbuilding would have a ridge height of 4.6m and an internal floor area of 50m². The outbuilding would be constructed of horizontal oak cladding and slate. The doors would be of softwood and two small rooflights are proposed in the northern pitch, facing into the applicant's property. A revised plan has been received omitting the gable end first floor window previously proposed.

11.3 The main issues to consider are:

- Policy DP37 (Outbuildings);
- Design;
- The impact upon the character and landscape of the National Park and locality; and
- The impact upon neighbour amenity.

11.4 In relation to Policy DP37, the proposal would be located within the residential curtilage and subservient to the main dwelling. The form of the outbuilding is modest with minimal room in the roof for storage. It would be required for purposes incidental to the dwelling and would not provide additional habitable accommodation (a condition can be attached to ensure this remains the case). The low key form of the proposed replacement outbuilding and the use of natural materials are considered to be appropriate in accordance with Policy DP18. Overall, the scale, form and appearance of the outbuilding would accord with policy and it is considered there would be no resulting detrimental impact upon the character of the National Park or locality in accordance with Policies SP7 and SP17.

11.5 The key issue that has arisen during the application is the potential impact of the proposal upon adjacent neighbours. Representations from both Rose Cottage and Valley House to the south have been received. These have raised the issue of the differing levels of the land. It is noted that the land levels would artificially add height to the proposal, however, it is also recognised that the proposed outbuilding would not be excessively high in itself at 4.6m. This is just over one metre higher than the existing single bay garage sited in the same location as the proposed outbuilding.

11.6 The rear elevation of Rose Cottage has limited fenestration and one small kitchen ground floor window. Due to the location of the outbuilding, to the north of this property, it is considered that no direct shading would occur and therefore no significant adverse impacts in relation to light or overshadowing would result. Further, it is noted that the area to the rear of Rose Cottage is entirely hardstanding for parking with a garage located between the rear elevation of Rose Cottage and the applicant's property. The area is not likely used as an amenity space as it is evident that the main garden is to the front of the property facing towards the

south. Whilst the difference in levels of the land is noted, it is considered that the proposal would not result in unacceptable adverse impacts on the residential amenities of adjoining occupiers in accordance with Policy DP2.

11.7 Permission is recommended to be granted subject to conditions.

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.

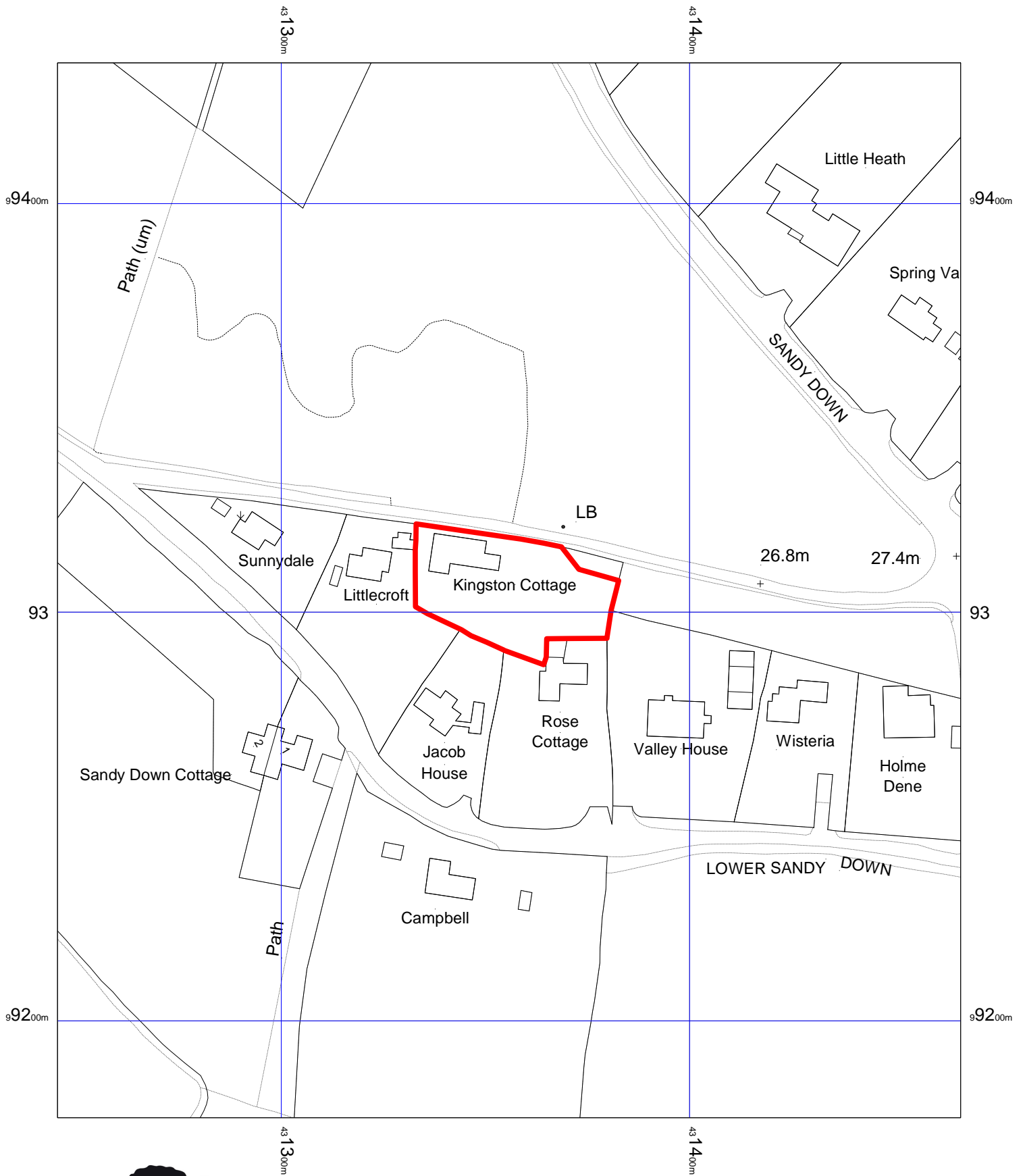
Reason: To protect the character and appearance of the countryside in accordance with Policies DP36 and DP37 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

3 Development shall only be carried out in accordance with PLA003 Rev B and PLA001 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).

4 The external facing and roofing materials to be used in the development shall be as stated on the application form hereby approved, 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 Authority
 Lymington Town Hall, Avenue Road,
 Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666

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