

Application No: 20/00601/FULL Full Application

Site: Warwick Farm House, Beckley Road, Beckley, Christchurch, BH23 7ED

Proposal: Alteration of an attached conservatory into a detached garden room

Applicant: Mr Goode

Case Officer: Liz Young

Parish: BRANSGORE

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
DP37 Outbuildings
SP16 The historic and built environment
SP17 Local distinctiveness

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

Bransgore Parish Council: Objection.

Comment: the separation of the conservatory from the main dwelling is contrary to current policy which ensures such buildings are not used for

habitable purposes.

8. CONSULTEEES

No consultations required

9. REPRESENTATIONS

9.1 No comments received.

10. RELEVANT HISTORY

- 10.1 Addition of entrance lobby linking dwelling to garage (NFDC/95/56329) approved on 10 April
- 10.2 First Floor Extension (NFDC/91/48447) approved on 16 October 1991
- 10.3 Erection of a billiard room and tool store (NFDC/84/26397) approved on 18 June 1984
- 10.4 Temporary residential caravan (NFDC/79/13705) approved on 10 August 1979

11. ASSESSMENT

- 11.1 Warwick Farmhouse was originally a modest forest cottage which has since undergone a significant amount of enlargement since the 1980s. The site lies within rural surroundings and is set well back from Beckley Road off a private drive. The site (which also includes numerous outbuildings) is not directly adjoined by any other residential properties and is surrounded by small paddocks which also fall within the applicant's ownership. The land falls steeply away from the rear (south) elevation of the cottage.
- 11.2 Retrospective consent is now sought to partially retain a conservatory which has been added to the rear (south) elevation of the property. The conservatory currently has a gross internal floor area of 25 square metres and adjoins the attached garage (an earlier addition to the property). The proposed floor plans show a proposal to remove a section of the conservatory to form a gap of 0.2 metres between the conservatory and the main house.
- 11.3 The information which accompanies the application sets out that the applicant is aware that the addition of the conservatory would result in a floorspace increase over and above the limits which apply under Policy DP36. However the proposal to detach the conservatory has been put forward as a means to address this issue, thereby enabling the conservatory to be considered as a fully detached outbuilding rather than an extension.

- 11.4 With regards to floor area the original dwelling had a gross internal floorspace of 132m². Prior to the addition of the conservatory the dwelling had a gross internal floor area of 236m² (a 79% increase on the original). Whilst the dwelling had already been enlarged beyond the limits which apply under Policy DP36, to permit a further enlargement in the form of an extension to the property would be contrary to the objectives of Policy DP36. The proposal, which has been put forward to form a gap between the dwelling and the conservatory, could potentially address the issue of floor area subject to ensuring the use of the structure would remain incidental to the main house (for the purposes of meeting the requirements of Policy DP37).
- 11.5 The predominantly glazed form of the building would, along with the proposal to detach it from the main house, ensure it would not lend itself towards primary habitable uses such as bedrooms, kitchens, living rooms etc and its use would therefore be considered similar to that of a summer house or other modest garden structure. To ensure this would remain the case it would be appropriate to remove permitted development rights under Class E to ensure the building would not subsequently be adapted to living accommodation and also to impose a condition ensuring its use would remain incidental to the dwelling. These restrictions would enable the building to be considered as compliant with Policy DP37. The building would lie wholly within the curtilage of the dwelling and its low roofline would ensure it would appear incidental and subservient to the main house.
- 11.6 It was established on site that the development would not impact upon the amenities of any neighbouring residents. The character and modest scale of the house itself has already been compromised as a result of earlier additions and the addition of the conservatory would not impact directly upon the original part of the building or its wider setting. The development would not impact upon public views and its overall scale and low roofline would ensure it appears subservient to the main house. Whilst the concerns raised by the Parish Council are noted, the location of the development is such that a building of a comparable footprint (but lower roofline) could be erected under permitted development rights. Refusal would therefore not be justified due to the particular circumstances of this case (the applicant's willingness to detach it from the house and the absence of any direct visual harm). It is therefore recommended that planning permission should be granted.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

- 1 Within three months of the date of this decision works shall be carried out in full so that the development strictly accords with drawings MBA/100/103, MBA/100/104 and MBA/100/105 and the Authority notified in writing to enable a post completion check to be undertaken.

Reason: The building which currently exists on site does not benefit from formal planning consent and conflicts with Policy DP36 of the Local Plan. The proposed works to detach the building from the main house will enable the development to comply with planning policy (specifically Policy DP37 of the New Forest National Park Local Plan).

- 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 Classes A, C of Part 1 of Schedule 2 to the Order, or by Class E of Part 1 of Schedule 2 to the Order shall be erected or carried out on the approved building or the existing dwelling without express planning permission first having been granted.

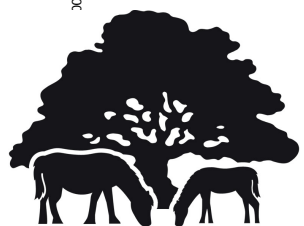
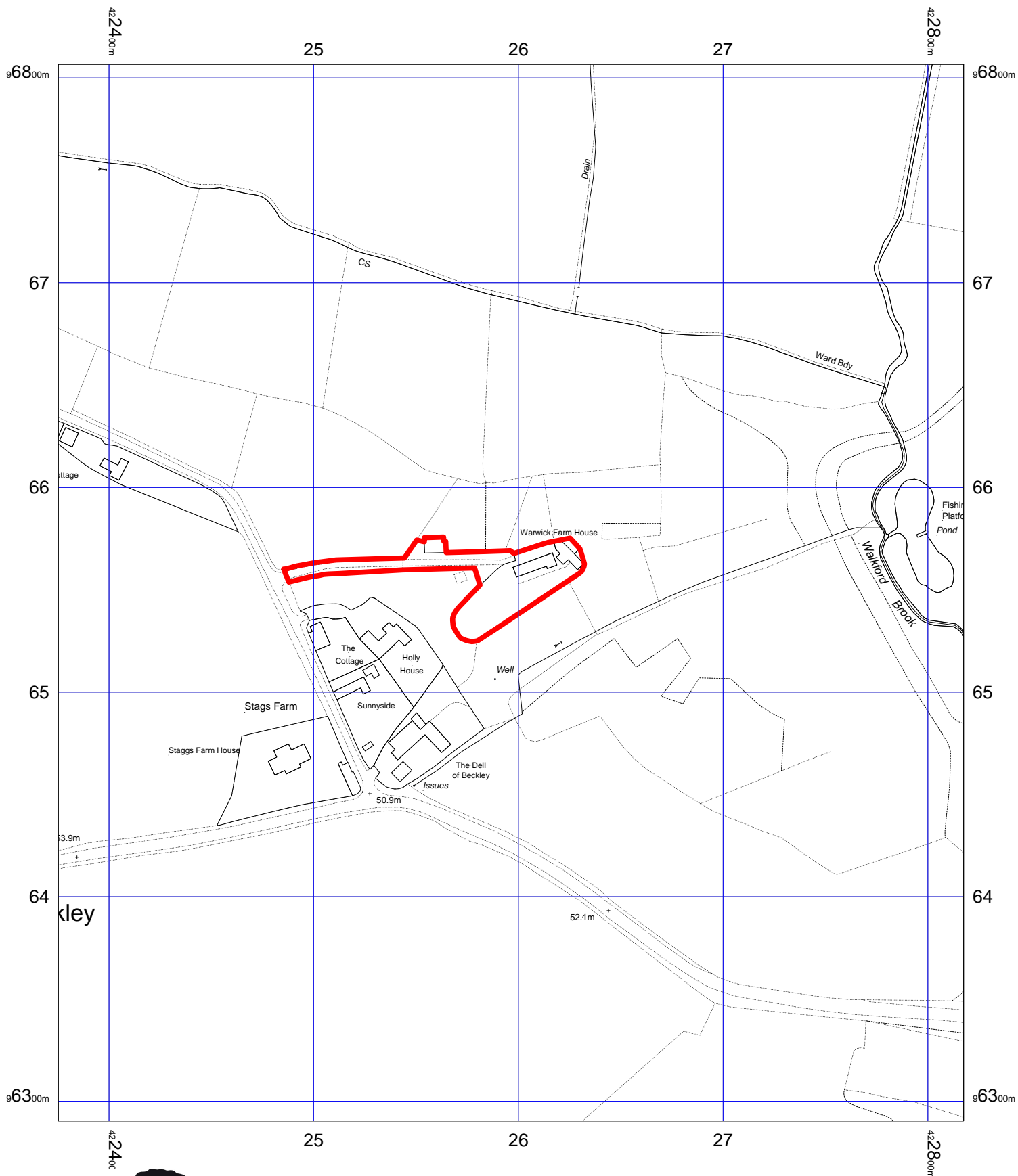
Reason: To ensure the dwelling remains of a size which is appropriate to its location within the countryside and to ensure the outbuilding remains detached from the main house to comply with Policies DP37 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 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 Development shall only be carried out in accordance with Dwg Nos: MBA/100/103, MBA/100/104 and MBA/100/105. 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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