

**Application No: 20/00874/FULL Full Application**

**Site:** Auberge, Lyndhurst Road, Minstead, Lyndhurst, SO43 7FX

**Proposal:** Replacement outbuilding; alterations to existing outbuilding; access alterations; 2no. new entrance gates; 1no. new pedestrian access gate (AMENDED PLANS)

**Applicant:** Mr & Mrs Lewis

**Case Officer:** Clare Ings

**Parish:** MINSTEAD

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**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

Conservation Area

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

SP7 Landscape character  
SP16 The historic and built environment  
SP17 Local distinctiveness  
DP2 General development principles  
DP18 Design principles  
DP37 Outbuildings

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Design Guide SPD

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 15 - Conserving and enhancing the natural environment  
Sec 16 - Conserving and enhancing the historic environment

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Minstead Parish Council: Recommend refusal:

- The proposed gates and fencing are visually intrusive in character and

size; they contravene the distinctiveness of the immediate vicinity, being in a prominent visual position in the conservation area.

- No objection to the outbuilding.

## **8. CONSULTTEES**

No consultations required

## **9. REPRESENTATIONS**

9.1 No comments received.

## **10. RELEVANT HISTORY**

10.1 Change of use to domestic garden (20/00528) granted on 14 September 2020

10.2 Continued use of land as garden; replacement outbuilding attached to raised and enlarged existing outbuilding; access alterations; new 1.8m high close boarded fencing including 2no new entrance gates; 1no.new pedestrian access gate (19/00974) withdrawn on 17 April 2020

10.3 Single storey side and rear extensions (04/81908) granted on 17 August 2004

## **11. ASSESSMENT**

11.1 The application site lies at the junction of Lyndhurst Road and Seaman's Lane in Minstead. It is an irregular shaped site surrounded by native hedgerows. Within the site lies a detached bungalow, timber barn/garage, small shed and parking area, together with an existing sewage treatment plant serving properties opposite. The site is accessed both from Lyndhurst Road and Seaman's Lane. Adjoining the site is residential development of mixed design, age and size, and the site lies within the Forest Central (South) Conservation Area.

11.2 The proposal is for a replacement outbuilding in the additional part of the garden to be served from Seaman's Lane, alterations to the smaller existing outbuilding, and gates on the entrances from both Lyndhurst Road and Seaman's Lane, together with a new pedestrian access onto Seaman's Lane. This application follows a previous one which was withdrawn (19/00974) because the outbuilding and gates were not considered appropriate.

11.3 The key considerations are:

- The scale and design of the outbuildings;
- The implications for Policy DP37 with respect to the outbuildings;
- The design and appearance of the gates; and

- The impact on the street scene and character and appearance of the conservation area.

It is not considered that any of the proposal would have a detrimental impact on the private amenities of adjoining residents.

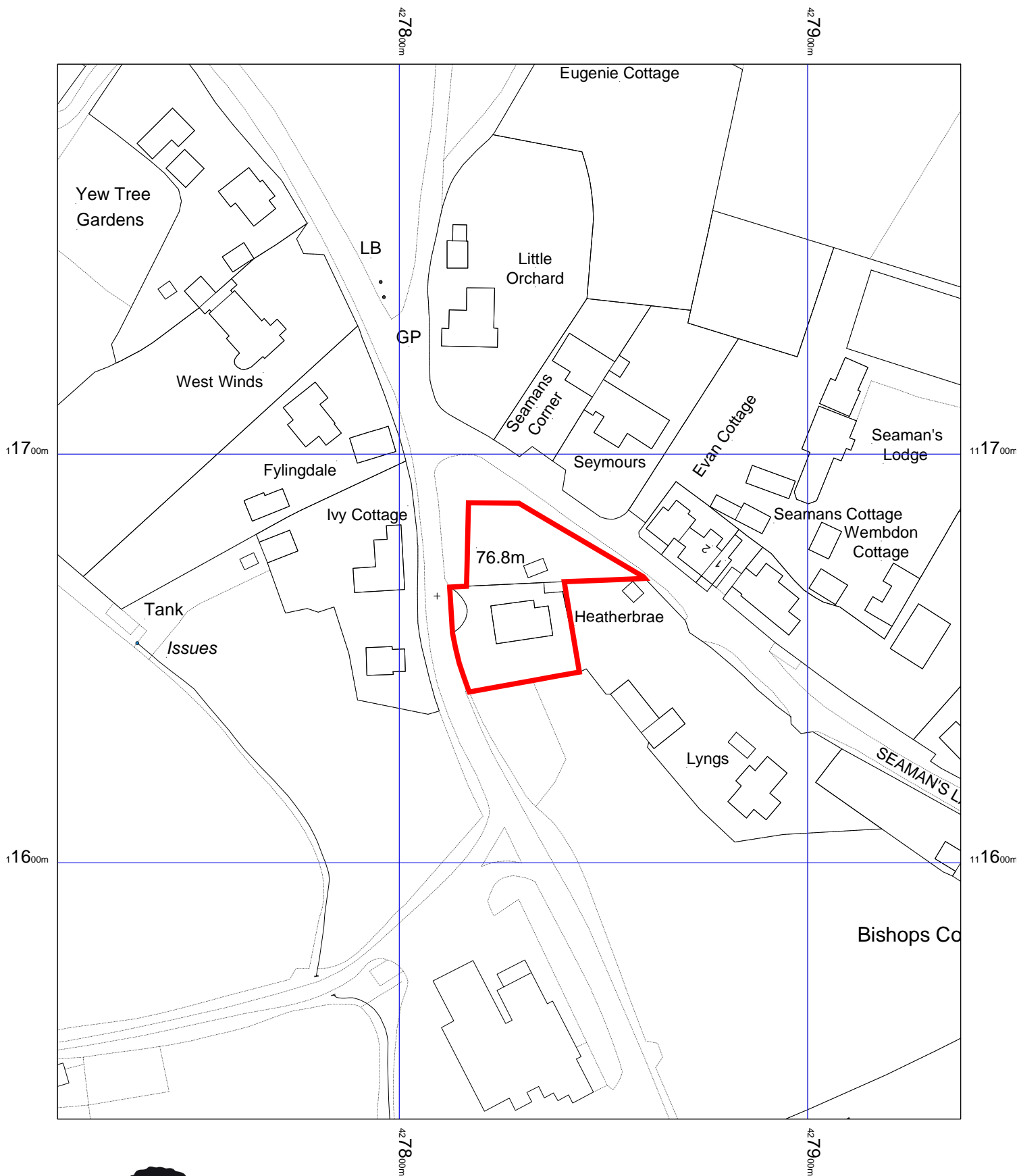
- 11.4 The alterations to the existing small outbuilding adjoining the dwelling are minimal; specifically the height would be raised marginally (by 0.2m) but its footprint would remain the same. The materials would be horizontal timber boarding. The replacement outbuilding would be larger than that present at the site. It would have a footprint of 52m<sup>2</sup> and a height to ridge of 3.4m (the existing has a footprint of 26m<sup>2</sup> and a height to ridge of 3.2m), and therefore, whilst it would almost double the size of the existing, it would not be considered excessive. The materials would be horizontal timber boarding with the roof to match the existing dwelling. Whilst it would be visible from the surrounding street scene, it would be considered appropriate in the area and would not harm the character and appearance of the conservation area.
- 11.5 Policy DP37 permits outbuildings provided that they would be sited within the residential curtilage, be for incidental uses and would not contain any habitable accommodation. The outbuilding would replace an existing structure, and it now considered to lie within an area used as garden (20/00528 refers). It would be for incidental uses, garaging and storage, and is therefore considered to comply with Policy DP37.
- 11.6 The various gates onto Lyndhurst Road and Seaman's Lane are considered acceptable. They would not exceed 1.8m which, along Seaman's Lane is below the height of the existing hedgerow. The larger gates along Seaman's Lane would use the width of the existing entrance and, although a new pedestrian gates is proposed, the removal of existing hedgerow would be kept to a minimum. Further planting is proposed to the Lyndhurst Road entrance to ensure that the gates would not appear stark within the frontage. The style of gates has been altered during the process of the application, and now include a small, more open section at the top to avoid them appearing too suburban. They would be acceptable in the wider area which displays a variety of entrance styles, and are considered would preserve the character and appearance of the conservation area.
- 11.7 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 drawing numbers: 3228-10-01 Rev C, 3228-10-03 Rev D, 3228-10-10 Rev A and 3228-20-04 Rev C. 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 indicated on the approved plans, 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        The outbuilding 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).
  
- 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

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**Ref: 20/00874**

**Scale: 1:1250**

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