

Application No: 20/00615/FULL Full Application

Site: Passford Farm Cottage, Southampton Road, Boldre, Lymington,
SO41 8ND

Proposal: Retention of replacement decking; pool enclosure

Applicant: Mr Parsons

Case Officer: Liz Young

Parish: BOLDRE

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area
Listed Building

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP2 General development principles
SP16 The historic and built environment
SP16 The historic and built environment

4. SUPPLEMENTARY PLANNING GUIDANCE

Boldre Parish Design Statement

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

Boldre Parish Council: Recommend refusal.

This replacement decking is larger and taller than the previous decking.
Agree with the Building Design and Conservation Area Officer that it has a

suburbanising effect on this rural listed building and does not conform to:

DP 2 - does not respect historic environment

DP 18 - not contextually appropriate

SP 16 - Inappropriate in height, scale and colour.

SP 17- increases suburbanisation effect.

8. CONSULTTEES

8.1 Building Design & Conservation Area Officer: No objections subject to landscaping and a restriction on additional external lighting.

9. REPRESENTATIONS

9.1 One objection received on the following grounds:

- The development has been carried out with no consideration to neighbouring properties.
- The development is not a like for like replacement.
- The decking is out of character with poor design.
- The increased height of the decking will give rise to harmful levels of overlooking.
- Because the property is used as a holiday let this often involves large numbers of guests using the pool and hot tub late into the night.
- The landscaping scheme will not sufficiently mitigate impacts.

10. RELEVANT HISTORY

10.1 Outbuilding; demolition of existing outbuilding (20/00599) pending decision

10.2 Application for Lawful development certificate for continued use of the barn as a single dwelling house, The Barn at Passford Farm (19/00871) refused on 17 January 2020

11. ASSESSMENT

11.1 Passford Farm Cottage is a Grade II Listed Cottage which dates back to the 17th century and is a prominent feature within the Buckland Conservation Area. The front elevation is readily visible from the A337 and the building is positioned on elevated ground which slopes upwards away from the highway. Passford Farm was recently subdivided and now comprises the main dwelling, a unit to the rear of the site with the benefit of a Lawful Development Certificate for its separate use - 'The Chalet' and an outbuilding to the front, referred to as 'The Barn.' the subject of an application for lawfulness as a self contained unit (which was refused). The planning status of the current configuration of uses and development at the site has therefore not fully been

formalised in that the lawfulness of all elements has not been established. Passford Farm Cottage itself, however, remains a private dwelling (currently in use as a holiday let).

- 11.2 Retrospective consent is now sought to retain an area of raised decking in the rear garden area. This decking surrounds an outdoor swimming pool and hot tub and lies directly adjacent to a detached outbuilding / pool house. The development effectively replaces an area of decking which existed previously. However, there are no plans available for the earlier structure (although some photographs have been provided). The decking (excluding the pool and hot tub) occupies a surface area of just over 100 square metres. Because of the sloping nature of the plot, the decking has been split into two levels, with steps between. At its highest point, the decking measures 0.6 metres above ground level. The pool and tub (which have been in place for at least the last 4 years) also sit above ground level (and above the height of the decking). A timber and rope enclosure runs around the perimeter of the decking.
- 11.3 The main issues under consideration relate to the impact the decking has upon the setting of the listed building and also any potential loss of amenity to neighbouring residents.
- 11.4 Based upon the photographs submitted, it has been established that the original decking was darker in colour, more modest in its extent and lower in height. The replacement is therefore more extensive and (due to the elevated ground) concerns were raised with the applicant early on in the process to establish whether there would be scope to mitigate its overall impact given the sloping nature of the site. Following this, further plans were submitted to the Authority showing a proposal to carry out planting around the perimeter of the decking (lavender and climbing plants) to conceal the raised sections. The external lighting has also been clarified and the applicants have confirmed that they would be willing to accept a condition to ensure no further external lighting would subsequently be added. Based upon this additional information, the Building Design and Conservation Officer has confirmed that the overall impact of the development would be sufficiently mitigated to avoid harm to the setting of the listed building and the conservation area.
- 11.5 Whilst the concerns raised by the Parish Council are noted, the overall impact of the development is not considered to be harmful. The decking lies wholly to the rear of the main house and does not impact upon public views. The impact upon the immediate setting of the listed building is mitigated by virtue of its close association with existing structures (the outbuilding, pool and hot tub) and also the minimal enclosure. The development is also well distanced from the site boundaries and the proposal to add planting would soften the overall impact of the development. The decking is therefore considered to preserve the setting of the

listed building and the character and appearance of the conservation area in accordance with Policies SP7, SP16 and SP17 of the adopted New Forest National Park Local Plan.

- 11.6 Whilst concerns raised in relation to overlooking are noted, the overall increase in overlooking towards neighbouring properties would not be harmful due to the distance between the edge of the decking and the site boundaries. The development does not encroach significantly closer to the site boundary than the original decking (based upon historical aerial photographs). There is a distance of over 20 metres from the property to the west and over 25 metres to the north boundary. With regards to issues around noise and activity generated from the use of the pool, this element (along with the hot tub and pool house) were already in place and the main seating and barbecue area appears to be focussed alongside the pool house rather than the side which lies closest to neighbouring properties. The development is therefore not considered to give rise to a harmful loss of amenity to neighbouring residents in comparison with the previous situation, and meets the requirements of Policy DP2 of the New Forest National Park Local Plan. It is therefore recommended that planning consent should be granted.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

- 1 All hard and soft landscape works shall be carried out in accordance with the approved details (Drawings 002 REV A, 011 REV A). The works shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner.

Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the National Park Authority gives written consent to any variation.

Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

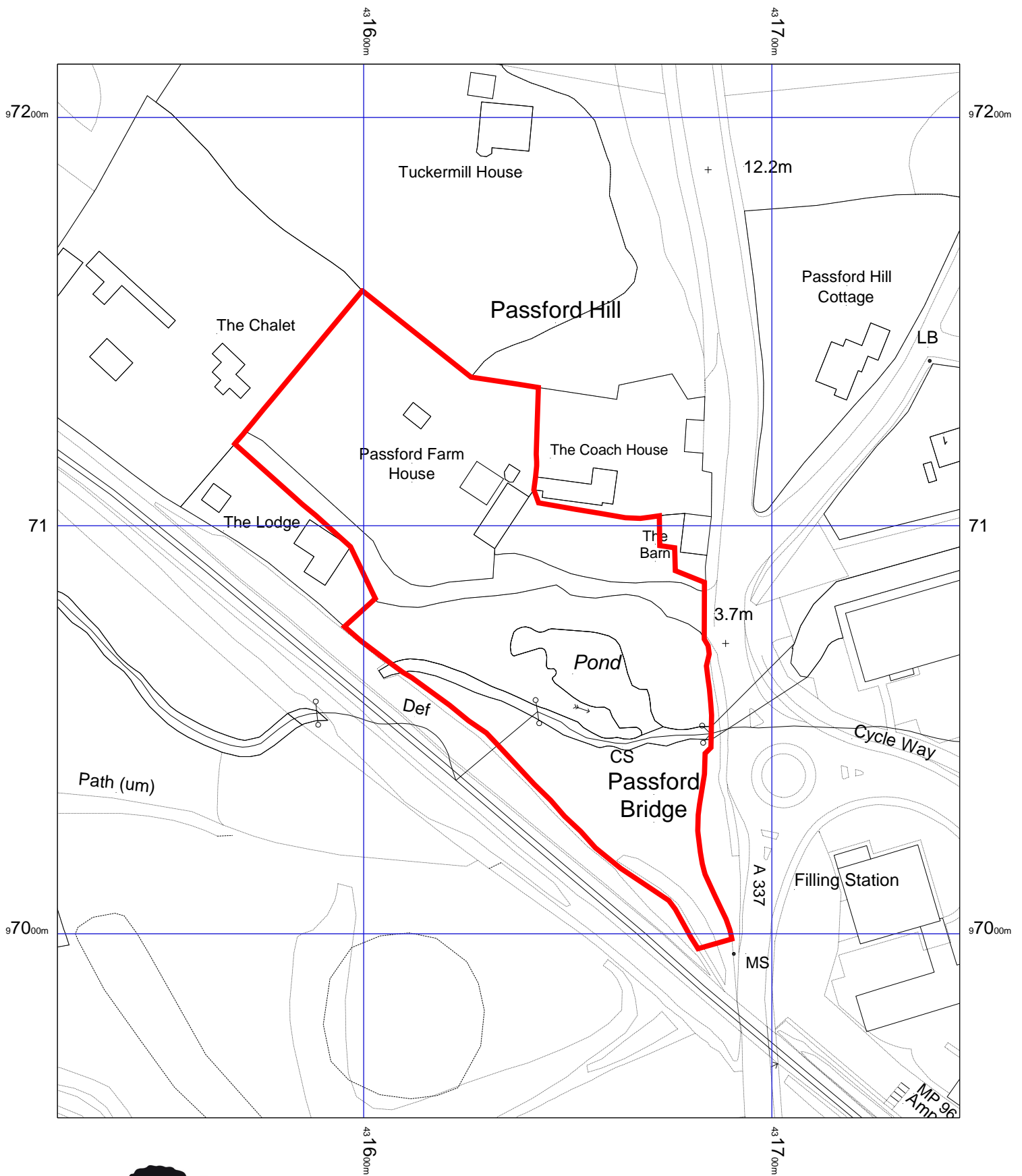
- 2 No external lighting shall be installed on the approved decking unless details of such proposals have been submitted to and approved in writing by the New Forest National Park Authority.

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).

- 3 Development shall only be carried out in accordance with drawing nos: DR1, DR2, 001, 002, 011, 002 REV A, 011 REV A. 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 development 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

New Forest National Park Authority
Lymington Town Hall, Avenue Road,
Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666

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