

**Application No: 19/00654/FULL Application**

**Site:** Annexe Cobblers Corner, Coxhill, Boldre, Lymington, SO41 8PS

**Proposal:** 2no. new dormer windows; 2no new roof lights

**Applicant:** Mrs Austin

**Case Officer:** Clare Ings

**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

DP36 Extensions to dwellings

SP7 Landscape character

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Boldre Parish Design Statement

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 15 - Conserving and enhancing the natural environment

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Boldre Parish Council: Recommend refusal. Comment:

- This former billiard room should not be extended and consider the addition to the roof, in particular, to be clumsy
- Maintain objection on amended plans, as see no reason to change.

**8. CONSULTEES**

No consultations required

## **9. REPRESENTATIONS**

- 9.1 None received.

## **10. RELEVANT HISTORY**

- 10.1 Application for Lawful Development Certificate for existing use of part of the building as a separate self-contained dwelling (19/00178) Certificate issued on 30 April 2019
- 10.2 Application for Lawful Development Certificate for existing use of part of the building as a separate self-contained dwelling (17/00454) Certificate not issued on 22 November 2017
- 10.3 Addition of a snooker room, freezer room, shower room and covered link (86/31677) approved on 22 May 1986

## **11. ASSESSMENT**

- 11.1 The larger dwelling of Cobblers Corner lies close to the junction of Coxhill and the A337. It is a large, detached two-storey dwelling set in spacious grounds and is accessed via a short gravel service road. Adjacent to the dwelling (and formerly attached by a covered link) is a small building which currently comprises a living room, two bedrooms (one on the first floor), kitchen and bathroom and is now a separate unit of accommodation (see 10.1 above). A fence divides the garden and it is this later dwelling which is the subject of the current application.
- 11.2 The proposal is to insert two dormers into the roof to allow more light into the room at first floor level. During the process of this application, negotiations have taken place to change the design from the introduction of a hipped roof to the dormer and to ensure that there would be no increase in floorspace as a result of the proposal.
- 11.3 Policy DP36 of the Local Plan permits extensions to dwellings, but not where the existing dwelling is the result of a temporary or series of temporary uses or the result of an unauthorised use. As can be seen from the history, the presence of the dwelling has been confirmed by a certificate of lawfulness for an existing use meaning that it had originally been unauthorised. However, whilst the two dormers would comprise alterations to the roof structure, given its steep pitch, together with the position of the dormers fairly high up within the roof, there would not be any increase in the amount of floorspace. Ordinarily extensions would be contrary to policy, but in this case, as there would not be any extension in terms of habitable floorspace, it is considered that the change to the roof form would be acceptable.

- 11.4 In terms of design, the dormers are quite modest in scale and would have little impact on the dwelling itself or the adjoining dwelling, Cobblers Corner.
- 11.5 As the roof space has already been in use, there would not be any impact on ecology.
- 11.6 Permission is therefore recommended, subject to conditions.

## **12. RECOMMENDATION**

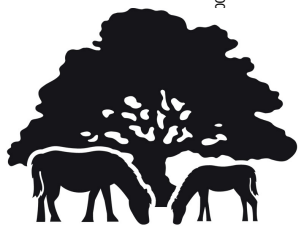
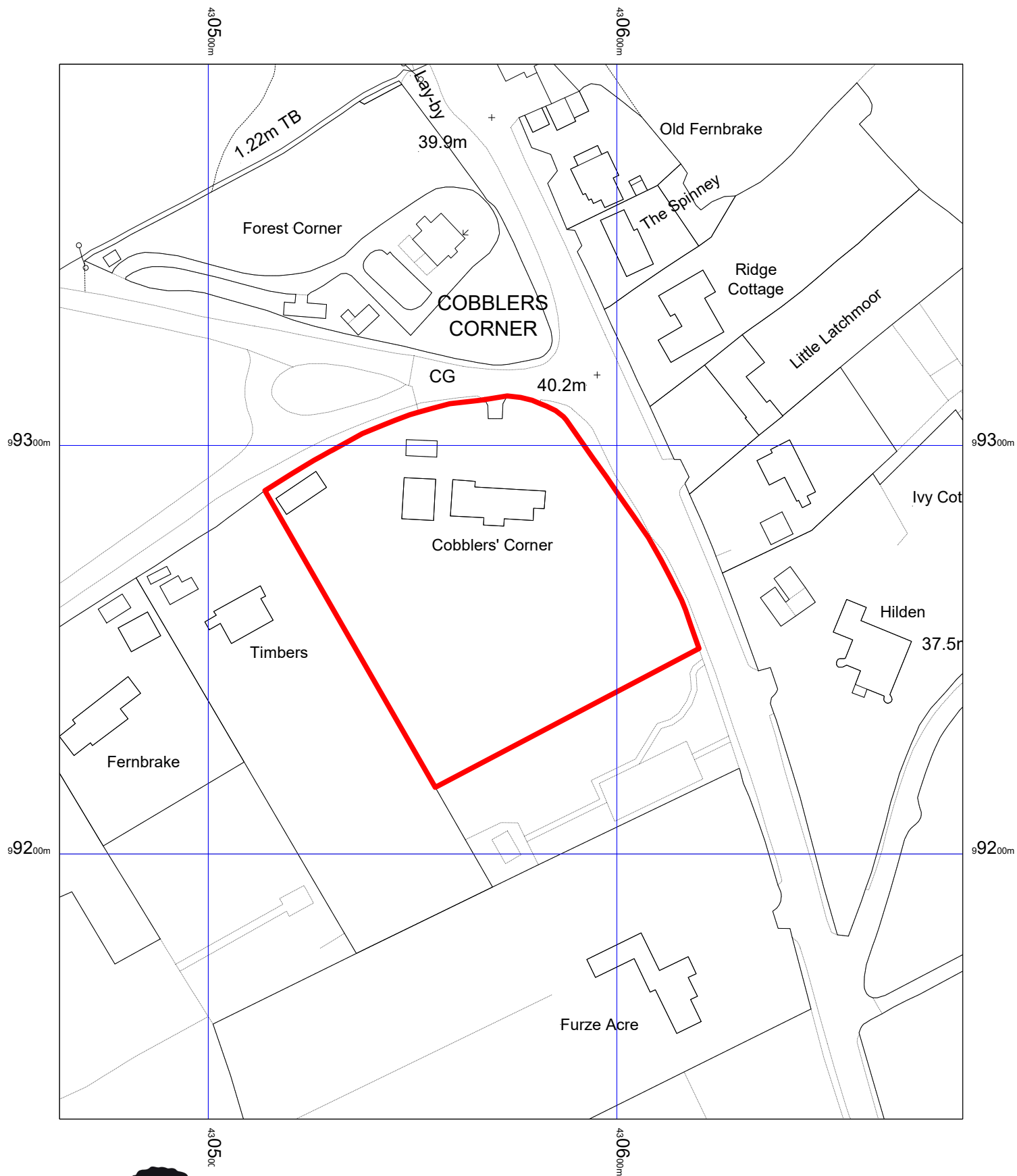
Grant Subject to Conditions

### **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 Development shall only be carried out in accordance with Drawing Nos: R104 Rev C, R105 Rev B and 010 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 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).
- 4 No windows or rooflights other than those hereby approved shall be inserted into the roofspace of the dwelling unless express planning permission has first been granted.
- Reason: To ensure the accommodation provided on the site remains of a size appropriate to its location within the countryside and to comply with Policy DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
- 5 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).



NEW FOREST  
NATIONAL PARK

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

Tel: 01590 646600 Fax: 01590 646666

Date: 07/01/2020

**Ref: 19/00654 FULL**

**Scale: 1:1250**

© Crown copyright and database rights 2020 Ordnance Survey 100014703



**Application No: 19/00880/FULL Application**

**Site:** Forest Heath House, 6 Station Road, Sway, SO41 6BA

**Proposal:** Change of use to financial professional (use class A2)

**Applicant:** Mr D Stevenson

**Case Officer:** Liz Young

**Parish:** SWAY

---

**1. REASON FOR COMMITTEE CONSIDERATION**

For applications which are contrary to plan policy but are recommended for approval.

**2. DEVELOPMENT PLAN DESIGNATION**

Defined New Forest Village  
Tree Preservation Order

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

DP2 General development principles  
DP40 Change of use from retail in the Defined Villages  
SP17 Local distinctiveness  
SP16 The historic and built environment

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Sway Village Design Statement

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 6 - Building a strong, competitive economy  
Sec 16 - Conserving and enhancing the historic environment  
Sec 15 - Conserving and enhancing the natural environment

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Sway Parish Council: No comments received to date. Comments to be reported at the meeting.

## **8. CONSULTEEES**

- 8.1 Building Design & Conservation Area Officer: No objections raised.

## **9. REPRESENTATIONS**

- 9.1 No comments received.

## **10. RELEVANT HISTORY**

- 10.1 External alterations to former hotel building and store; Landscape works (12/97331) approved on 6 June 2012
- 10.2 Internal and External alterations former hotel building and store (application for listed building consent) (12/97332) approved on 31 May 2012
- 10.3 Display of non-illuminated hanging sign (Application for Listed Building Consent) (97317) approved on 25 May 2012
- 10.4 Change of Use and Internal alterations to form 5 flats; cafe (Application for Listed Building Consent) (10/95753) approved on 18 November 2011
- 10.5 Change of Use and internal alterations to form 5 flats; cafe; pair of semi-detached dwellings; bin store; cycle stores and store; associated parking (10/95752) approved on 18 November 2011
- 10.6 Display non-illuminated post mounted sign (06/90516) approved on 05 October 2006

## **11. ASSESSMENT**

- 11.1 The Forest Heath Hotel, a Grade II Listed former hotel and public house, lies within the defined settlement boundary of Sway and also within the primary shopping frontage. The building is a prominent feature in the area, being slightly elevated above street level, and comprises three storeys. The building was previously restored in association with the change of use to residential approved in 2012 (which also permitted the construction of two semi-detached cottages to the rear). This permission included a ground floor A3 use (65 square metres) within the main building to ensure an element of community use was retained on the site. Off road parking lies to the side of the main building.
- 11.2 In terms of background Condition 7 of Planning Consent 95752 for the original change of use of the building reads as follows:

*Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any re-enactment of that Order) this permission shall authorise the*

*use of part of the premises (as defined on drawing 2910 PL 11 Rev C) for the serving of hot and cold drinks and snacks and no other use within Class A3 of the Town and Country Planning (Use Classes) Order 2005.*

This condition was imposed primarily to preserve the amenities of neighbouring residents. More recently, however the premises have been used as a florist (although this has not since been regularised by any formal application to vary the above condition). Planning permission is now sought to change the use of the ground floor premises to A2 use (Financial and Professional). No alterations are proposed to the historic fabric of the building or its external appearance and the site layout would also remain unchanged. The size of the unit would remain at 65 square metres.

- 11.3 The proposed change of use would not have any direct or harmful implications for the historic fabric and external appearance of the listed building and the main issues under consideration would be:
- The requirements of Policy DP40 in relation to the change of use from retail within defined villages.
  - Any implications with regards to the amenities of neighbouring residents.
- 11.4 Policy DP40 of the New Forest National Park Local Plan seeks to ensure development meets the retail needs of the defined villages. Specifically, the policy supports the change of use of ground floor premises from retail provided that it will not result in the proportion of retail units within the defined shopping frontage being reduced to less than 40%. The aim of the policy is to ensure that there is provision for a range of services for local communities, including specifically retail uses, in the defined villages.
- 11.5 The latest retail survey for Sway (January 2020) shows that the percentage of A1 use currently stands at 42%, thus 2% above that required by Policy DP40. On the basis of this proposal, the conversion of the A1 unit located within the Forest Heath House, currently standing vacant, to a non-A1 use, would result in a decrease in the proportion of A1 uses in Sway to 33%, thus 7% below the defined percentage threshold of 40%. The proposal would therefore be contrary to the requirements of Policy DP40.
- 11.6 The applicant is aware of the policy requirements set out under Policy DP40 and has been advised of concerns over the impact upon the proportion of retail versus non-retail uses within the defined shopping frontage. In response, the applicant has enclosed correspondence from the local Lettings Agency which states that since summer 2018 there have been several viewings but that interest in using the building for retail purposes has been limited. Most interest has been forthcoming from architects,



beauty salons or chiropractic clinics - all non-A1 uses. There had been interest from one individual to use the premises as a bike shop, but this was never followed up. The restrictions on using the building for A3 use providing hot food has also resulted in limited interest. It would therefore be necessary to assess whether this additional information provides sufficient justification for the policy conflict identified above (having regard also to National Planning Policy).

- 11.7 It has become apparent through the pre-application process that the site has now been vacant for a significant length of time. It is also the case that the lawful use of the premises should (based upon the planning history referenced above) be A3. For both these reasons it is considered that, although the proposal to now use the premises as an A2 use would result in the loss of retail usage within the shopping frontage, this would be acceptable in this location. There would appear to be significant demand for an A2 use to be introduced at the site and this could then increase the potential for the unit to become occupied, bringing about a significant benefit having regard to the length of time the building has been vacant. Of further relevance is the recent planning permission for the nearby Hatch Motors site, which whilst located outside of the primary shopping frontage, nonetheless will provide a further 200 square metres of retail floorspace. It is therefore considered that this change of use would not harm the overall viability of the Sway shopping frontage.
- 11.8 In terms of local policy, the Sway Village Design Statement Supplementary Planning Document recognises the value of the mix of commercial premises across the wider village, noting the existence of *"approximately fifty such enterprises which vary considerably in size from single proprietors to those that employ dozens of people"*. The document also considers that *"they provide much needed employment in the parish and are considered to be a vital element in keeping the village vibrant and working"*. The introduction of an alternative commercial use at the application site is considered to meet these aspirations along with Paragraph 83 of the NPPF which seeks to retain and develop local services and community facilities.
- 11.9 The proposed introduction of an A2 use in place of the A3 use which was originally consented, would have a reduced impact in terms of the noise levels, the likely number of deliveries and other vehicular movements. It is therefore recommended that planning permission should be granted.

## 12. RECOMMENDATION

Grant Subject to Conditions

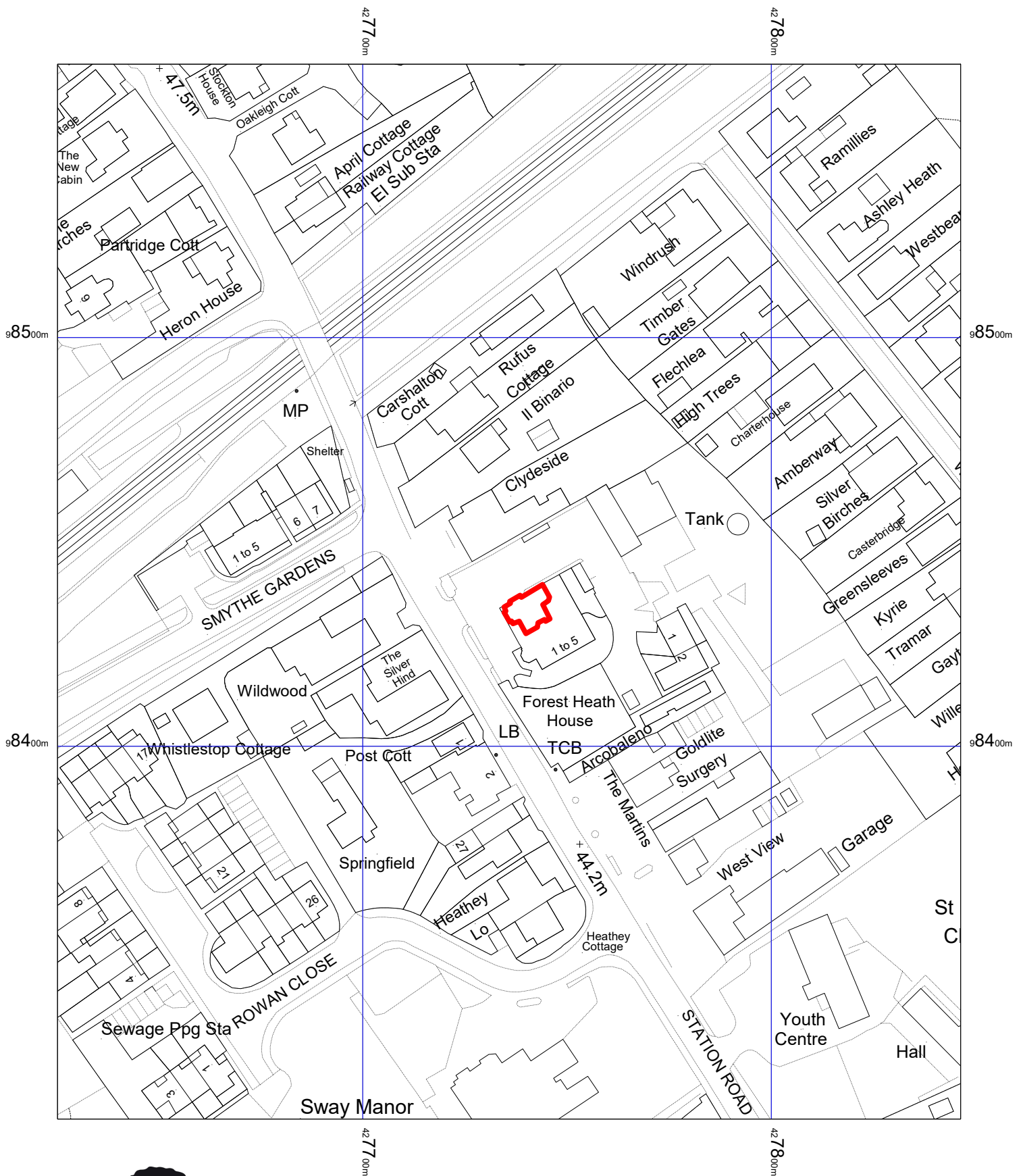
**Condition(s)**

- 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 Drawing Numbers: 2910 PL 01 Rev B and 2910 FHH 06 Rev B. 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).



NEW FOREST  
NATIONAL PARK

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

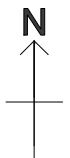
Tel: 01590 646600 Fax: 01590 646666

Date: 09/01/2020

**Ref: 19/00880 FULL**

**Scale: 1:1250**

© Crown copyright and database rights 2020 Ordnance Survey 100014703



**Application No: 19/00890/FULL Application**

**Site:** Hunters Brook, Lyndhurst Road, Minstead, Southampton, SO43 7FX

**Proposal:** Outbuilding.

**Applicant:** Mr Frost

**Case Officer:** Liz Young

**Parish:** MINSTEAD

---

**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

Site of Special Scientific Interest  
Conservation Area

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

DP2 General development principles  
DP37 Outbuildings  
SP55 Access  
SP16 The historic and built environment  
SP17 Local distinctiveness  
SP6 The natural environment

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Design Guide SPD

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 15 - Conserving and enhancing the natural environment  
Sec 12 - Achieving well-designed places  
Sec 16 - Conserving and enhancing the historic environment

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Minstead Parish Council: Recommend refusal:

- Loss of local character and harmful landscape impact
- Loss of amenity to neighbour
- Overdevelopment

## **8. CONSULTEES**

- 8.1 Ecologist: No comments received.
- 8.2 Natural England: No comment to make.
- 8.3 Highway Authority (HCC): No objection. No highway issues arising from proposed outbuilding.

## **9. REPRESENTATIONS**

- 9.1 One letter of objection from the occupant of a neighbouring property:
- It has been established from the previous appeal that the house is not in keeping with the area.
  - Gates in this locality are low key.
  - The proposed gates would unacceptably add grandeur to the site which would further erode the character of Minstead.
  - It is not clear why a further outbuilding is needed as there is already a large three bay garage on site.

## **10. RELEVANT HISTORY**

- 10.1 Alterations to outbuilding to retain door and window (19/00546) approved on 5 September 2019
- 10.2 Application to vary Condition 9 of planning permission 17/00666 to allow minor amendment (18/00062) refused on 3 April 2018  
Appeal withdrawn 17 October 2018
- 10.3 Replacement dwelling and garage (Application for a non-material amendment to planning permission 15/00502) (17/00667) objections raised on 14 September 2017
- 10.4 Replacement Dwelling and Garage (15/00502) approved on 21 October 2015
- 10.5 Replacement Dwelling and outbuilding (15/00085) approved on 2 April 2015

## **11. ASSESSMENT**

- 11.1 Hunters Brook is a recently completed, replacement dwelling (constructed following consent reference 15/00502). The current dwelling is located in approximately the same place as the earlier buildings. A detached garage (which was also included as part of the replacement scheme) lies close to the north boundary of the

site and slightly forward of the main house. The replacement is now fully complete and comprises two storeys with a simple five-bay front elevation, central porch and hipped roof. Additional accommodation is allocated to the rear within a two-storey projection and single storey kitchen and dining area. The approved garage is a simple, rectangular building clad in timber with parking for three cars.

- 11.2 Permission is now sought to build a second detached outbuilding on the north boundary of the site, to the side of the main house and behind the main garage block. The outbuilding would be used for domestic storage and would have an external footprint of 40 square metres and a ridge height of 4.4 metres. External facing materials would comprise timber cladding and plain clay tiles. No windows are proposed.
- 11.3 The original application submission also included a proposal for a set of solid timber gates on the main vehicular entrance. However, this element of the proposal has now been removed from the scheme following case officer concerns that this would be an inappropriate form of development in this location having regard to the very rural context and prevalence of hedgerows and five bar gates. The main issues under consideration would therefore relate to the extent to which the proposed outbuilding would be incidental and appropriate to the main house, the impact the development would have upon the character and appearance of the conservation area and any potential loss of amenity to neighbouring residents.
- 11.4 No habitable uses are proposed within the building and the modest footprint along with the absence of any fenestration would ensure the building could not be readily adapted to any habitable use. Whilst concerns raised by the Parish Council in relation to the character of the area are noted, it is considered that the simple, linear form of the building and use of timber cladding would (along with its overall modest scale) ensure it would appear subservient to the main house. The building would not be readily visible from any public views and would relate closely to the main house and garaging, minimising the spread of built development across the site. This would largely be attributed to the fact that the proposed building would be located in the least conspicuous location on site being screened from the road to the west by the main garage (a significantly larger structure) and from the south by the main house.
- 11.5 The house itself is significant in scale (having incorporated a 30% enlargement from its predecessor) and it is considered that the introduction of a second, modest outbuilding within the site would not amount to overdevelopment in this case. Whilst concerns raised over the need for the building are noted, the proposal is required for purposes incidental to the main dwelling and does not contain habitable accommodation. A condition would be attached

restricting its use to remain incidental. Policy DP37 also seeks to ensure outbuildings would be subservient and located within the curtilage of the house. For the reasons set out above, the proposal is considered to meet these requirements. The outbuilding would also preserve the character and appearance of the conservation area in accordance with Policies SP16, SP17 and DP37 of the adopted Local Plan.

- 11.6 It was established on site that the roofline of the proposed outbuilding would be visible from the garden area of the immediate neighbour, Hurdles. However, the roof would slope away from this boundary, minimising its overall impact. The low eaves and ridge height, the absence of any window openings and the established boundary screening would ensure the proposal would not lead to a harmful loss of amenity to neighbours by way of loss of light, overlooking or visual intrusion. There would be a distance of approximately 1.5 metres between the outbuilding and the boundary with the neighbouring properties which is considered sufficient having regard to the modest height of the building. Consequently, whilst there would be some low-level impact upon the views from the rearmost garden areas of adjacent properties, this would not amount to direct harm to the living conditions of the occupants of these properties. The proposal would therefore meet the requirements of Policy DP2 of the New Forest National Park Local Plan and it is recommended that planning permission should be granted.

## **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 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 Class E of Part 1 of Schedule 2 to the Order shall be erected or carried out on the approved outbuilding without express planning permission first having been granted.
- Reason: To ensure the outbuilding remains of a use and character which is appropriate to its location within the countryside and to comply with Policies DP37 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036

(August 2019).

- 3 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).

- 4 All materials, machinery and any resultant waste materials or spoil shall be stored within the red line application site 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).

- 5 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.

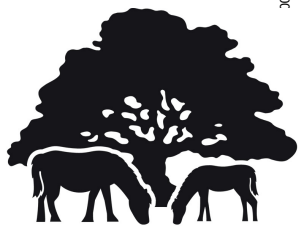
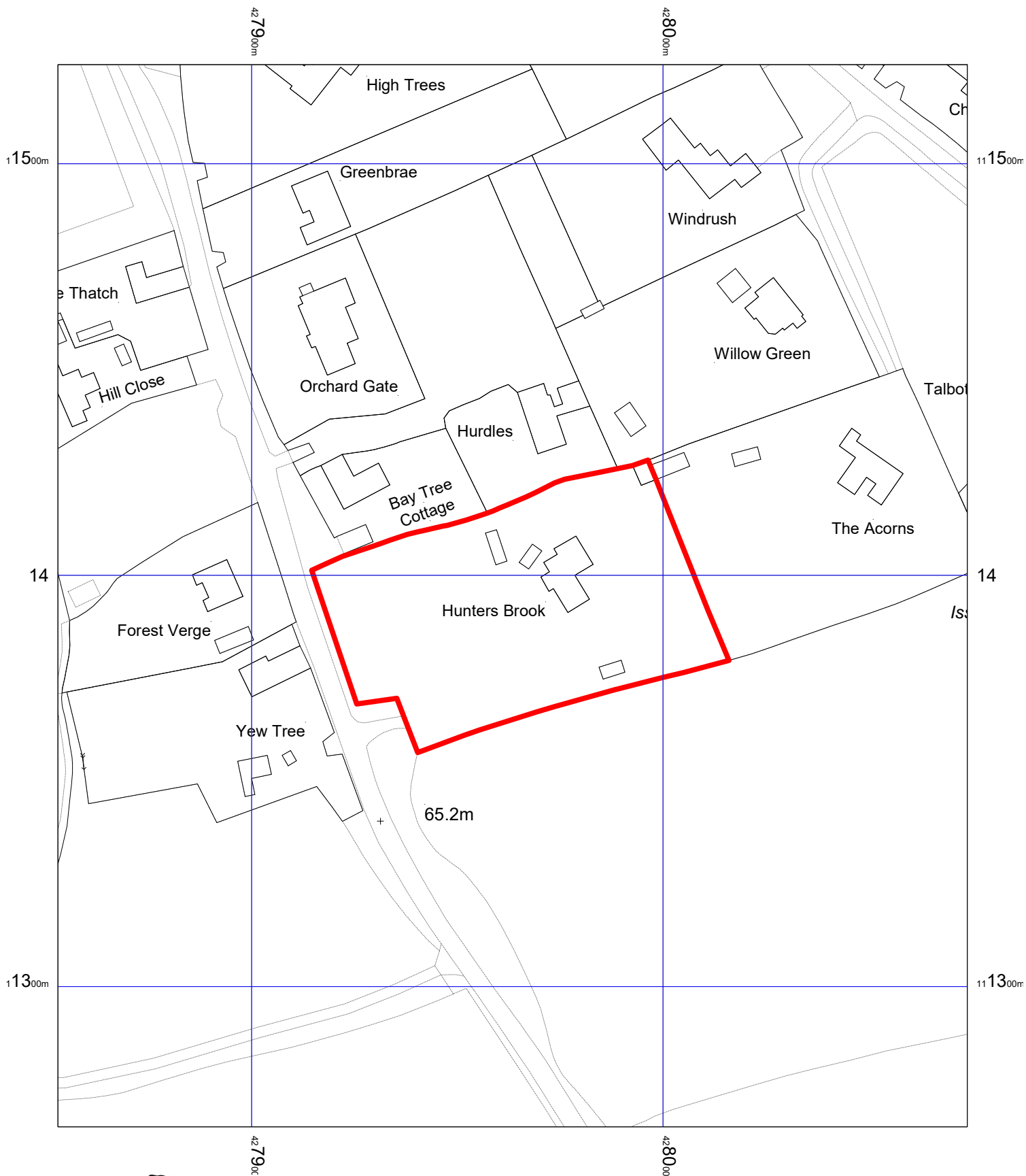
Development shall only be carried out in accordance with the details approved.

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).

- 6 Development shall only be carried out in accordance with drawing nos: 110.35A, 110.34A. 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).





NEW FOREST  
NATIONAL PARK

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

Tel: 01590 646600 Fax: 01590 646666

Date: 07/01/2020

**Ref: 19/00890 FULL**

**Scale: 1:1250**

© Crown copyright and database rights 2020 Ordnance Survey 100014703

