

Application No: 21/00458/FULL Full Application

Site: Orchard House, Middle Road, Tiptoe, Lymington, SO41 6FX

Proposal: Alterations to roof of proposed conservatory.

Applicant: Mr & Mrs Lloyd

Case Officer: Emma Shaw

Parish: SWAY

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
SP17 Local distinctiveness
DP18 Design principles
DP36 Extensions to dwellings
SP11 Climate change

4. SUPPLEMENTARY PLANNING GUIDANCE

Sway Village Design Statement
Design Guide SPD

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

Sway Parish Council: Recommend permission for the reasons listed below:

- The committee has no objection to the proposal and sees many positives.
- The amendments are supported by the dark skies policy and will reduce

the heat loss.

- The floorspace is a given, with the permission previously granted, and the committee takes a pragmatic standpoint and considers that the application does no material harm and in fact quite the opposite, by reducing the volume of upward facing glazing and making aesthetic improvements with the removal of such a large area of glass reaching up to eaves level.

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

9.1 One representation received, in support of the application, summarised as follows:

- Confirms planning permission 10/95152 has been started.
- Considers current application is preferable to completion of the conservatory approved under 10/95152.
- Lower ridge height and solid roof are considered to be less visually intrusive, less damaging to local character, more energy efficient with less light pollution and overall a better fit to Local Plan policies than the extant permission.

10. RELEVANT HISTORY

10.1 Two storey extension; conservatory (10/95152) granted subject to conditions on 10 June 2010.

11. ASSESSMENT

11.1 The application site contains a detached, two-storey dwelling with two detached outbuildings adjacent to the eastern boundary. The dwelling, which has cream rendered walls and a slate roof, is set back from the frontage of the site. The site is partially screened from the highway by a fence and hedgerow. The surrounding area is semi-rural in character; the application site is adjoined by residential dwellings to the east and west, and backs onto agricultural land.

11.2 This application seeks consent for an amendment to the conservatory roof approved under planning permission 10/95152. A solid roof is proposed to match the roof material on the existing dwelling (slate). The approved conservatory proposed high-level glazing that would oversail the point of connection. The current proposal would avoid this element (due to the incorporation of a recessed box gutter) and the highest point of the roof would be 3.7 metres compared to the 4.7 metre height of the high-level glazing in the approved scheme.

- 11.3 By way of history, consent was granted in June 2010 for the two-storey extension and a conservatory. The two-storey extension extended the dwelling to the maximum permitted under the relevant Local Plan policy at the time. The conservatory was permitted as an 'exception' under the former 'saved' NFDC conservatory policy – whereby the policy allowed conservatories to be added to residential properties in addition to the 30% floorspace threshold, subject to them not exceeding 20sqm in floor area and being conditioned to remain as a predominantly glazed conservatory. Such a condition was imposed in 2010 and limits its construction to a conservatory of the size and type proposed with no subsequent alteration to the walls and roof. The two-storey extension has been built but the conservatory element has not. However, because the extension to the dwelling has been implemented, the planning permission for the conservatory (subject to the condition) remains extant.
- 11.4 The key considerations in this case are:
- Policy DP36 (Extensions to dwellings);
 - Design;
 - The impact on the landscape; and
 - The impact on neighbouring amenity.

Policy DP36

- 11.5 In relation to Policy DP36, the property lies outside the defined New Forest villages and is not a small dwelling. As such, any extension must not increase the floorspace of the existing dwelling by more than 30% (when the Authority adopted its first National Park wide Local Plan in December 2010 the former 'conservatory exemption' was not carried forward in the revised policy for extensions to dwellings). As stated above, the property has been extended by 30%; the conservatory element, granted as an exemption, comprises a further 14.5 square metres. The proposed amendment to the roofing materials and form would mean that the structure would not fall within the definition of a conservatory. The argument put forward by the applicant is that the conservatory could be erected, which is true, and that the only consideration therefore would be its changed appearance. However, it currently does not exist, and therefore the revised proposal must now be considered as a further extension to the dwelling which would exceed the floorspace restrictions, resulting in an increase of 46% of the 'existing' floorspace in conflict with Policy DP36.
- 11.6 Policy DP36 seeks to limit the size of additions to properties in order to safeguard the locally distinctive character of the New Forest and to ensure there is the ability to maintain a balance in housing stock. The New Forest is subject to intense development pressure. Its location and accessibility has led to house prices being the highest of any of the English National Parks. It is clear

that unless firmly controlled, the wish of residents to enlarge their properties would result in the Forest becoming an area of substantial houses.

- 11.7 The 'base point' for calculating the floorspace of the property is the dwelling that existed on 01 July 1982. A policy that sets a proportionate limit on enlargement to dwellings must have a base date and this must apply to all proposals, whether extensions or replacements. Paragraph 7.79 of the Local Plan expands upon the reasoning behind Policy DP36 and the limitations imposed upon extensions:

'Proposals to incrementally extend dwellings in a nationally designated landscape can effect the locally distinctive character of the built environment of the New Forest. In addition, extensions can over time cause an imbalance in the range and mix of housing stock available. For these reasons it is considered important that the Local Plan continues to include a clear policy to guide decisions for extensions to dwellings. Successive development plans for the New Forest have included such policies which strike an appropriate balance between meeting changes in householder requirements and maintaining a stock of smaller sized dwellings'.

- 11.8 Policy DP36 of the Local Plan has been carried forward through successive local plans for the New Forest over the last 30 years (although as mentioned above, the Authority did not carry forward the earlier 'conservatory exemption'). When the National Park's Local Plan was adopted in 2019, the Inspector endorsed this Policy as a useful tool in ensuring extensions did not cumulatively erode the modest scale and rural character of the dwellings within the National Park. The policy therefore remains as valid now as it has over the preceding years. The Local Plan Inspectors raised no objection to the restrictive nature of the policy either during the Examination or in their report. Other National Parks in England have similar floorspace restrictions, including Exmoor National Park and the South Downs National Park.

- 11.9 Section 15 of the National Planning Policy Framework (NPPF) confirms, in paragraph 172, that great weight should be given to conserving the landscape and scenic beauty of the National Parks, designations which enjoy the highest status of protection. It is also the statutory duty of all English National Parks to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park (being the first statutory purpose as set out in the Environment Act 1995).

Design and Impact

- 11.10 The agent has put forward the argument that the previously approved conservatory would be fully double-glazed, heated and lit to provide family living space and would therefore comprise

habitable floor space. The agent further sets out that the proposal would be of a higher quality design through removal of the glazed oversail element and would comprise a more sustainable solution being more energy efficient.

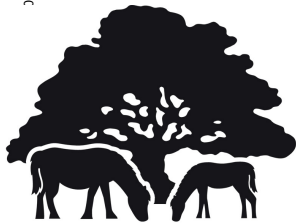
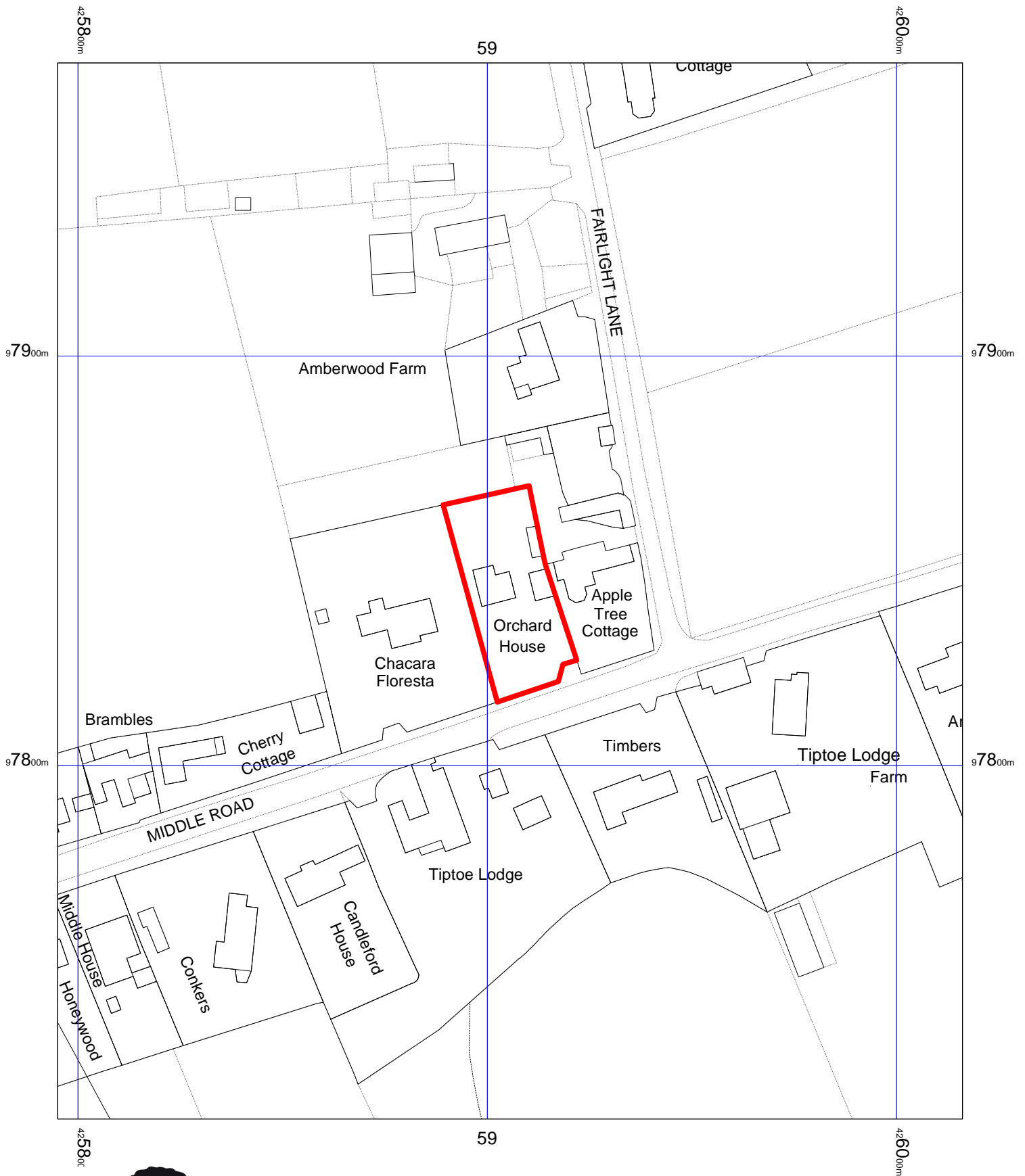
- 11.11 One representation has been received, from the occupant of the neighbouring dwelling of Appletree Cottage, in support of the application. The Parish Council are also in support of the application, for reasons relating to reduction in light pollution and reduction in heat loss.
- 11.12 The planning policy position has materially changed since the earlier 2010 planning permission was granted. Conservatories have not been permitted as an exemption to the floorspace restrictions for the last 11 years and whilst it is acknowledged that the 2010 conservatory can still be built, it does not oblige the Authority to condone its replacement with a more permanent structure that would take the floorspace of the 'existing' dwelling over 30%. This position has been supported on appeal in other similar cases and any further permitted enlargement of the dwelling would be contrary to Policy DP36 and as such it is recommended that the application be refused.

12. RECOMMENDATION

Refuse

Reason(s)

- 1 In order to help safeguard the long term future of the countryside, the Local Planning Authority considers it important to resist the cumulative effect of significant enlargements being made to rural dwellings. Consequently Policy DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019) seeks to limit the proportional increase in the size of such dwellings in the New Forest National Park recognising the benefits this would have in minimising the impact of buildings and activity generally in the countryside and the ability to maintain a balance in the housing stock. This proposal would result in a building which is unacceptably large in relation to the original dwelling and would undesirably add to pressures for change which are damaging to the future of the countryside.



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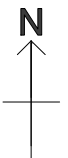
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Date: 03/08/2021

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Scale: 1:1250

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Application No: 21/00524/FULL Full Application

Site: Oaklea, Forest Road, Hale, Fordingbridge, SP6 2NP

Proposal: Hay barn

Applicant: Mr Bowen

Case Officer: Clare Ings

Parish: HALE

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

SP7 Landscape character
SP16 The historic and built environment
DP2 General development principles
DP18 Design principles
DP50 Agricultural and forestry buildings

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 15 - Conserving and enhancing the natural environment
Sec 16 - Conserving and enhancing the historic environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Hale Parish Council: Recommend refusal:

- appears to be a reasonable argument to justify meeting the requirement of a minimum of 5 hectares, in terms of it being designed for the purposes of agriculture or forestry, and on land associated with a

business, and constructed of concrete walls with corrugated metal cladding and a fibre cement roof which would be of an agricultural nature;

- relatively large for its setting and located in an agricultural field behind domestic dwellings resulting in an increased level of activity onto Forest Road;
- contrary to policies SP7 as it would not enhance the existing landscape of the National Park and SP16 as the site would not appear to be of an historic landscape; and
- contrary to policy D2 as it is not of a sufficiently high quality design in the choice of materials and size and does not enhance the local character and distinctiveness and DP18 as it does not enhance the historic environment or landscape setting through the choice of materials, size and design.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 No comments received.

10. RELEVANT HISTORY

10.1 Application under Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 in respect of the siting, design and appearance of an agricultural building (20/0065) required planning permission (not permitted development) on 20 October 2020

11. ASSESSMENT

11.1 The application site lies to the west of the B3080 at Hale, and comprises a level area of paddocks, about 4 hectares in size. The fields lie to the rear of a row of dwellings, and access is gained from the B3080. The site also contains a small stable block, and close to the entrance is an Electricity sub station.

11.2 The proposal is for the erection of a hay barn. The barn would measure approximately 14m x 9m with a ridge height of 4.7m, and an eaves height of 3.4m. It would be constructed of corrugated metal sheeting above a concrete blockwork plinth with a cement fibre roof with six polycarbonate roof lights. A metal door would be located in one of the end elevations. It would be used for the storage of hay cut from this site, together with two other sites: one at Three Legged Cross (outside the New Forest National Park), which is approximately 3.9 hectares in size, and another at Loperwood, Winsor which is 2 hectares in size, resulting in a total holding of just under 10 hectares. The two additional parcels of land are held under grazing licences for 36 months commencing

in August 2020 and February 2021 respectively. The applicant uses all three parcels of land for the production of hay and haylage which is sold for commercial purposes, but the exact number of bales produced varies depending upon the weather. However a holding of this size produces between 1,760 and 2,200 bales during a good cut (an average of 80-100 bales per an acre) and about 1,320 bales in a poor year (60 bales per acre). The business relies upon hay and haylage being taken from all fields in order to ensure it remains profitable and as such the fields are managed as one agricultural unit. None of the fields have any storage facilities but, as the field the subject of this application, lies close to the applicant's home of Oaklea, it is argued that it would be appropriate for the storage facility to be located here.

11.3 The key considerations are:

- the need for the barn and the implications for policy DP50
- its scale and design
- whether there would be any impact on the amenities of adjoining residents
- whether there would be any impact on ecology in the area

11.4 Policy DP50 supports the erection of agricultural buildings where there is a functional need for the building and its scale is commensurate with the need and its setting in the landscape; it is designed for agriculture; it relates physically and functionally to existing buildings associated with the business; and would not involve a large or obtrusive structure or generate a level of activity which would have a detrimental effect on the National Park.

11.5 Given the nature of the agricultural business of cutting and then storing hay, it would seem appropriate for a barn to be erected to assist with that storage. The site at Oaklea represents the largest of the parcels of land and, due to the fairly modest scale of the building (126 sqm) and height of just over 4.5m, coupled with its location to the rear of an existing stable building, it is considered that it would be an appropriate size for the level of agricultural activity and its setting in the countryside.

11.6 The materials proposed for the hay barn would be concrete with metal sheeting above and, while not particularly attractive, they would be functional and appropriate for the nature of the use of the building for agricultural purposes. The barn is also considered to be of a suitably small scale (as referred to above) and therefore is not considered to have a significant impact on the wider landscape of the National Park. The comments of the Parish Council are noted, but it is considered that, in this case, the materials would be acceptable in this location.

11.7 The site lies to the rear of residential development; however the fields are already in an agricultural use and therefore are likely to be subject to working machinery. Because the agricultural

business is split between three sites, this could give rise to additional movements due to the need to bring additional bales to the site but, given the location close to the B3080, it is not considered that the additional traffic movements would be excessive or result in a detrimental impact on the amenities of adjoining dwellings. The development would therefore comply with policy DP50.

- 11.8 Due to the nature of the land use, it is not considered that there would be any significant impact on ecology or protected species. Permission is therefore recommended.

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 nos: PN2 and PN1 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 building in accordance with Policies SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 3 The external facing materials to be used in the development shall match those set out in 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).

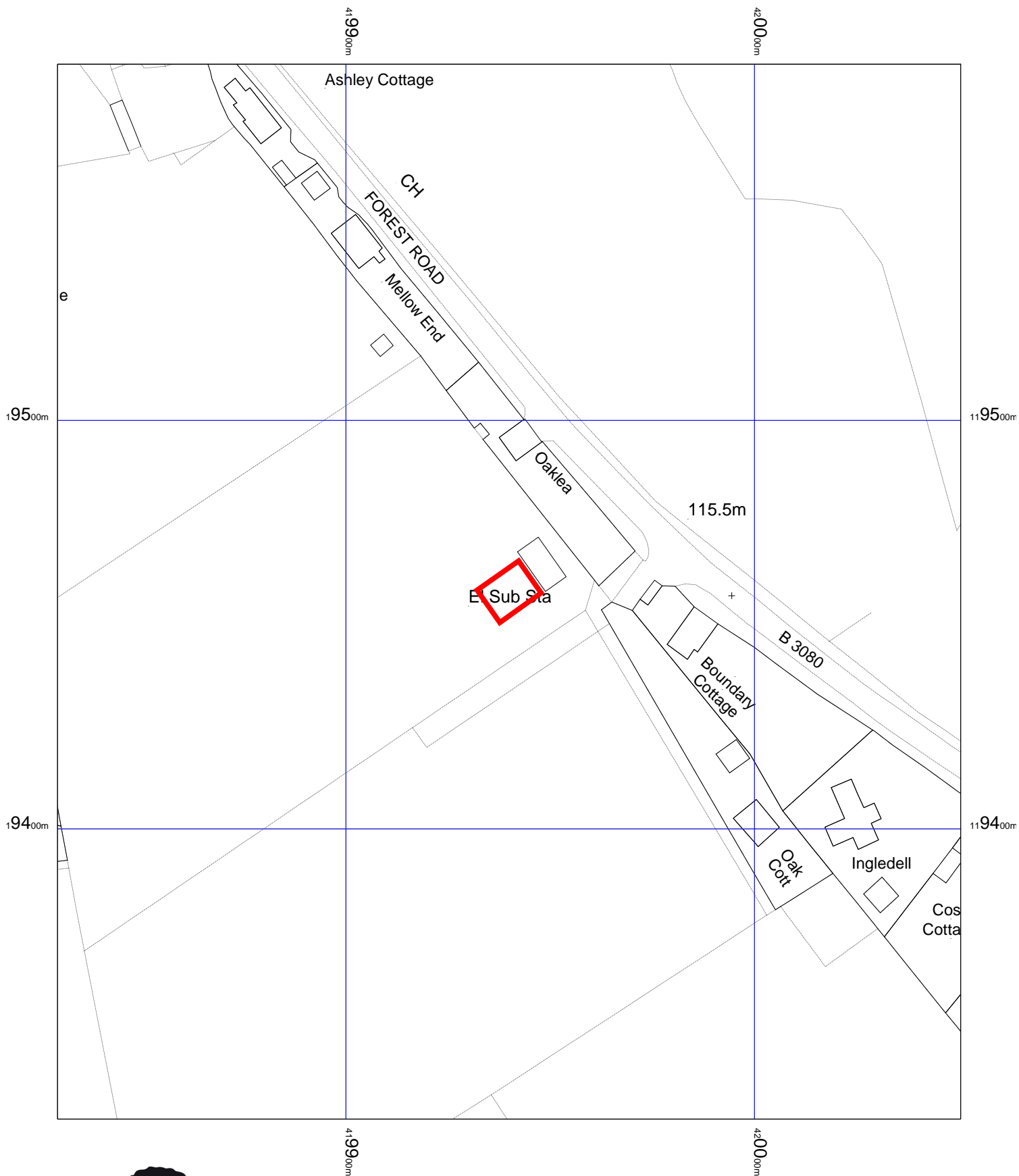
- 4 The building the subject of this permission shall only be used for agricultural purposes and for no other commercial, business or storage purposes whatsoever. Should the building no longer be required for agricultural purposes, it should be demolished, all materials removed and the site restored to its original condition.

Reason: The building is only justified on the basis that it is necessary for agriculture and in accordance with Policy DP50 of the adopted New Forest National Park Local Plan 2016- 2036

(August 2019).

- 5 No external lighting shall be installed on the site 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).



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Application No: 21/00558/FULL Full Application

Site: The Thatched House, Hundred Lane, Portmore, Lymington, SO41 5RG

Proposal: Replacement roof; replacement porch; external chimney

Applicant: Mr Howell

Case Officer: Carly Cochrane

Parish: BOLDRE

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
DP18 Design principles
DP36 Extensions to dwellings
SP16 The historic and built environment
SP17 Local distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Boldre Parish Design Statement
Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 12 - Achieving well-designed places
Sec 15 - Conserving and enhancing the natural environment
Sec 16 - Conserving and enhancing the historic environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Boldre Parish Council: Recommend refusal. Although approving the retention of a thatched roof, the increased height is still of concern as in the

previous application. Question the reason for this substantial increase which alters the whole proportion of this heritage asset.

8. CONSULTEES

8.1 Building Design & Conservation Area Officer: No objection, subject to conditions

8.2 Tree Officer: No objection

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 Replacement roof from thatch to tiled; extension; chimney; alterations to doors and windows; 1no. window; demolition of existing porch (21/00149) withdrawn on 13 April 2021

10.2 Single-storey addition (retrospective) (NFDC/94/54890) granted on 12 October 1994

10.3 Alterations and rear extension (NFDC/87/33915) granted on 25 March 1987

11. ASSESSMENT

11.1 The application property is located to the northern side of Hundred Lane, and comprises a detached dwelling set within a large, level plot. The site is within the Conservation Area, and the dwelling has been identified as a non-designated heritage asset. By way of background, a previous application (21/00149) was withdrawn following concerns raised by the Conservation Officer. That scheme proposed the replacement of the thatched roof with tile, as well as an extension. Pre-application advice was sought and further consultation with the Conservation Officer had, which has resulted in the current proposal.

11.2 This application therefore seeks permission for the replacement of the thatched roof, with an increased eaves and ridge height from 3.3 metres and 6.5 metres to 4.2 metres and 7.9 metres respectively in order to create the minimum pitch required to accommodate thatch, as well as meeting building regulations requirements and to allow for improved internal insulation, and the replacement of the existing front porch, with one of a larger scale, constructed using an oak frame and timber cladding.

11.3 Whilst no extension works are being proposed, the porch would be enlarged, and the increase in the eaves and ridgeline height of the main roof has the scope to result in additional floorspace (over

1.5 metres) at first floor level. The property is not a small dwelling, and therefore it is subject to the 30% additional floorspace limitation of DP36 of the Local Plan. The property has been extended since the baseline date of 01 July 1982, however it is calculated that the total enlargement would not exceed 30%. The proposal is therefore policy compliant in this respect. However, whilst the original rear elevation appears to currently be obscured by later additions, there may be scope to enlarge the dwelling beyond the floorspace limitation, and as such, it is considered reasonable and necessary to remove permitted development rights, in order to ensure the objectives of Policy DP36 are upheld.

- 11.4 Boldre Parish Council have recommended refusal on the basis that the increase in height of the thatched roof is considered to alter the proportions of the non-designated heritage asset. By way of background, following a fire at the property in 1986 the existing thatch is not historic or of archaeological significance and the roof structure is also modern. Therefore, to raise the eaves and ridge would not disturb the historic fabric. The proposed roof design reflects advice previously provided by the Conservation Officer, and the altered form maintains the deep reveal dormer definition whilst achieving a suitably steep pitch in order to accommodate the thatch. It is not considered that the increased eaves and ridge height would result in a 'top heavy' or disproportionately large roof in comparison with the scale of the house. Similarly, the new chimney stack upon the western elevation would not disturb any historic fabric, and would improve the symmetry and balance of the dwelling. The existing stack is modern and not in keeping with the character of the dwelling. Properties in the area are a mix of scale, design and materials; the Thatched House is set back from Hundred Lane and does not form part of the street scene as it is obscured by properties to its south. The increase in the height would therefore not appear incongruous, nor would it appear unduly prominent or dominant. Overall, it is not considered that the change to the roof height would result in any significantly adverse impact upon the character or appearance of the non-designated heritage asset, or conservation area.
- 11.5 The proposed porch has been reduced in scale during the course of the application in response to the Conservation Officer's comments. The scale of the porch is now considered to be proportionate in comparison with the dwelling, and the materials would be appropriate.
- 11.6 Due to the nature of the development, it is not considered that the proposal would result in any adverse impact upon neighbouring amenity.
- 11.7 There is a large Oak tree adjacent to the boundary with the neighbouring property, which is protected by a TPO and by virtue of the location within the Conservation Area. It is not considered

that the proposal would result in any direct impact upon these trees, and therefore the Tree Officer has raised no objection.

- 11.8 It is therefore recommended that permission be granted, as the proposal is in accordance with Policies DP2, DP18, DP36, SP16 and SP17 of the adopted Local Plan 2016-2036.

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; or

The carrying-out of any further extension or enlargement to the dwelling otherwise permitted under Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order subsequently revoking or re-enacting that Order;

whichever is the sooner.

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 and to ensure the dwelling remains of an appropriate size in accordance with Policies DP35 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
- 2 Development shall only be carried out in accordance with

Drawing nos: howe sht 4 Rev A, howe sht 5 Rev A, howe sht 6 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).
- 3 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 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).

- 4 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).

- 5 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.

Typical joinery details including window/doors, eaves, verge, bargeboards, at a scale of 1:10 elevation, and 1:5 section

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

Reason: To protect the character and 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).

Informative(s):

- 1 The Authority has considered the application in relation to its adopted Local Plan, the National Planning Policy Framework and any other relevant material planning consideration and has recommended changes which have been accepted by the applicant to ensure the development is compliant and does not harm the character and appearance or amenities of the area.
- 2 All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 41 of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All

contractors on site should be made aware of this requirement and given the relevant contact number for Natural England, which is 0300 060 3900.

