

Application No: 20/00432/FULL Full Application

Site: 2 Mortimers Cottage, Romsey Road, Ower, Romsey, SO51 6AF

Proposal: Replacement outbuilding

Applicant: Mr P Donaldson

Case Officer: Liz Young

Parish: COPYTHORNE

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
 DP37 Outbuildings
 DP18 Design principles
 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

Copythorne Parish Council: Recommend refusal:

- Size of building would have harmful impact.
- Visual impact upon listed building.
- Concerns over potential residential use.

8. CONSULTEEES

- 8.1 Building Design & Conservation Area Officer: No objections based upon amended plans.

9. REPRESENTATIONS

- 9.1 One letter of support received from a neighbouring property: Existing building is tired and proposal would enhance the character of the area.

10. RELEVANT HISTORY

- 10.1 Replacement outbuilding (with first floor) (13/98830) withdrawn on 18 October 2013
- 10.2 Rear Conservatory (05/84902) approved on 11 July 2005
- 10.3 Retention of detached double garage (03/78072) approved on 30 June 2003
- 10.4 Additions to form granny annexe with 2 bedrooms/ ensuite over (89/41841) approved on 9 June 1989
- 10.5 Temporary siting of mobile home during building works (NFDC/CARA/89/40568) refused on 16 May 1989
- 10.6 Two storey addition and addition of a granny annexe (NFDC/88/40140) refused on 16 January 1989

11. ASSESSMENT

- 11.1 This application relates to a modest, semi-detached property located within a rectangular plot within fairly rural surroundings. A detached double garage lies to the side (north) of the building. Another pair of semi-detached dwellings (both listed) lie directly to the north of the site and a small area of industrial units lie to the rear (west). The majority of the site is enclosed predominantly by closed boarded fencing but limited vegetation and the main garden area is overlooked by the rearward facing windows of the property to the north.
- 11.2 Consent is sought to replace the existing garage with a detached outbuilding comprising a double garage and garden room with storage over. The existing building to be replaced has a ridge height of 4.7 metres and an external footprint of just under 50 square metres. The proposed replacement would have a slightly taller ridge height and increased footprint but would be positioned in the same location as the existing structure. The external facing materials would comprise timber cladding with roof tiles.

- 11.3 The main issues under consideration would be:
- The extent to which the proposal would meet the requirements of Policy DP37;
 - The impact the development would have upon the character of the area and also the setting of the listed building which lies immediately to the north; and
 - Any potential loss of amenity to neighbouring residents.
- 11.4 In terms of background, this application follows a scheme which was withdrawn back in 2013 due to concerns over the size and domestic character of the building proposed. The 2013 proposal would have had an external footprint of 72 square metres and a ridge height of 5.5 metres. A Juliet style balcony and roof lights were proposed in the roofspace and full height glazing was proposed across the rear elevation. The plans originally submitted with this current application proposed an external footprint of 68 square metres and a ridge height of just under 5 metres. The width would measure 7.7 metres and the length (from front to back) would measure 12 metres. Concerns were raised with the applicant in relation to the overall size and scale of the building and further amendments were then submitted. The ridge height has now been reduced down to just over 4.6 metres, whilst the width has also been reduced to 5.6 metres. The overall length of the building has been reduced by 2 metres.
- 11.5 No habitable uses are proposed within the outbuilding (which would accommodate garaging and a garden store) and the use of timber cladding would ensure a subservient appearance. The proposed building would be set further back from the road than the main house and would relate closely to the fairly substantial outbuilding which serves the property to the north. The Conservation Officer is satisfied that the submitted amendments (which have achieved a significantly reduced span) would ensure that the proposal would not be detrimental to the setting of the listed building or the character of the wider area and the proposal would therefore meet the requirements of Policies DP37, SP16 and SP17 of the New Forest National Park Local Plan.
- 11.6 Whilst the roof of the proposed building would be visible from the property to the north, it would be comparable in scale to the existing outbuilding which serves the neighbouring property. The development would be well distanced from the neighbouring house (the distance between the two measuring approximately 10 metres) and no windows are proposed looking towards this boundary. The roof would also slope away from this boundary and the proposed development would therefore not give rise to a harmful loss of amenity to neighbours by way of visual intrusion, loss of light or overlooking. It is therefore recommended that planning permission should be granted.

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 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.

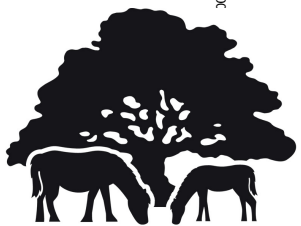
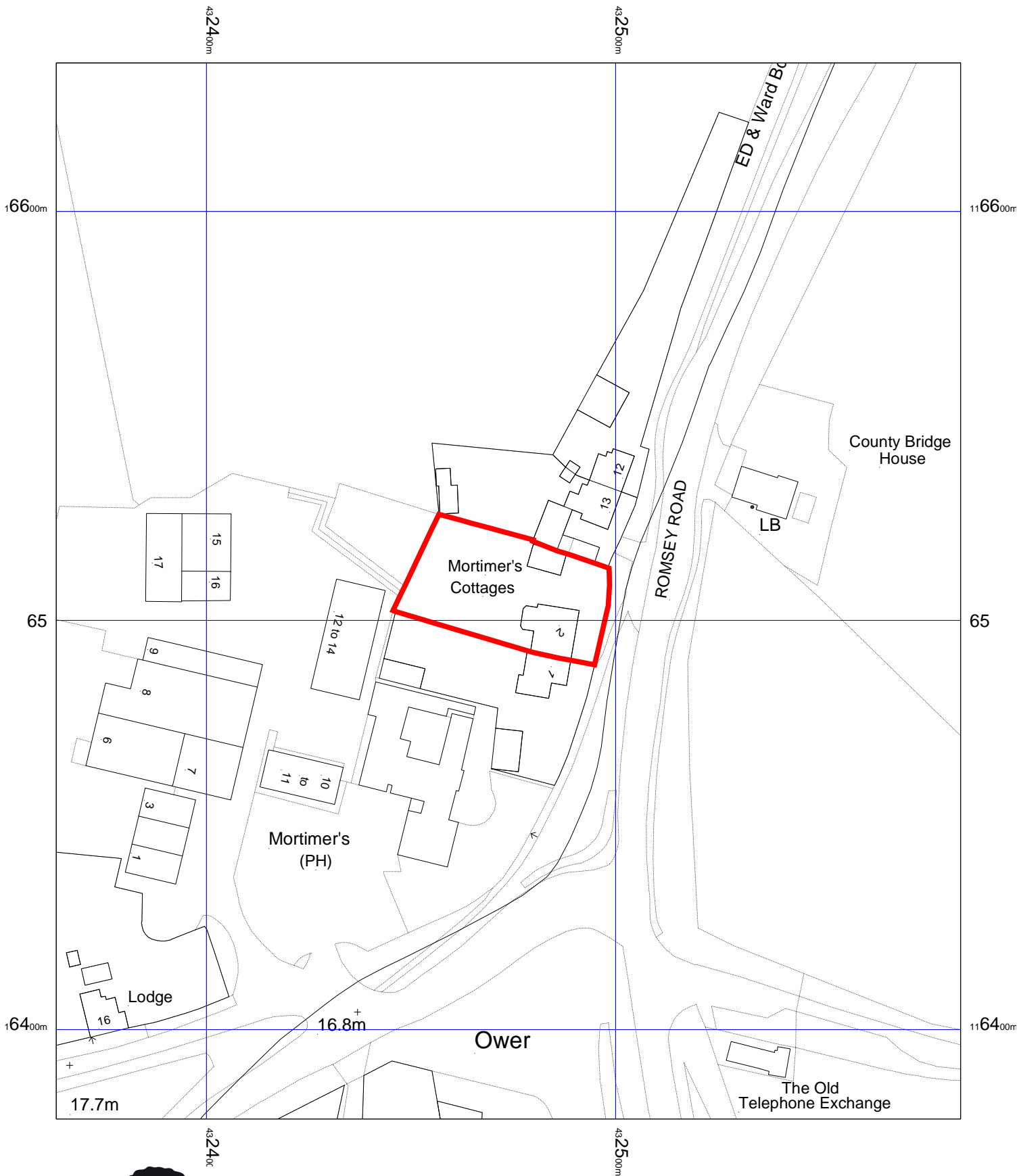
Reason: To ensure an acceptable appearance of the building in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 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 drawing numbers: 002 REV P, DR3 REV N , DR2 REV C. 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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