

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.

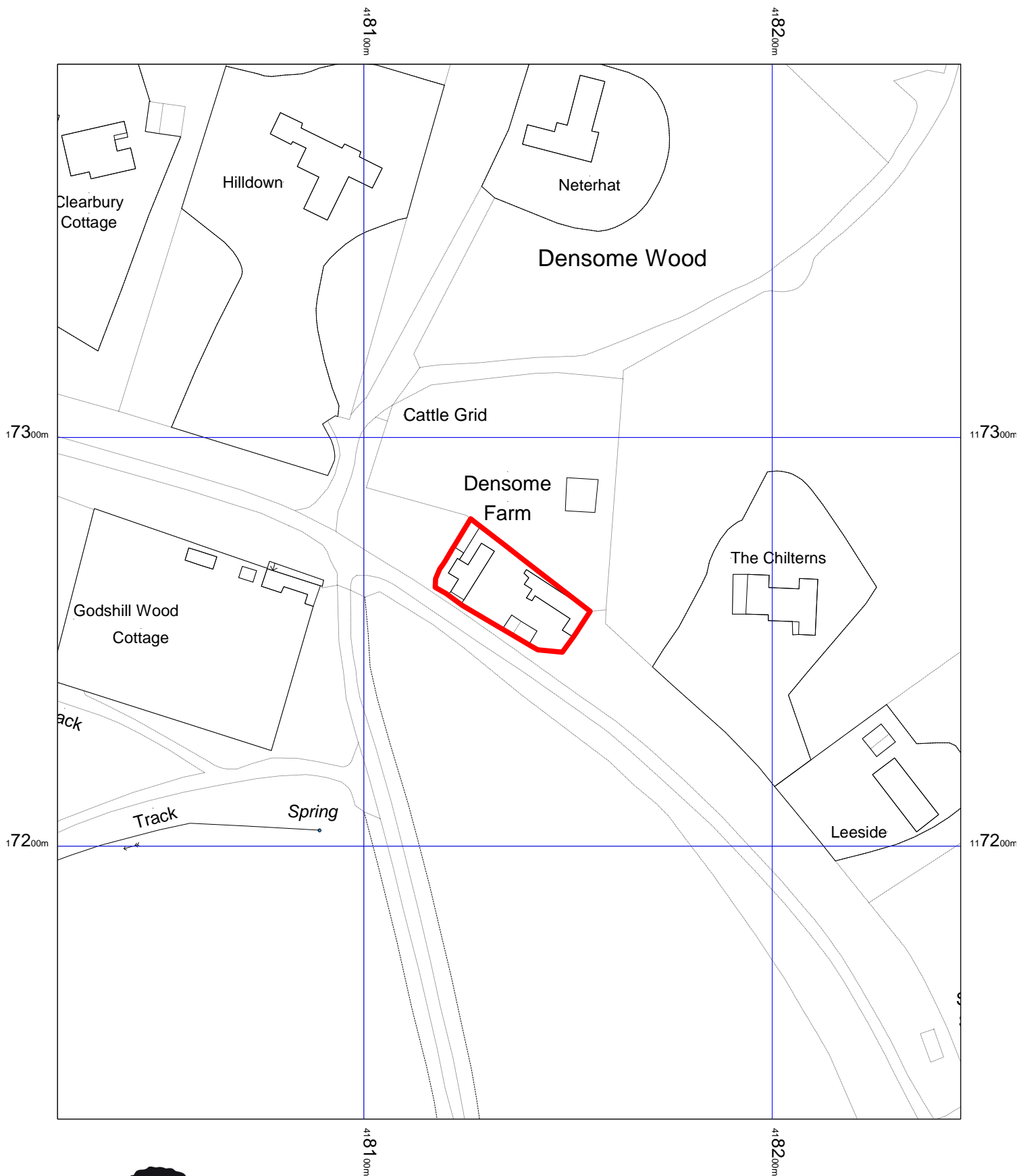
Reason: To safeguard protected species in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 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



Planning Committee - 16 June 2020

Report Item 2

Application No: 20/00182/FULL Full Application

Site: Godwins House, Waterditch Road, Bransgore, Christchurch, BH23 8JX

Proposal: Replacement dwelling

Applicant: Mr Whiteley

Case Officer: Ann Braid

Parish: BRANSGORE

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

SP17 Local distinctiveness
DP35 Replacement dwellings
DP36 Extensions to dwellings
DP2 General development principles
DP18 Design principles

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

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Bransgore Parish Council: Support - the design and visual impact of the proposed replacement dwelling is acceptable in relation to the site and its

rural surroundings.

8. CONSULTEES

8.1 Tree Officer: No objection subject to condition

9. REPRESENTATIONS

9.1 One letter of support; The proposal appears modest, sensitive and should greatly enhance the plot and surrounding area.

9.2 One letter making comments relating to tree works on site.

10. RELEVANT HISTORY

10.1 Outbuilding (19/00812) withdrawn on 11 December 2019

10.2 Replacement dwelling (19/00755) refused on 9 December 2019

10.3 Replacement dwelling; demolition of existing (18/00851) withdrawn on 7 December 2018

11. ASSESSMENT

11.1 The building that stands on the site of the former Philips Cottage, now known as Godwins House, is a two-storey thatched house facing south with a catslide roof form to the rear. On the southern elevation are two porches and an area of patio lies to the front of the principal elevation. The property is accessed via a gravel driveway from Waterditch Road and there is a large outbuilding situated to the west side of the house. The plot is large and mature and the house is well screened from the road, although there has been some tree clearance recently. It is visible from a public footpath.

11.2 Unauthorised development has been carried out on the property. It has recently been extended and altered without planning permission. This may clearly be seen on aerial photographs. The house has been extended at the rear over two storeys. The thatch on the roof is old but looks to have been recently and poorly applied. The ridge appears to have been raised and a chimney has been removed. The original side walls may also have been removed and re-built and the eaves of the principal elevation have been raised so that the thatch no longer runs down to join to the porches. No planning consent, or approval under the Building Regulations, has been obtained for these alterations which, it is understood, took place in the summer of 2018. During a site meeting with officers on 22 November 2018, the applicant admitted to carrying out the unauthorised extension. The submitted second visual survey report, dated November

2019, states that major extensive investigation, repairs, construction and improvement works should be undertaken prior to the building being acceptable for habitable accommodation. No one appears to have lived in the dwelling since its alteration.

- 11.3 The key policy against which the proposal needs to be assessed is Policy DP35 of the New Forest National Park Local Plan 2016-2036 (August 2019). This Policy does not allow the replacement of a dwelling that makes a positive contribution to the historic character and appearance of the locality. Aerial photographs and physical evidence remaining on the building indicate that the house could have been a non-designated heritage asset. It had the appearance of a modest, thatched cottage. Although there is nothing on the record to confirm the exact details of the dwelling, its age or architectural quality, the aerial photographic evidence available shows a simple traditional building with a narrow span and a linear form. The applicant has sought evidence from family members and a neighbour as to the original size of the dwelling, but this is not conclusive. The supporting letters do, however, indicate that the building may have lost much of its original fabric during its restoration in the 1970s, and a reasonable estimate of the floor area, relative to the existing outbuilding, has been made. It has therefore been considered reasonable to invite the applicant to submit an application for the replacement of this dwelling, but as we can no longer be sure of the exact floor area or architectural quality of the former dwelling, the proposal should be limited to a replacement under Policy DP35 and not take advantage of further extensions normally permitted under DP36.
- 11.4 Consent is now sought for a replacement dwelling. The proposed replacement would be built in brick and tile and would have a linear form. Its floor area would be no larger than the estimate of the 1982 floor area supplied by the applicant. With regard to the design, the submitted planning statement indicates that the design of the replacement has taken reference from rural farm house dwellings in the locality. However, the proposed dwelling would be considerably higher and more imposing than the listed buildings it seeks to emulate, with a significantly higher ridge. Furthermore, the design does not reflect the qualities of the original dwelling or its modest traditional character. The explanatory text to Policy DP35 states that a replacement dwelling should be of a similar footprint, scale and size as that of the existing dwelling. It should be noted that for these purposes 'existing' means the dwelling as it existed on the site in 1982, and the proposed house would appear excessively grand and imposing compared with the property as it existed at that time, and even when compared with the unauthorised dwelling that

stands on site today. The design of the proposed replacement is not of a sufficient quality to meet the requirements of Policy DP35 or to mitigate against the loss of the historic cottage. The proposal makes no reference to the character or vernacular detailing of the existing and would not enhance the character of the wider National Park and its landscape quality. The proposal would not therefore accord with Policies SP7, SP17 or DP35.

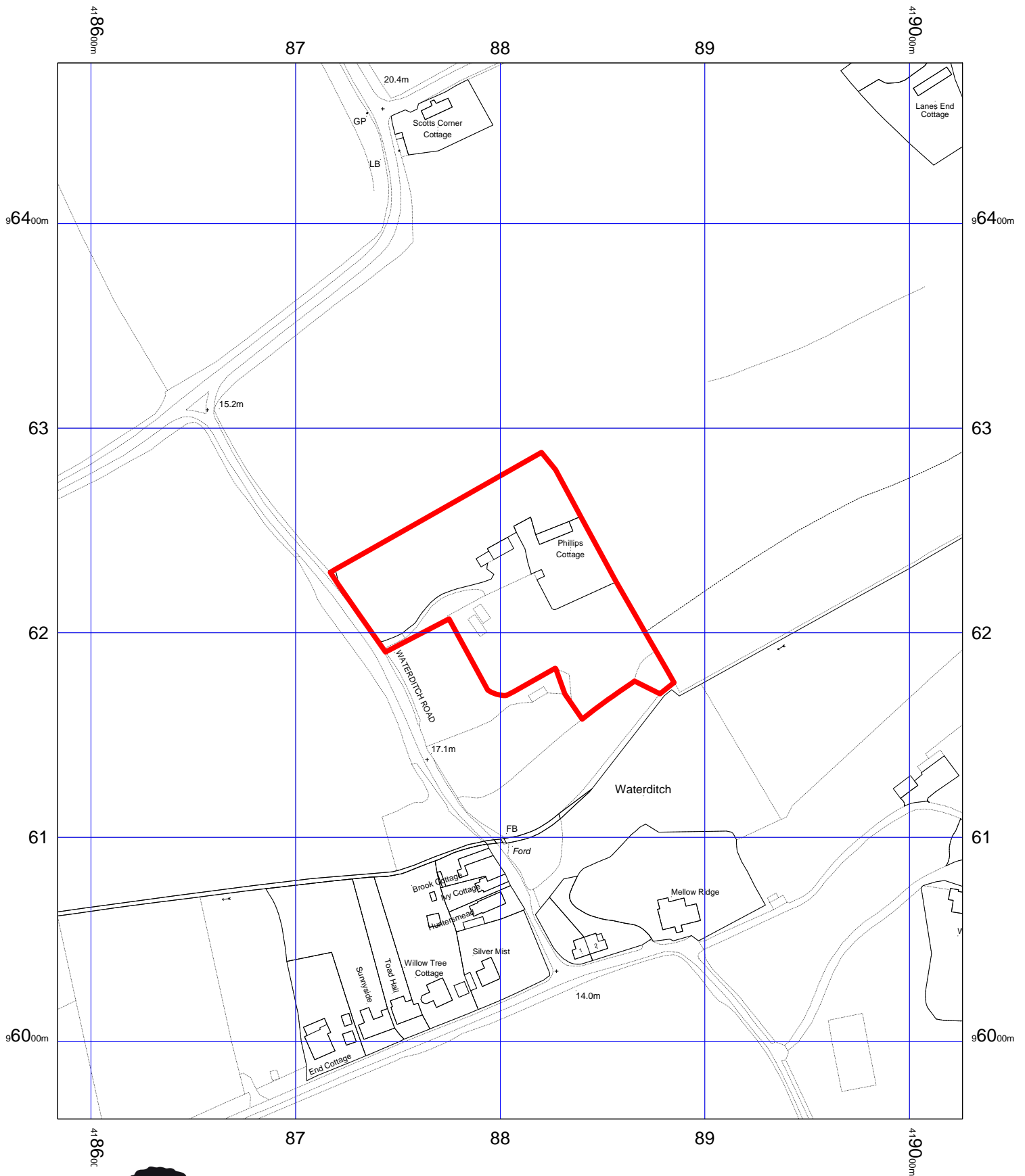
- 11.5 In terms of visual impact, the submitted plans of the house as it would have been in 1982 indicate that it then had the same ridge height as exists today. This appears unlikely given the narrower span of the building, the higher eaves and the evidence of the aerial photographs. The current ridge height is 8.32 metres and the 1982 ridge could have been lower. The proposed ridge height is shown as between 9.1 and 9.3 metres, as the ground is drawn as an uneven surface. The size and scale of the proposed design clearly makes no reference to the scale or character of the original dwelling. The proposed dwelling would be highly visible in its setting, both from the public footpath and in wider views across the landscape and its increased height and visual impact would erode the character of this part of the National Park, contrary to Policy SP17 of the Local Plan.
- 11.6 Given that the roof was substantially altered in 2018, it is perhaps not surprising that the submitted ecological survey (carried out in 2018) shows negligible potential to support roosting bats. However, ecological enhancement in the form of two hedgehog boxes within the grounds is proposed. No significant trees would be adversely affected by the development, although a number of mature trees on the site have been felled and others compromised, through compaction and through the removal of soil within their root protection areas. However, provided the proposed ecological enhancement and a landscaping plan would secure the replacement of some of the lost trees, it is considered that the proposal would not, in these respects, be contrary to Policy SP6 of the Local Plan.
- 11.7 To conclude, the proposed replacement dwelling would result in a far more imposing building in the landscape and a design that fails to reflect the rural character of either the original or existing dwelling. For these reasons, refusal is recommended.

12. RECOMMENDATION

Refuse

Reason(s)

- 1 The unauthorised development that has taken place at the site has resulted in the loss of an attractive, traditionally-proportioned, thatched cottage, which made an unobtrusive contribution to the landscape and character of this part of the National Park. The proposed dwelling, by virtue of its size, scale, form and design, would have an imposing impact on the rural landscape character of this part of the National Park contrary to Policies SP7, SP17, DP35, DP18 and DP2 of the New Forest National Local Plan 2016-2036 (August 2019).



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

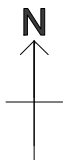
Tel: 01590 646600 Fax: 01590 646666

Date: 02/06/2020

Ref: 20/00182

Scale: 1:2500

© Crown copyright and database rights 2020 Ordnance Survey 100014703



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.

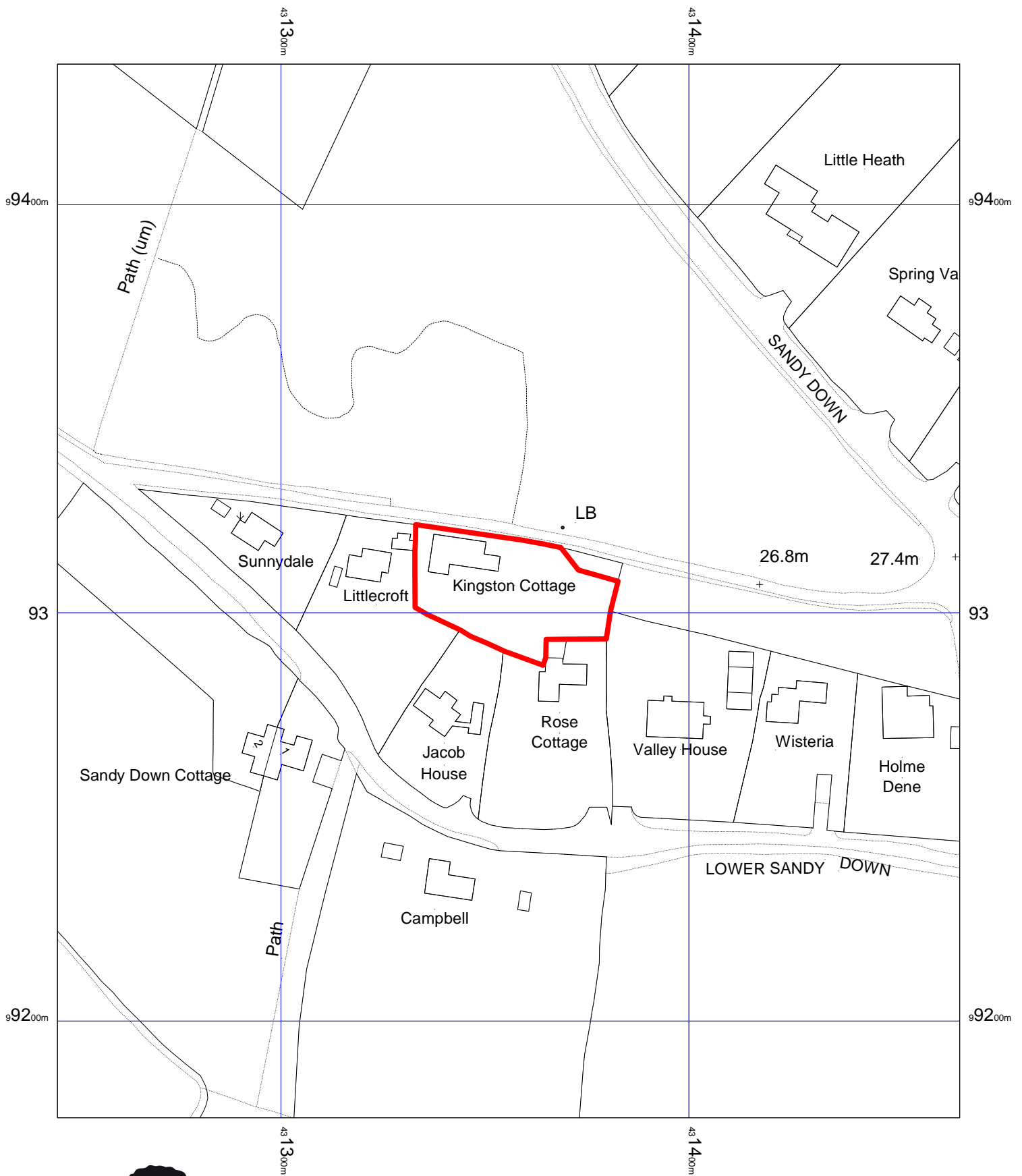
Reason: To protect the character and appearance of the countryside in accordance with Policies DP36 and DP37 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

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

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

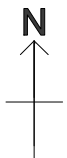
Tel: 01590 646600 Fax: 01590 646666

Date: 02/06/2020

Ref: 20/00229

Scale: 1:1250

© Crown copyright and database rights 2020 Ordnance Survey 100014703



Planning Committee - 16 June 2020

Report Item 4

Application No: 20/00230/FULL Full Application

Site: Arnewood Manor Farm, Arnewood Bridge Road, Sway, Lymington,
SO41 6ER

Proposal: Continued use of land and part of former farm building for storage of
vehicles and machinery for arboricultural business

Applicant: Mr Shutler, John Shutler Tree Services

Case Officer: Ann Braid

Parish: SWAY

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view (officers unable to support request for
personal occupancy condition)

Referred by Authority Member in light of local interest

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

SP42 Business and employment development

SP43 Existing employment sites

DP45 Extensions to non-residential buildings and uses

DP49 Re-use of buildings outside the Defined Villages

DP2 General development principles

SP17 Local distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Sway Village Design Statement

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 6 - Building a strong, competitive economy

Sec 12 - Achieving well-designed places

Sec 15 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

Barry Rickman – the application should be considered by the Planning Committee as there is local interest in the outcome of the application.

7. PARISH COUNCIL COMMENTS

Sway Parish Council: Recommend permission for the reasons listed below (unanimous):

Sway Parish Council expressed concern about the site being used for purposes other than arboriculture or agriculture in the future, particularly the storage of vehicles. Following a lengthy and constructive discussion which involved the agent, the owner and the user of the site it was suggested by the user that a planning condition to limit the applicability of the consent to the user (John Shutler) would be acceptable.

Sway Parish Council recommends permission subject to the inclusion of a condition to tie the permission to the incumbent user only, the purpose being to ensure any future uses of the site are subject to the planning process.

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

- 9.1 Two letters of support on the grounds that the proposal provides employment and an essential service to the local community without causing disruption to neighbours.
- 9.2 One objection, supported by a further letter from a planning agent representing the same objector, on the following grounds. The application does not reflect the activities taking place at the site. The letter raises no objection to the storage of vehicles and machinery, but objects to the manufacturing operation, with the significant storage of timber and waste which is not part of the application. Machinery has been used for sawing, log splitting, and chipping, there is also smoke and exhaust from idling engines. Concern is raised regarding hours of operation. The agent's letter reiterates the above and asks a series of questions relating to the adequacy and content of the plans, the lack of a noise assessment, the access, the hours of operation, the lack of a five to ten year business plan and proposing conditions.

10. RELEVANT HISTORY

- 10.1 None

11. ASSESSMENT

- 11.1 Arnewood Manor Farm is located on the north side of Arnewood Bridge Road and comprises a range of barns to the west and north of the neighbouring converted barn, Eagleswood Barn. The buildings are accessed by way of a track that leads from the road frontage to the rear of the site, between the former farm buildings and the barn conversion. Most of the former farm buildings have been in commercial use for more than 20 years, however one building located in the north eastern corner of the range of buildings was, until recently, retained in agricultural use. It is now being used in association with a tree contractor's business. This commercial use is unauthorised, hence the current application.
- 11.2 Retrospective consent is sought for the use of the building, and an area of land to the east of the track, for the storage of machinery and vehicles associated with the tree contracting business. By way of history, the applicant has supplied a supporting statement stating that he has been using the site for some eight years, but that until recently the business also operated from another location. Following thefts from the other site, the applicant has decided to move to Arnewood Manor Farm, where security measures are already in place and the owner lives nearby. The Authority was made aware of the use in September 2019, when reports concerning processing of timber and the burning of waste material were received. The complaint was investigated and the applicant was advised to apply for the use of the site for his business use. He has applied for the storage of machinery and vehicles.
- 11.3 The issues to assess are:
- Compliance with relevant Local Plan policies relating to employment sites, and
 - The impact of the use on the locality and neighbouring amenity
- 11.4 Policy SP42 of the New Forest Local Plan 2016-2036 (August 2019) relates to business and employment development. The policy states that outside the defined New Forest villages, small scale employment development that helps the well-being of local communities will be permitted through the re-use or extension of existing buildings. Policy SP48 supports land-based businesses that help maintain the overall character and cultural identity of the National Park, in particular supporting farming and forestry that would be beneficial to the Forest. Policy DP49 supports the re-use of an agricultural building, provided it is shown to be genuinely redundant in its existing use, and not capable of fulfilling any beneficial agricultural use.
- 11.5 The business is a successful arboricultural enterprise which employs four people. It has been established for 12 years. Clients

include Forestry England, local authorities and the National Trust as well as local estates and private landowners. To this extent, the applicant's enterprise is a land-based business that benefits the local community. The building is a former agricultural building that was once part of the accommodation for a dairy herd but is not required for agricultural purposes by the tenant farmer. Other buildings on the site have already been put to commercial use. The requirements of Policies SP42, SP48 and DP49 are therefore met by this proposal. Policy DP45 allows the extension of a non-residential use, such as the commercial use of the farm, but states that this should be contained within the site boundaries. In this case the area proposed for the outside storage of vehicles and timber chips and logs was the site of a former dung heap, which had become overgrown. It was clearly part of the farm and in that respect the proposal does not extend beyond the site boundaries. However, the proposal would extend the commercial use beyond the envelope of the buildings and in accordance with the policy the level of impact of the proposed use should also be considered.

- 11.6 The proposed use comprises storage of vehicles and machinery. The yard is mentioned in the supporting statements as being a temporary holding area for logs and wood chips before they are sold and transported off site. No consent has been sought as part of this application for the processing of timber, most of which occurs off site as part of the management of clients' land. It is a stipulation of the site owner that no burning of material is allowed on the site. Some chipping and sawing of trees has taken place at the site in the past but the applicant has confirmed that this was the processing of timber from Arnewood Manor Farm itself and would not be a regular occurrence. The supporting statement indicates that a third of the area of Arnewood Manor Farm is woodland. The management of this woodland is therefore carried out at the farm. Inside the barn the majority of the space would be used for secure storage, but an area at the southern end of the building has been divided off for staff welfare facilities and, given the risk of theft of smaller items of machinery, there is extra secure lockable space.
- 11.7 The residential property that would be most likely to be affected by the proposal is Eagleswood Farm House. The boundary of this property is located 55 metres south of the yard area. The owners of this property object to the application, although they state in their letter that they have no objection to the storage of vehicles or machinery. Their objections relate to the manufacturing process that they have seen take place on the site, the storage of timber, the burning of waste and the use of machinery on site. They are also concerned about hours of operation and the running of engines at the site, with associated pollution and disturbance. The neighbours have been represented by two planning agents who

have put questions relating to these concerns on their behalf and the applicant has provided the information outlined above in response.

- 11.8 The assessment of these potential impacts needs to be made in the context of the rest of the farm buildings, which have been in use for commercial purposes for over 20 years. There are no conditions relating to hours of operation at the other units, or any other conditions restricting the use of the buildings and associated land. However, as this proposal includes outside storage and the parking of machinery and vehicles closer to a residential dwelling, it is considered reasonable to attach conditions to any consent that would prevent burning and timber processing, as well as limiting the hours of operation. The use of the site for storage use would not be a noisy use, but the movement of vehicles machinery should be controlled by condition. The applicant has indicated that employees come to the site at 07:30 and take machinery off site. They are rarely at work after 16:30.
- 11.9 The yard area has been fenced with a new post and wire fence and a ditch provided. The application states that a new native hedge would be provided around the perimeter and this should also be the subject of a condition. With regard to access, the access to the site already serves three businesses, and is open with good visibility. Overall, it is considered that the use generated by this business would not materially increase the level of traffic using the access.
- 11.10 The Parish Council supports the application but recommends that consent should be subject to a personal condition. Whilst there is clearly a wish to support a local business, Government advice relating to personal conditions advises that they should be avoided unless there are exceptional circumstances, such as new, restricted-occupancy dwellings, where a consent would be justified solely on the basis of the applicant's specific circumstances. In this case, provided the activity is controlled by conditions, there is no reason why any operator could not work from the site in the same way. For this reason a personal condition would not be justified.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

- 1 Development shall only be carried out in accordance with drawing numbers: RSH/02, DR1, RSH/01'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 development in accordance with Policies SP17 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 2 Within three months of the date of this decision a scheme for the landscaping of the site shall be submitted to and approved in writing by the New Forest National Park Authority. This scheme shall include:
- a) a specification for new planting for the proposed hedgerow (species, size, spacing and location);
 - b) any other means of enclosure;
 - c) a method and programme for the implementation of the scheme and the means to provide for its future maintenance.

The planting of the hedgerow in accordance with the approved details shall take place in the first planting season following the approval of the landscaping scheme. Any trees or plants which within a period of 5 years from the date of this decision die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the National Park Authority gives written consent to any variation.

Reason: 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).

- 3 No activity, including the operation of machinery or movement of vehicles shall take place on the site in connection with the approved use other than between the hours of 07:30 and 17:00 Monday to Fridays, and 08:00 and 13:00 on Saturdays, not including recognised public holidays.

Reason: To safeguard the amenities of nearby residential properties in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

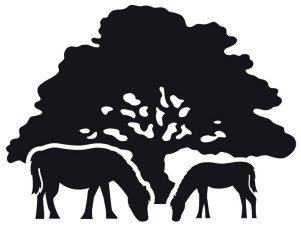
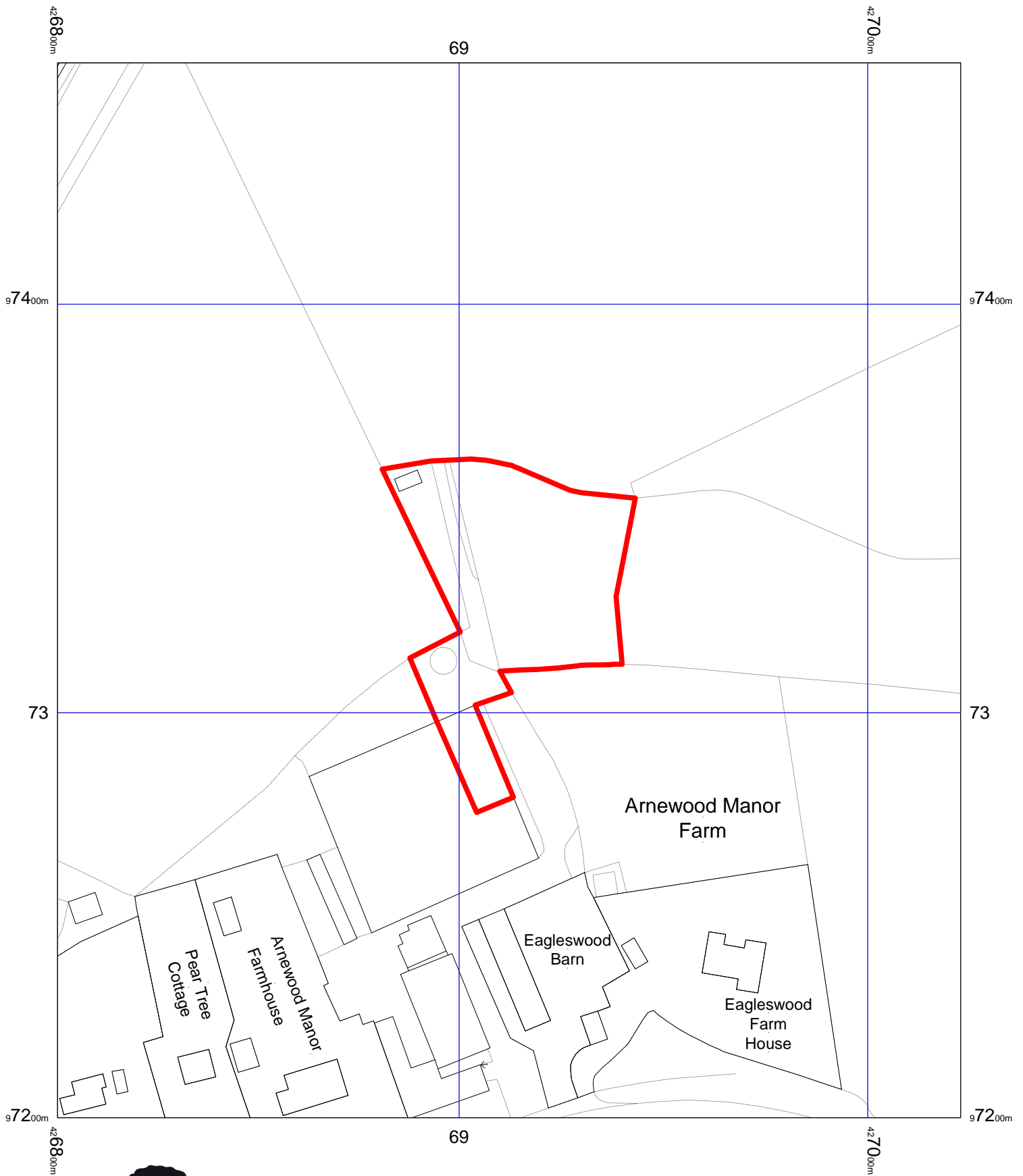
- 4 No processing of timber or burning in connection with the approved use shall take place on the site.

Reason: To safeguard the amenities of nearby residential properties, and avoid adverse impacts on the locality in accordance with Policies DP2 and SP15 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 5 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).



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: 20/00230

Scale: 1:1250

© Crown copyright and database rights 2020 Ordnance Survey 100014703

