

**Application No: 20/00781/FULL Full Application**

**Site:** Rossenford House, Brook Hill, Norley Wood, Lymington, SO41 5RQ

**Proposal:** Replacement outbuilding

**Applicant:** Mr & Mrs Evans

**Case Officer:** Daniel Pape

**Parish:** BOLDRE

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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  
SP7 Landscape character  
SP16 The historic and built environment  
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  
Sec 16 - Conserving and enhancing the historic environment

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Boldre Parish Council: Recommend refusal. Comment:

- this application for use as habitable accommodation as this latter plan

shows is in contravention of the Boldre Parish Design Statement and Policy DP37 (d) of the NPA Local Plan

- if granted, conditions should be placed to avoid the outbuilding being used as habitable accommodation

## **8. CONSULTEES**

No consultations required

## **9. REPRESENTATIONS**

9.1 One representation received (from adjacent neighbour) objecting for the following reasons:

- Location of outbuilding;
- 'Ribbon of development' adjacent to border;
- Use of outbuilding as annex, inclusion of shower/toilet; and
- Overlooking concerns.

## **10. RELEVANT HISTORY**

10.1 Dormer window and balcony (08/93572) granted permission on 12 January 2009

10.2 Two-storey extension (06/87606) granted permission on 11 May 2006

10.3 Addition of garage (demolish existing) (99/67728) granted permission on 24 December 1999

## **11. ASSESSMENT**

11.1 Rossenford House is a detached chalet-style dwelling located on the outskirts of the small village of Norleywood. The property, which has external facing materials of render with cladding, is set within a large garden plot which is largely screened from the road by hedging and fencing. An existing outbuilding lies within the site constructed of similar materials to the dwelling. The dwelling lies in a largely residential area with properties which are mixed in character, but mostly detached, with open fields to the rear.

11.2 The application is for a replacement outbuilding for use as a home office. The current building is used as a garden store and home office, although it is referenced on the plan as partly in use as a bedroom annex. The proposed outbuilding would have a smaller footprint than the existing (27sqm as oppose to 39sqm) but the ridge height would remain the same. The orientation of the proposed outbuilding would be rotated through 90 degrees. Natural timber is proposed, painted to match the existing dwelling, as is a slate roof.

- 11.3 The main considerations are:
- the use and design of the building;
  - the impact upon the character of the area and locality; and
  - the impact on neighbour amenity.
- 11.4 Policy DP37 permits outbuildings subject to a number of criteria: it should be proportionate and subservient to the main dwelling in terms of its design, location and siting; it should be for purposes incidental to the dwelling and not contain any habitable accommodation; and should be located within the residential curtilage. The replacement outbuilding is considered modest in size and would meet the criteria of the policy and, as the location is similar to the existing outbuilding, there would be no loss of private amenity space. The proposed outbuilding is therefore considered to comply with the policy.
- 11.5 The proposal is considered to retain the character of the area and locality. The outbuilding would not have any additional impact upon the streetscene and would make use of appropriate materials which would match the dwelling. The character and appearance of the conservation area would be preserved in accordance with Policies SP7 and SP16.
- 11.6 It is noted that there has been an objection to the proposal from the adjacent neighbour at 'Plummers Water' to the north of the site. Concerns include the visual impact of the proposal and its use for accommodation. The objection also references a two storey side extension to the dwelling that was granted under application 06/87606, but is not yet completed. For clarification, it is noted that the aforementioned permission has been commenced in part and therefore is extant. The proposed outbuilding would not be located where the footprint of the extant extension is to be built.
- 11.7 The objection also refers to a 'ribbon of development' along the border that would result if the two storey extension and outbuilding were to be built. The dwelling of Plummers Water sits recessed from the mature vegetated border by approximately 16.5m and 19m from the proposal, and it is considered that the set back would be sufficient to ensure that the objector's view to the application site would be no more adversely affected by the proposal than the existing outbuilding. It is considered that the proposed outbuilding would not have an adverse impact upon the neighbour as it would be smaller than the existing and its rotation would minimise the amount of development fronting the neighbour's border.
- 11.8 The Parish Council has also objected to the application on the basis that it considers the outbuilding would be for habitable accommodation. The application form originally described the proposal as a replacement annex and the existing plan does show

a bedroom. However, the proposed use for the outbuilding is as a home office, incidental to the dwelling and the description has been updated accordingly. The incidental use of the outbuilding would therefore be conditioned. Although the original proposed floor plan indicated a toilet within the outbuilding, this has now been removed with the amended plan to clarify the applicant's intention for incidental use only.

- 11.9 To preserve dark night skies and the character and appearance of the conservation area, whilst also retaining neighbour amenity at Plummers Water, a condition is recommended to require express planning permission for external lighting.
- 11.10 The application is policy compliant and permission is recommended to be granted subject to conditions.

## **12. RECOMMENDATION**

Grant Subject to Conditions

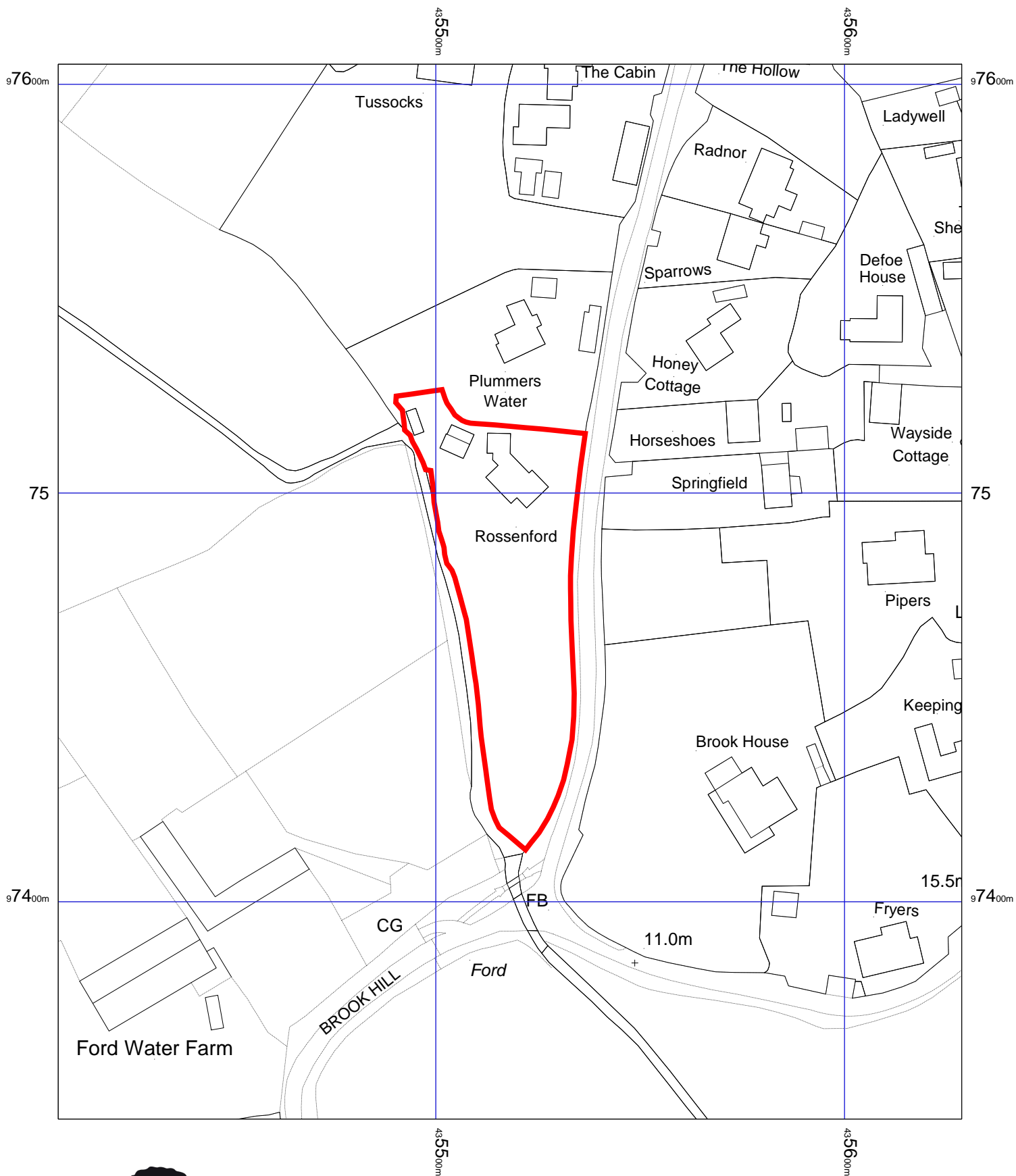
### **Condition(s)**

- 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 external facing materials to be used in the development shall match those used on the existing dwelling, 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).
- 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 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).

- 5 Development shall only be carried out in accordance with Drwg Nos: 107 Rev A, 102 Rev B, DR1 and DR2. 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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