

Application No: 20/00748/FULL Full Application

Site: Laurel Cottage, Canada Common Road, West Wellow, Romsey,
SO51 6DH

Proposal: Replacement dwelling and workshop outbuilding

Applicant: Mr Dyke

Case Officer: Ann Braid

Parish: WELLOW

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP35 Replacement dwellings
DP37 Outbuildings
SP17 Local distinctiveness
SP6 The natural environment
SP7 Landscape character
SP15 Tranquillity
DP2 General development principles

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
Wellow Village 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

Wellow Parish Council: Recommend refusal on the grounds that the

proposal is out of character with the area and neighbouring properties.

8. CONSULTEEES

8.1 Ecologist: No objection subject to conditions

8.2 Tree Officer: No objection

9. REPRESENTATIONS

9.1 One letter of objection; the design is not in keeping with the area or neighbouring buildings.

10. RELEVANT HISTORY

10.1 Replace existing front casement window with projecting bay window to master bedroom (TV/S/05/02367/3) granted on 2 August 2005

10.2 Rear extension (TV/S/91/02367/1) granted on 18 May 1989

10.3 Proposed garage conservatory and porch (TV/S/91/02367) granted on 27 November 1978

11. ASSESSMENT

11.1 This site lies towards the northern end of the lane which serves the houses which front directly on to Canada Common. The Common is designated as New Forest Special Protection Area (SPA), Special Area of Conservation (SAC), Ramsar site and Site of Special Scientific Interest (SSSI). The existing house is a bungalow, of modest proportions. The two storey properties on either side, each standing on generous plots, are replacement dwellings, granted in 2002 and 2005. The site slopes down from the track and is bounded by mature hedge to the front. There is a substantial Horse Chestnut tree on the front boundary, alongside which is a stable building in use for storage which it is proposed to retain.

11.2 Consent is sought for a replacement dwelling and a detached studio outbuilding. The dwelling would be located on the foot print of the existing and the highest of the ridges would be 6.5 metres taken at the lowest point of the slope. The design is for a single storey house, in a mix of materials to include limestone and grey render and dark coloured zinc cladding.

11.3 The existing dwelling is not of any architectural significance and there is no objection to the principle of demolition. Policy DP35 of the New Forest National Park Local Plan allows the replacement of a dwelling with the same floor area as the existing and Policy DP36 allows the inclusion of an extension, which should be

designed as a subservient element, to ensure that the overall impact of the replacement dwelling is no greater than the existing. In floor area terms, the proposal would be within the limits imposed by Policy DP36 as the existing floor area (before previous post 1982 extensions) is 115 square metres and the proposed would be 150 square metres. The applicants sought pre-application advice and referred to the Design Guide in the preparation of their application.

- 11.4 With regard to design, the proposed dwelling would be single storey and incorporates a subservient wing to the southern end. The dwellings along the lane are a mix of architectural styles, and ages, and the replacement dwelling now proposed would be a modern design, which, following Design Guide advice, has a variety of smaller elements designed to break up the bulk of the building and avoid a monolithic scale. It is considered that the chosen materials would appear traditional but would be used in a modern approach, to complement the design and provide contrast and interest. There would be glazing to the front of the house, but, apart from the bay window, the windows would be small and the porch area would be recessed under an overhang. Rear facing windows would be under a timber slatted canopy to act as a 'brise-soleil' and the windows at the southern end would be under the overhanging roof. One rooflight is proposed to light the entrance hall.
- 11.5 Overall, it is considered that the levels of light that would be emitted from the house would not be such as to form a sustainable reason for refusal alone. With regard to visual impact, the site slopes down from the track, and the dwelling would be sited, far enough back on the site, behind the hedgerow and the large boundary tree and this would reduce its visual impact in the locality, and when viewed across the Common. The proposed development would not therefore be contrary to Policies SP17 and SP15.
- 11.6 Originally the plant for the proposed ground source heat pump was proposed to be located in a basement but amended plans now show it will be enclosed in a cupboard, within the covered way to the side of the proposed house. The amended plans also increase the footprint of the house by some 200mm but the floor area remains within the limits of Policy DP36. Small scale renewable energy proposals for individual houses are supported by Policy SP14 of the Local Plan.
- 11.7 The proposed outbuilding is described as a workshop and would measure 8.4 metres long by 4 metres wide and would be 4.9 metres high to the ridge, measured at the lowest point of the slope. It would be located forward of the house, but would be next to the garage of the property next door, Heathlands. The garage at Heathlands is slightly larger in footprint than the workshop proposed and its ridge height is over a metre higher. The

proposed workshop would comply with Policy DP37 which requires all outbuildings to be proportionate and clearly subservient to the dwelling they are to serve. There would also be no unacceptable reduction in circulation space or parking. The building is not proposed to be used for habitable accommodation and a condition would secure its use for incidental purposes. The outbuilding would comply with Policy DP37, and would not erode the existing character of this part of the National Park as required by Policy SP17.

- 11.8 With regard to the impact on neighbours, the neighbouring properties are two storey and there is one first floor window serving a bathroom, which looks on to the application site from the south. The comparative roof height and levels are such that there would be no overbearing impact and no adverse impacts in terms of loss of outlook or shading to neighbours. With regard to the potential for overlooking of the neighbour to the south, there is a mature hedge and the neighbour's house and outbuilding would screen their garden from view. Furthermore, the applicants have sought to avoid any potential for overlooking of the neighbour from the roof terrace through the construction of a screen fence, which is noted to be 1.8 metres higher than the level of the roof terrace. Its installation and retention should be ensured by condition. Subject to this, the proposal would not have any adverse impact on neighbouring amenity, in accordance with Policy DP2 of the Local Plan.
- 11.9 The submitted ecological appraisal notes that the site is adjacent to the designated area but that adverse impacts would be unlikely. Provided the recommendations of the report are carried out there would be no adverse impact on protected species and measures for biodiversity enhancement, namely bat and bird boxes, would be incorporated in the fabric of the building. Any external lighting would be designed to adhere to lighting guidance in relation to bats to reduce disturbance to foraging and commuting bats passing through the site. In line with Natural England advice, a Construction Environmental Management Plan (CEMP) would be required to mitigate for potential pollution impacts on the adjacent designated sites and this would be secured by condition.
- 11.10 With regard to trees in the site, the most important tree, which has significant amenity value, is the Horse Chestnut on the front boundary. Two trees within the adjacent property to the south are protected by a Tree Preservation Order, however these trees are situated far enough from the proposal not to be adversely affected. The proposed development seeks to retain trees on the site and, provided the recommendations of the submitted report are followed, the relationship between the trees and proposed re-development works is considered acceptable. There is no objection on tree grounds and the proposal therefore complies with Policy SP6 of the Local Plan.

- 11.11 One letter of objection has been received from a resident of Canada, objecting on design grounds and to the choice of render, which is not in keeping with the adjacent properties, which are built in brick and tiles. The Parish Council also raise objection on the grounds that the dwelling would be out of character for the area and for neighbouring properties. As stated above, the lane serves a mix of designs and styles and the design for the proposed dwelling has followed the advice in the Design Guide SPD. Painted brickwork and render are materials in use on properties in the vicinity, and the existing bungalow is rendered. The Wellow Village Design Statement SPD discourages the use of standard dwelling designs and does not wish to inhibit innovative design and use of materials, with the caveat that they should blend with adjacent properties and complement the natural environment. The proposed development is not a match for the two storey design of the neighbours but, in accordance with Local Plan policy, takes as its starting point the bungalow that exists on the site. The clean modern finishes are a key part of the design approach and given the mix of materials in use along the lane, the fact that the proposal does not have a brickwork finish would not be a sustainable reason for refusal.

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: drawing numbers: 01 Rev P02, 011 Rev P05, 012 Rev P03, 020 Rev P03, 021 Rev P03, 022 Rev P03, 032 Rev P02, 040 Rev P02. 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 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, eaves, verge, bargeboards.

b) Rainwater goods

Development shall only take place in accordance with those details which have been approved.

Reason: To protect the character of the locality and the 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 Unless otherwise agreed in writing by the New Forest 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 by ECOSA dated September 2020 hereby approved. The specified measures shall be implemented and retained at the site in perpetuity and a statement, with details of the implementation of the measures supplied to the Authority prior to the occupation of the development.

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).

- 6 Prior to the commencement of development, including demolition or site clearance, a construction environmental management plan shall be submitted to and approved in writing by the National Park Authority. The measures thereby approved shall be implemented and retained at the site at all times during the development.

Reason: To safeguard the adjoining designated land in accordance with Policies DP2 and SP6 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 by Alderwood Consulting dated October 2020.

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 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).

- 9 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).

- 10 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).

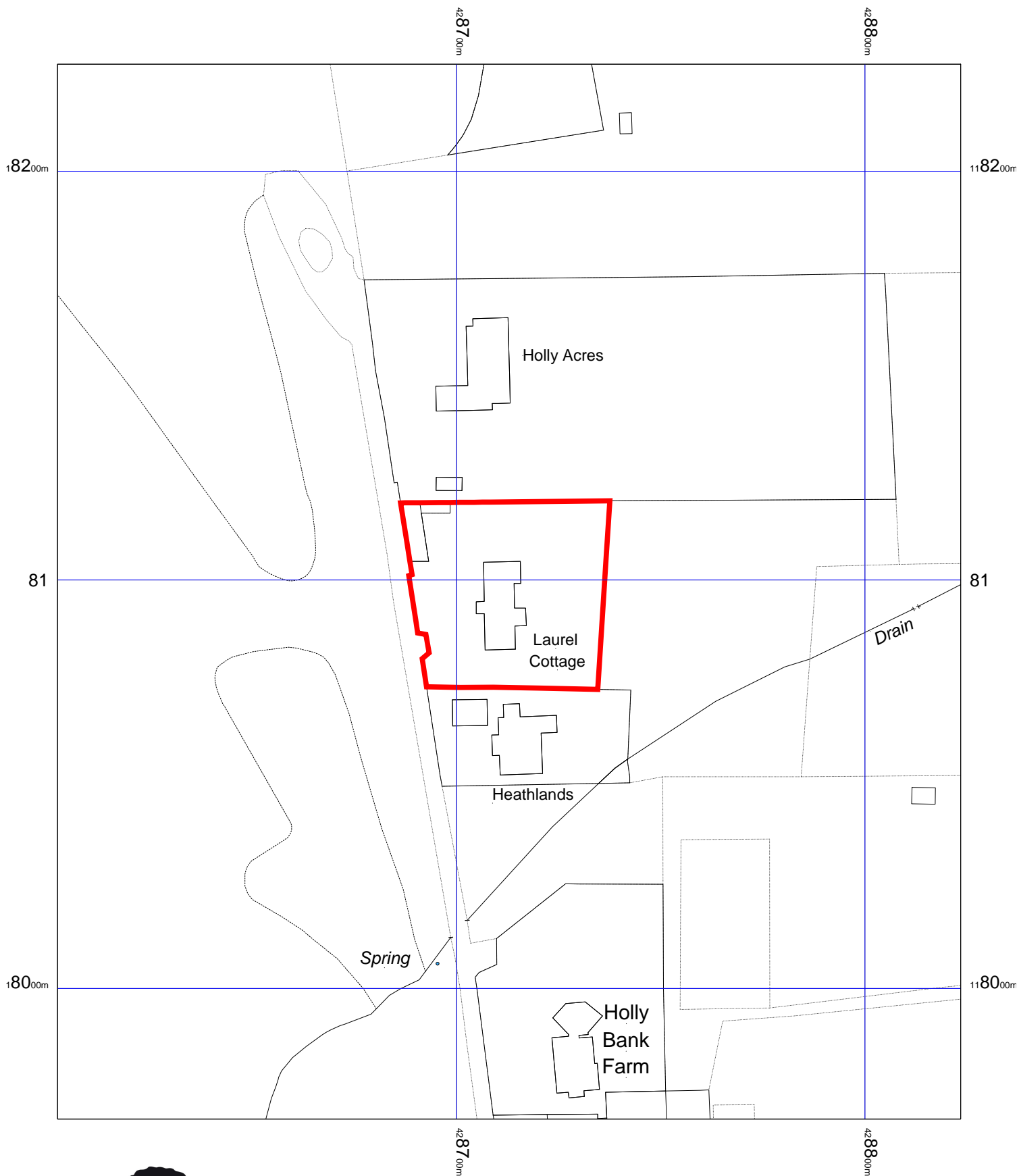
- 11 No external lighting shall be installed on the site unless details of such proposals, which shall be in accordance with the recommendations of the ECOSA Ecological Appraisal hereby approved, have been submitted to and approved in writing by the New Forest National Park Authority.

Reason: To protect the amenities and ecology of the area in accordance with Policies DP2, SP6 and SP15 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 12 Prior to the occupation of the dwelling hereby approved, the screen fence located to the south of the roof terrace shall be built in accordance with the approved plans to a height of 1.8 metres

above the terrace floor level, and shall be retained at the site in perpetuity.

Reason: To protect the amenities of neighbouring occupiers in accordance with Policies 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

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