

**Application No: 20/00379/FULL Full Application**

**Site:** Hartings, Seamans Lane, Minstead, Lyndhurst, SO43 7FU

**Proposal:** Replacement outbuilding with storage over; demolition of 4no. existing outbuildings

**Applicant:** Mr & Mrs Salmon

**Case Officer:** Liz Young

**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**

DP2 General development principles  
DP37 Outbuildings  
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 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: Proposed outbuilding would be overly large. Proposal would be contrary to Policy DP37 in that it is disproportionate and not incidental to main dwelling.

## **8. CONSULTEES**

8.1 Tree Officer: No objections subject to conditions.

## **9. REPRESENTATIONS**

9.1 No comments received.

## **10. RELEVANT HISTORY**

10.1 Ground Floor Additions (00/70230) approved on 16 November 2000

## **11. ASSESSMENT**

11.1 Hartings is a substantial, detached two storey property located in semi-rural, residential surroundings within the Forest Central (South) Conservation Area. The house itself is a substantial building with a hipped roofline and ridge height of approximately 8 metres, and is positioned end-on to the road. It lies within a moderately sized, mature plot with well-established boundary screening. A cluster of small domestic outbuildings lie along the north boundary of the site.

11.2 Consent is sought to replace the existing outbuildings (a workshop, garage, greenhouse and shed) with one detached outbuilding with a room in the roof. The replacement building would have an external footprint of 72 square metres and a ridge height of 5.5 metres. External facing materials would comprise timber cladding with natural slate roof tiles. Four roof lights are proposed in the roof (three facing south toward the house and one facing towards the highway). The outbuildings to be removed have a combined floor area of just under 61 square metres.

11.3 The main issues to consider would be:

- The impact the development would have upon the character and appearance of the conservation area and the extent to which the proposal would meet the requirements of Policy DP37 in terms of being incidental and subservient to the main house.
- Any potential loss of amenity to neighbouring residents.
- The impact upon the trees which lie on the north boundary of the property.

11.4 Whilst Parish Council concerns have been noted, and the applicant has been encouraged to reduce the overall size of the building, no amendments have been forthcoming. The proposed replacement outbuilding would be significantly taller than the existing structures and would also occupy a larger footprint. However, it would be set further back from the road than the existing garage and the main view of the building through the

access would be end on and set against the back drop of mature trees. The main house itself (set closer to the highway) has a ridge height of 8 metres and the proposal would therefore not appear disproportionate in this context. No habitable uses are proposed within the building and it would be used as a garage and workshop with storage above. The proposal would lie wholly within the residential curtilage of the dwelling and would not result in any wider harm to the character of the area. The proposal would therefore meet the requirements of Policies SP16, SP17 and DP37 of the Local Plan.

11.5 The proposed building would be positioned just under 2 metres from the north boundary of the site. However this is adjoined by a small paddock and the small roof light proposed on the north elevation would therefore not give rise to a harmful increase in overlooking towards any residential properties. Whilst the roof of the building would be visible from neighbouring properties, there would not be a harmful impact upon the living conditions of neighbouring residents in terms of visual intrusion or loss of light. The development would therefore meet the requirements of Policy DP2 of the New Forest National Park Local Plan.

11.6 A large mature Oak tree lies on the north boundary and is a prominent feature in the wider area. However, it has been established that because the tarmac driveway covers a large amount of the root area of the tree, there would be adequate protection during demolition and construction. However, the very close relationship between the proposed development and the tree is such that further tree protection details would be required prior to development to ensure the proposal would not have a harmful impact. The applicant has agreed to the condition recommended by the Tree Officer and the development is therefore considered to be in accordance with the requirements of Policy SP6 of the New Forest National Park Local Plan.

## 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 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).

- 3 The window and door joinery to be used in the development shall be timber (as specified on the application form), 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 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 building without express planning permission first having been granted.

Reason: To ensure the outbuilding remains of a size and design which is appropriate and incidental to the dwelling and to comply with Policies DP37 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 5 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).

- 6 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).

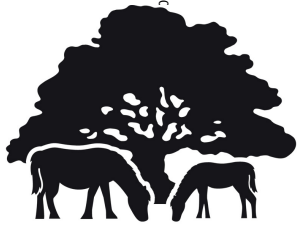
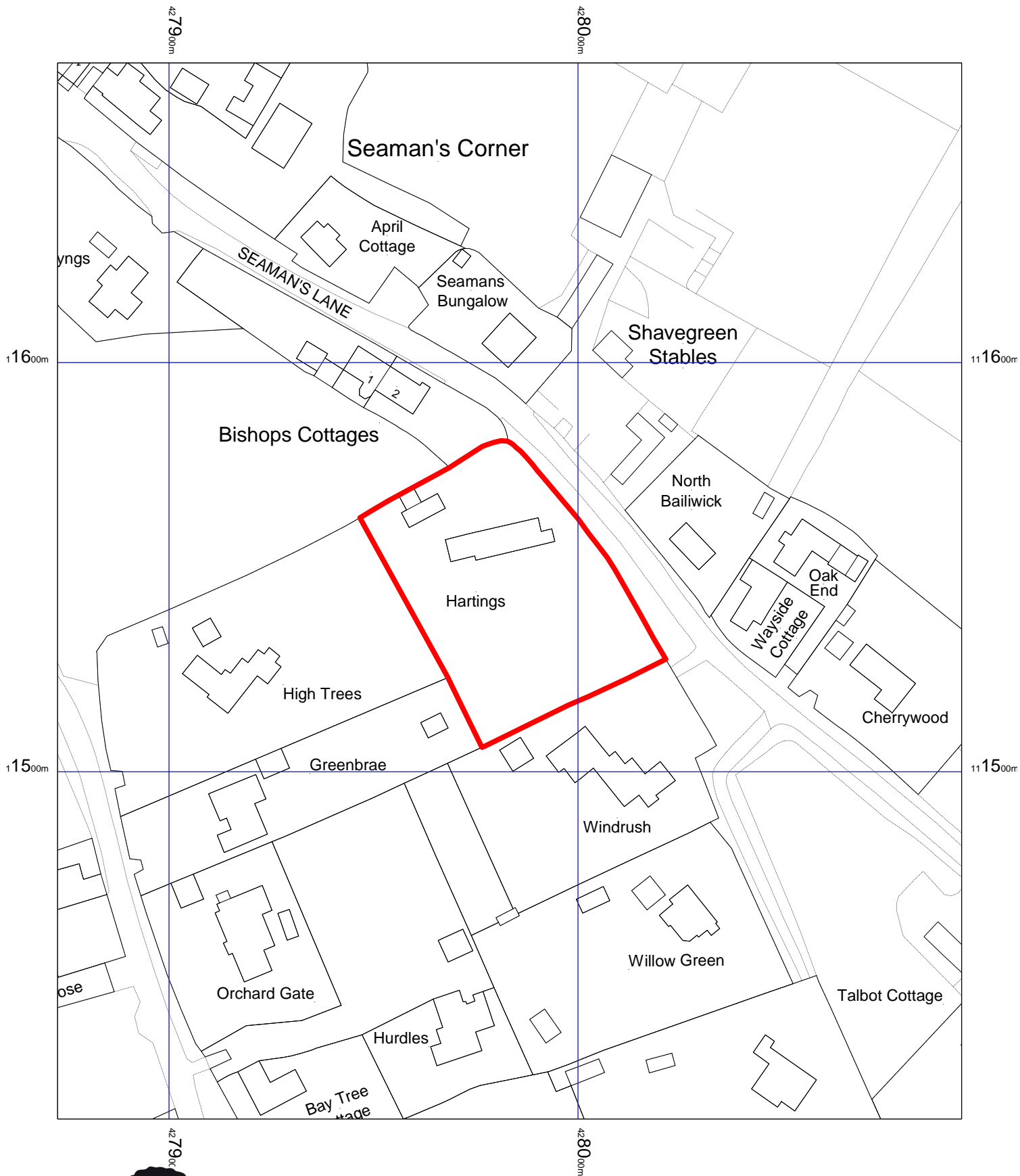
- 7 No development, demolition or site clearance shall take place until a tree protection plan and arboricultural method statement (in accordance with BS5837 2012) have been submitted to and approved in writing by the Local Planning Authority.

The agreed arrangements shall be carried-out in full prior to any activity taking place and shall remain in-situ for the duration of the development.

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 Development shall only be carried out in accordance with drawing number: 01 REV D. 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

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