

Application No: 20/00939/FULL Full Application

Site: Oaklands, Lower Sandy Down Lane, Boldre, Lymington, SO41 8PR

Proposal: Outbuilding; demolition of existing outbuilding

Applicant: Mr Clayton

Case Officer: Daniel Pape

Parish: BOLDRE

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
SP7 Landscape character
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

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Boldre Parish Council: Recommend refusal: The considerable increase in size and scale of this proposal when compared with the existing outbuildings and main dwelling is thought to be unacceptable, see Local Plan DP37

8. CONSULTees

8.1 Tree Officer: Support subject to conditions

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 Application for a Certificate of Lawful Development for a proposed single storey rear extension (17/00468) lawful on 26 June 2017

10.2 Extension to existing outbuilding (17/00229) granted on 08 May 2017

10.3 Two-storey front extension; front porch; clad building at first floor level (06/90898) granted on 03 January 2007

10.4 Two-storey front extension; veranda to ground floor (06/90601) refused on 04 October 2006

10.5 Erection of a garage and attached shed. (NFDC/81/18842) granted on 09 March 1981

11. ASSESSMENT

11.1 Oaklands is a detached two storey dwelling accompanied by a range of domestic outbuildings, situated within a large secluded plot. The site is relatively well-screened and the existing outbuildings have little impact on the streetscene.

11.2 Permission is sought to replace the existing outbuildings with an outbuilding of improved structural integrity that would be used for an incidental purpose to the dwelling as a garage, store, home office and gym. The proposed outbuilding would have a larger footprint than the existing, by 30m², representing an increase from 118m² to 148m² (25%). Notwithstanding this, the spread of the outbuilding would be reduced. The ridge height of the outbuilding would only be 0.1m higher than the existing. The materials proposed would be stained feather board timber cladding, wooden fenestration and slate roof.

11.3 The main issues to consider relate to the proposed use of the outbuilding, the use of appropriate design, the impact on the character of the area and neighbour amenity.

11.4 Policy DP37 of the Local Plan states that outbuildings will be permitted where they are proportionate and subservient to the dwelling and are incidental in use. They should also be sited within the residential curtilage and not reduce the private amenity space. The host dwelling is large and sits within a substantial plot.

The existing outbuilding is single storey, as is the proposed. The proposed outbuilding would be clearly subservient to the dwelling and, through its more compact footprint, would not appear significantly larger than the existing. Its design and use of materials - stained feather-edged board and slate - would be considered acceptable. An amended plan has been received to remove a proposed clock tower to keep the ridge line low and this would also retain the domestic scale of the outbuilding range. The proposed use would remain incidental, but this can also be secured through condition. As it is a replacement and of more compact design, the private amenity space would not be significantly reduced. It is therefore considered to comply with Policies DP2, DP18 and DP37.

- 11.5 There would be no adverse impact upon neighbouring amenity in terms of loss of light or outlook. Overall, the proposal would not be visible in the streetscene thus reducing any impact from outside the site, and the character of the National Park would be suitably retained in accordance with SP17. As it is replacing an outbuilding of similar scale, design and siting, the outbuilding (whilst large) would not be considered to set a harmful precedent.
- 11.6 There is a large Oak tree adjacent to the outbuilding. Advice from the Tree Officer is that, subject to suitable condition, there would not be any adverse impact on the tree.
- 11.7 The Parish Council has raised concerns over the adverse size of the proposal in relation to Policy DP37, but these have been addressed above.
- 11.8 The proposal would replace an existing outbuilding of similar form, materials and design. The outbuilding would retain neighbour amenity and would not materially increase its impact to in relation to the site, the host dwelling or the streetscene. 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 stated 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).

- 3 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).

- 4 The trees and 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 recommendations as set out in BS5837:2012.

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).

- 5 Development shall only be carried out in accordance with drawing numbers: 07620 1 Rev A and 07620 2 Rev B. 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).



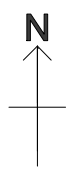
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Date: 04/02/2021

20/00939 - OAKLANDS



SCALE: 1:1250

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