

Application No: 20/00642/FULL Full Application

Site: Land At Former Arnewood Turkey Farm, Barrows Lane, Sway, SO41 6DD

Proposal: Security lighting

Applicant: Mr Wallrock

Case Officer: Clare Ings

Parish: SWAY

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

SP7 Landscape character
DP2 General development principles
SP15 Tranquillity

4. SUPPLEMENTARY PLANNING GUIDANCE

Sway Village Design Statement

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 15 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Sway Parish Council: Recommend refusal. Comment:

- Lack of clarity in regard to existing lighting already installed - a site visit showed far more in evidence than is shown on the application.
- Needs to be a full and complete scheme of exactly what is installed and then conditions added to ensure that no further lighting could be added without specific additional permission.
- Would also wish to see specific conditions around the timing of PIRs

and length of lighting time when triggered. (It was noted during a day time site visit that at least one light was on).

- For security purposes other technology could also be considered which had less impact on night skies in this rural location, for example infra-red.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 No comments received.

10. RELEVANT HISTORY

- 10.1 Toilet block (21/00022) granted on 19 March 2021
- 10.2 Replacement building (Plot E) for B8 use; insertion of rooflights and first floor window to Unit A (18/00704) granted on 21 November 2018
- 10.3 Retention of three replacement buildings, polytunnel, access track, installation of waste treatment plant; change of use of building (Plot A) to storage use (B8) (18/00357) granted on 27 July 2018
- 10.4 Retention of external materials and alterations to 4no. existing buildings (18/00250) granted on 29 May 2018
- 10.5 Application for a Certificate of Lawful Development for continued use of buildings (Units A-CC1) as B8 storage (17/00519) deemed lawful on 13 November 2017
- 10.6 Application for a Certificate of Lawful Development for continued use of buildings (Plots A-F) for pet fish breeding, hatching and rearing (Sui Generis) (17/00520) deemed lawful on 13 November 2017

11. ASSESSMENT

- 11.1 The former Arnewood Court Turkey Farm (the wider site) lies to the west of Barrows Lane. It comprises a collection of buildings which have recently been upgraded and reclad in either metal sheeting or timber, lying either side of a central spine road. The uses are varied, but comprise a mix of B1 and B8 predominantly. There are also other areas of hardstanding, and a parking area with a below ground waste treatment plant adjacent to Barrows Lane. To the west, the buildings are mainly residential. The site lies opposite the Sway Tower Conservation Area, in which and lying close to the application site, are several listed buildings.

- 11.2 This application is for the erection of eight security lights throughout the site. The lights will be distributed as follows:
- Three on the first building within the site (Unit A).
 - One freestanding just inside the entrance to the site.
 - Two on Unit B front and rear (to the south of the spine road).
 - Two on Plot A front and rear (to the rear of the site and south of the spine road).
- All the lights would be standard motion sensor PIR security lights with directed beams that do not cast a wide arc and would be set to come on for a relatively short period of time.
- 11.3 The key considerations are the implications for Policy SP15 and tranquillity and dark skies.
- 11.4 As can be seen from the history, the wider site has been the subject of a number of applications, in connection with both the use of the buildings and the improvement of the external appearance of the former turkey sheds. In many of the decisions, a condition was added requiring details of the external lighting. In some cases, some security lighting has been erected. However, this application is intended to look at the site as a whole and rationalise the level of lighting, rather than each building seeking its own solution. Overall, this would minimise the amount of lighting required.
- 11.5 It is acknowledged that the site lies away from any significant level of built development and therefore is within a relatively dark area. However, and through the granting of various permissions, the site is now used for employment purposes and it would seem appropriate to permit some lighting for employees and visitors, and also to provide some security (It is understood that there are also other forms of security in place). The installation of eight lights throughout the site, with four being erected at the front of the site close to the road, is therefore considered proportionate and acceptable to the site as a whole. The design of the lighting is such that beams would be directed downwards to illuminate doorways, rather than cast a wide arc, and would be motion activated rather than on at all times. The impact on the dark skies of the area would therefore be minimal and in accordance with the policy.
- 11.6 The position of the lighting would be sufficiently distanced from nearby residential properties so as not to cause harm through any disturbance.
- 11.7 The comments of the Parish Council are noted, but it would not be considered reasonable or enforceable to add a condition controlling the length of time each light should be activated.

- 11.8 Permission is therefore recommended, but would be conditioned such that no further lighting could be erected without any permission.

12. RECOMMENDATION

Grant Subject to Conditions

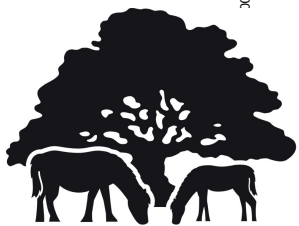
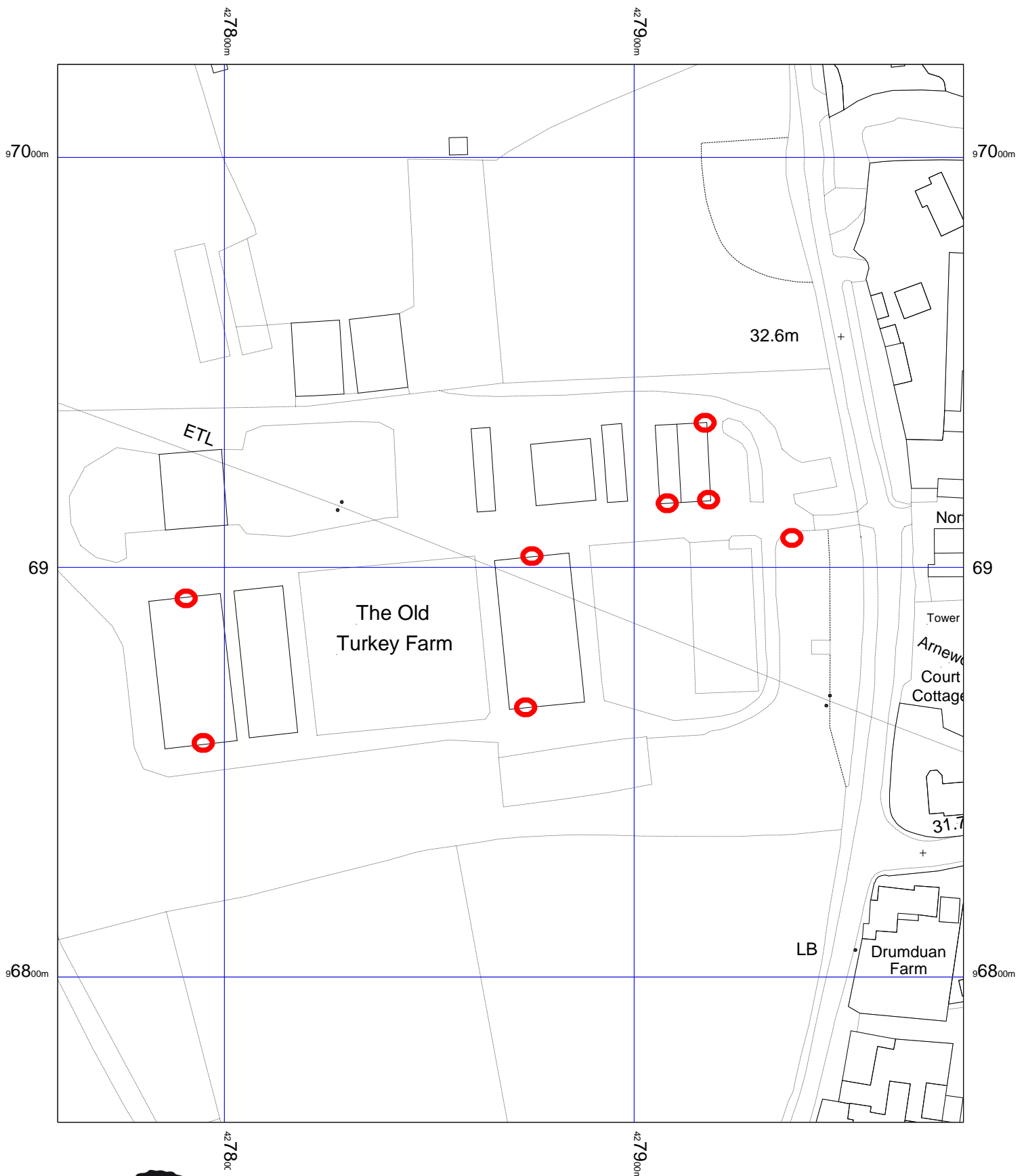
Condition(s)

- 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: DR1 and DR2. 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 No further external lighting shall be installed anywhere 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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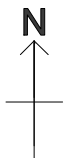
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Date: 06/04/2021

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Application No: 20/00854/FULL Full Application

Site: Little Applemore, Woodenhouse Lane, Pilley, Lymington, SO41 5QU

Proposal: Outbuilding; demolition of existing outbuilding

Applicant: Mr Atkinson

Case Officer: Liz Young

Parish: BOLDRE

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP37 Outbuildings

DP2 General development principles

SP5 Nature conservation sites of international importance

SP17 Local distinctiveness

SP16 The historic and built environment

DP12 Flood risk

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

Boldre Parish Design Statement

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

Boldre Parish Council: Recommend refusal: agrees with the Case Officer's concerns and feels the open design of the main barn should be retained with a secure lean-to building for garden machinery. This building is adjacent to the open forest.

8. CONSULTEEES

- 8.1 Ecologist: No objection. Works should proceed in accordance with the recommendations of the biodiversity appraisal.
- 8.2 Tree Officer: No objections subject to conditions.

9. REPRESENTATIONS

- 9.1 No comments received.

10. RELEVANT HISTORY

- 10.1 None.

11. ASSESSMENT

- 11.1 Little Applemore is a detached, rural dwelling and is the last property off Woodenhouse Lane. It is a simple, linear building with a low roofline (a locally listed property) and is directly adjoined by the open forest to the north. The property occupies a spacious plot which also contains an open sided outbuilding (in the form of a fairly dilapidated pole barn). The site lies within the Forest South East Conservation Area and is also within Environment Agency Flood Zone 3 on account of its close proximity to a small stream just outside the northern boundary.
- 11.2 The building to be replaced (the open sided structure referred to above) has an external footprint of just over 40 square metres. The proposed replacement outbuilding would have an "L"-shaped floor plan with a footprint measuring just over 60 square metres. The ridge height would measure just under four metres. The building would be used as a garden store and workshop and the external facing materials would comprise horizontal timber cladding with dark green onduline roofing. The proposed development would be located directly adjacent to the boundary with the open forest and it was established on site that it would not have any direct implications for the amenities of neighbouring residents. The key issues to assess would therefore relate to the extent to which the proposed building would meet the requirements of Policy DP37 (Outbuildings), the impact upon the character and appearance of the conservation area and also the impact upon boundary trees, all of which are protected by virtue of their location within the conservation area.
- 11.3 It terms of meeting the requirements of Policy DP37, the proposed replacement building would lie wholly within the established residential curtilage of the dwelling. No habitable uses are proposed within the building and it would be used for purposes incidental to the main house. The proposed ridge height and footprint would ensure a modest scale and subservient form in relation to the main house (notwithstanding the increase in

footprint). The lower ridge height proposed to the west elevation would break down the overall scale and bulk of the building. The concerns raised by the Parish Council have been noted and the suggestion was made to the applicant that amending the window openings (particularly to the south elevation) could achieve a more rural character. Whilst no such amendments have been forthcoming, the overall impact of the proposal, as it stands, would not be unacceptably harmful, and there would be no direct implications for the setting of the main house, particularly when having regard to its simple form and traditional materials. The proposal would be sensitively located to the rear of the site and would be well screened from views from the open forest. Overall, it is therefore considered that the proposal would meet the requirements of Policies DP37, SP17 and SP16 of the New Forest National Park Local Plan.

- 11.4 Whilst the proposed replacement building would lie close to boundary trees which offer significant amenity value in the wider area (and screening to the proposed development), the Authority's Tree Officer is satisfied that, based upon the arboricultural report which accompanies the application, the development would not compromise the long term retention of these trees subject to the proposed tree protection measures remaining in place for the duration of the development. The proposed development is therefore considered to be in accordance with the requirements of Policy SP6 of the Local Plan.
- 11.5 Due to the proximity to the open forest, woodland and watercourses, along with the characteristics of the building, the Authority's Ecologist raised concerns in relation to the potential for bats and nesting birds within the structure. To address these concerns, an ecological appraisal (received on 18 March) has now been undertaken (comprising a desktop study and walkover survey). The lack of crevices and draughty nature of the barn is considered to rule out its potential as a bat roost and there was no evidence of bat droppings or feeding remains. Whilst the structure could be suitable for nesting birds, there was no observed evidence of birds nesting within the structure. Various recommendations are put forward within the appraisal including works being undertaken only between May and September and bird nesting checks being undertaken. Subject to these recommendations being adhered to, the proposed development would meet the requirements of Policy SP6 of the New Forest National Park Local Plan.
- 11.6 Whilst the proposed development lies wholly within a flood zone no habitable uses or accommodation are proposed within the building and it would not be classed as a "vulnerable" use. The overall increase in built footprint would be relatively modest and the application has been accompanied by a flood risk assessment. Subject to a condition ensuring the development would be carried out in accordance with the submitted details, the

proposal would meet the requirements of Policy DP12 of the New Forest National Park Local Plan. 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 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).

- 4 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 and to minimise any potential increase in vulnerability to flood risk in accordance with Policies DP12, DP36 and DP37 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 5 Unless otherwise agreed in writing the proposed development shall be carried out fully in accordance with the submitted flood

risk assessment.

Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policies DP12 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 6 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.

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).

- 7 Unless otherwise agreed in writing by the 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 hereby approved (Greenwood Ecology Ref: 2021#014#BA (17 March 2021). The specified measures shall be implemented and retained at the site in perpetuity.

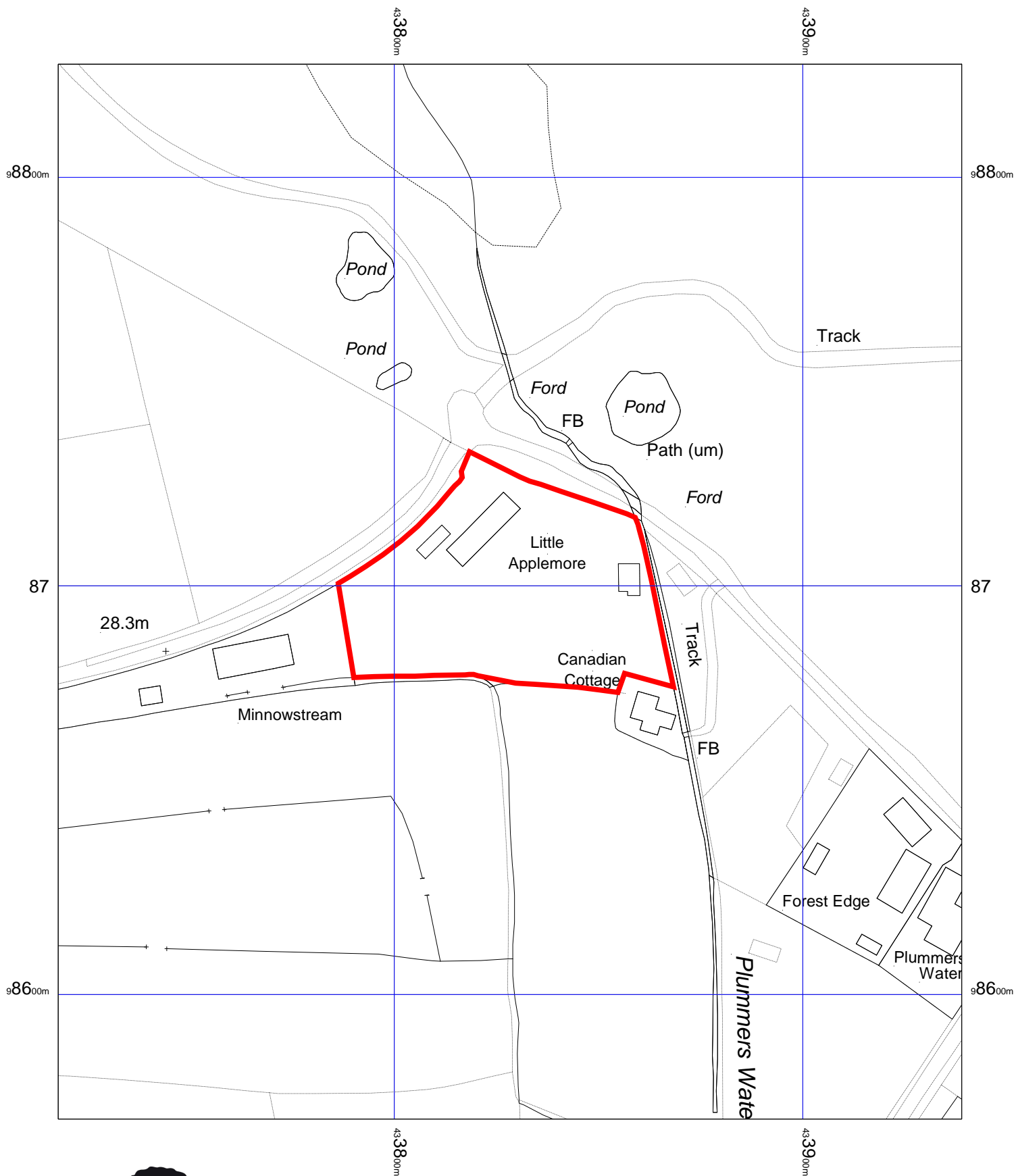
Reason: To safeguard protected species in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 8 Development shall only be carried out in accordance with drawing numbers: DR1, DR2, DR3, DR4, DR5 and DR6. 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).

- 9 No external lighting shall be installed on the approved building 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 and ecological interests of the area in accordance with Policies DP2, SP6 and SP15 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).



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Date: 06/04/2021

Ref: 20/00854

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Application No: 21/00073/FULL Full Application

Site: Willow Green, Seamans Lane, Minstead, Lyndhurst, SO43 7FU

Proposal: Greenhouse

Applicant: Mrs Melin-Stubbs

Case Officer: Ann Braid

Parish: MINSTEAD

1. REASON FOR COMMITTEE CONSIDERATION

Application from Officer

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

SP16 The historic and built environment

SP17 Local distinctiveness

DP2 General development principles

DP37 Outbuildings

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 15 - Conserving and enhancing the natural environment

Sec 12 - Achieving well-designed places

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Minstead Parish Council: Recommend permission

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

- 9.1 Two letters of support, one raising concern relating to surface water drainage.

10. RELEVANT HISTORY

- 10.1 Single storey rear extension; raised terrace; demolition of existing conservatory (18/00354) granted on 17 July 2018
- 10.2 2No. Outbuildings (17/00615) granted on 19 September 2017
- 10.3 Two-storey dwelling (85562) granted on 14 October 2005

11. ASSESSMENT

- 11.1 The site is occupied by a two storey, detached dwelling and a double garage. The house is built in red brick with a tiled roof. The property is accessed via a gravel track which serves several residential properties. The garden is generously sized and there are three further garden buildings, a summerhouse located towards the south west corner of the garden, a garden shed located close to the northern boundary of the garden and a potting shed to the rear of the summerhouse. Immediately to the south of the house is an area of kitchen garden with raised beds. The southern boundary is post and rail fencing and planting. The site lies within the conservation area.
- 11.2 Consent is sought for a domestic greenhouse measuring 3.8m by 2.6m by 2.5m high to the ridge. It would be located to the southern side of the house in the kitchen garden area.
- 11.3 The proposed greenhouse would be a modest structure, and of a design which would be appropriate to the main dwelling and its garden. It would be sited in the domestic curtilage, for an incidental use, it would not result in the overdevelopment of the site or the loss of parking or circulation space. It would therefore be compliant with Policy DP37 of the New Forest National Park Local Plan. Given its modest scale, it would have very little impact on the landscape of the rural locality outside the site, and would not affect the character and appearance of the conservation area or the wider National Park. It would therefore comply with Policies SP16, SP17 and DP2, which seek to ensure that all development would be appropriate and sympathetic to its surroundings. The trees on the boundary would not be adversely affected and, although the greenhouse would be visible from the neighbouring property to the south, it would have no adverse impact on the amenities of occupiers of that property.
- 11.4 One of the neighbours, although supportive of the proposal, has concerns relating to surface water drainage in times of extreme rainfall. The applicant has confirmed the intention to collect water

in a water butt, to use in the kitchen garden area. The building is a comparatively small structure, and run off from the area that would be covered by the building would not have a material impact on surface water drainage in the locality.

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: 812EDD Rev 2 and ADP/805P/00. 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 and 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).



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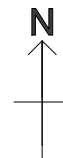
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Date: 24/03/2021

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Application No: 21/00079/FULL Full Application

Site: Thorwalds, Main Road, East Boldre, Brockenhurst, SO42 7WU

Proposal: Barn, stables and chicken shed

Applicant: Mr & Mrs Grisley

Case Officer: Daniel Pape

Parish: EAST 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
SP7 Landscape character
SP17 Local distinctiveness
DP18 Design principles
SP16 The historic and built environment
DP37 Outbuildings

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
Sec 15 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

East Boldre Parish Council: Recommend refusal for the reasons listed below:

- The proposed materials are unsympathetic to the local environment.
- The scale of the barn is disproportionate to the size of the plot.
- The proposed building is too close to the plot boundary and is over 2.5m high, it will impact on the neighbour's amenities.

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

- 9.1 One representation in support stating the proposal is in keeping with neighbouring sites.
- 9.2 One representation objecting on the size of buildings, the location next to the boundary, loss of view, materials, light pollution, noise and loss of light.

10. RELEVANT HISTORY

- 10.1 None

11. ASSESSMENT

- 11.1 Thorwalds is located in rural surroundings along Main Road, East Boldre. The site consists of a dwelling to the front of the plot and a garden extending rearwards. To the rear of the site lies a field also in the applicant's ownership. The site lies within the Forest South East Conservation Area.
- 11.2 The application is for a separate barn and stables to be located to the rear of the dwelling along the northern boundary. Consent is also sought for a small chicken shed. The barn would store an array of land management equipment that the applicant has, including a tractor, trailer and attachments. The stables would be for goats and the shed would be for chickens.
- 11.3 The barn would be clad with timber with a metal sheeting roof, and it would have a footprint of 72 square metres. The ridge height of the barn would be 3.3m. A number of rooflights are proposed in the barn to allow natural light in. The stables would be located next to the barn and would have a footprint of 37 square metres with a ridge height of 2.9m. The stables would be timber clad with a felt or onduline roof. Similar materials to the stables would also be used for the chicken shed which would have dimensions of approximately 3m by 2m with a height to ridge of 2m.
- 11.4 The main considerations are the implications for policy; the design and location of the proposed structures; the impact upon the character of the area and the appearance of the conservation area; the impact on neighbour amenity; and any impact on trees within the site.

- 11.5 The site is located within rural surroundings with numerous other properties close by which also have stables and barns. The neighbouring property to the north (the objector) has a wide range of barns, sheds and a shepherd hut on their land, some of which lie alongside the shared boundary. It is considered that the agricultural style and aesthetic of both the barn and stables would be contextually appropriate to the character of the area in accordance with Local Plan Policies SP7 and SP17, and therefore the proposal would not appear incongruous to the surroundings or local context.
- 11.6 The barn and stables would be for land management purposes, with the stables for the keeping of animals. This use would be acceptable and the design of the structures would also reflect this. Notwithstanding this quasi-agricultural use, the buildings would lie within the residential curtilage of the dwelling, and therefore should be assessed against Policy DP37. That policy permits outbuildings that would be proportionate and subservient to the dwelling on the site, be used for incidental purposes, and not contain any habitable accommodation, and also should not reduce private amenity space. Whilst the overall footprint of the buildings would amount to approximately 115 square metres, this would be separated between three smaller buildings, all with very modest ridge heights, and therefore would be considered acceptable. The individual scale of each would be modest and the design simple and appropriate. None of the structures would have an adverse impact on the wider landscape. Their location within the residential curtilage would also ensure their association with the main dwelling and would not extend development into the surrounding fields. The buildings would preserve the character and appearance of the conservation area.
- 11.7 An objection has been received from the adjacent neighbour to the north at 'Homeleigh'. The objector comments on the size of buildings, location next to the boundary, loss of view, materials, light pollution, noise, and loss of light. It is considered that the design and scale of the proposed buildings would be appropriate. With regard to the loss of light and view, the barn would be located 52 metres from the dwelling 'Homeleigh' and the boundary referred to is a field owned by the objector, not residential curtilage or amenity space.
- 11.8 The Parish Council has also recommended refusal for the application on similar grounds to the neighbour; namely unsympathetic materials, size of the barn and the location next to the neighbour's boundary.
- 11.9 Whilst the development would be in close proximity to trees on the site, no objections have been raised by the Tree Officer and no conditions recommended.

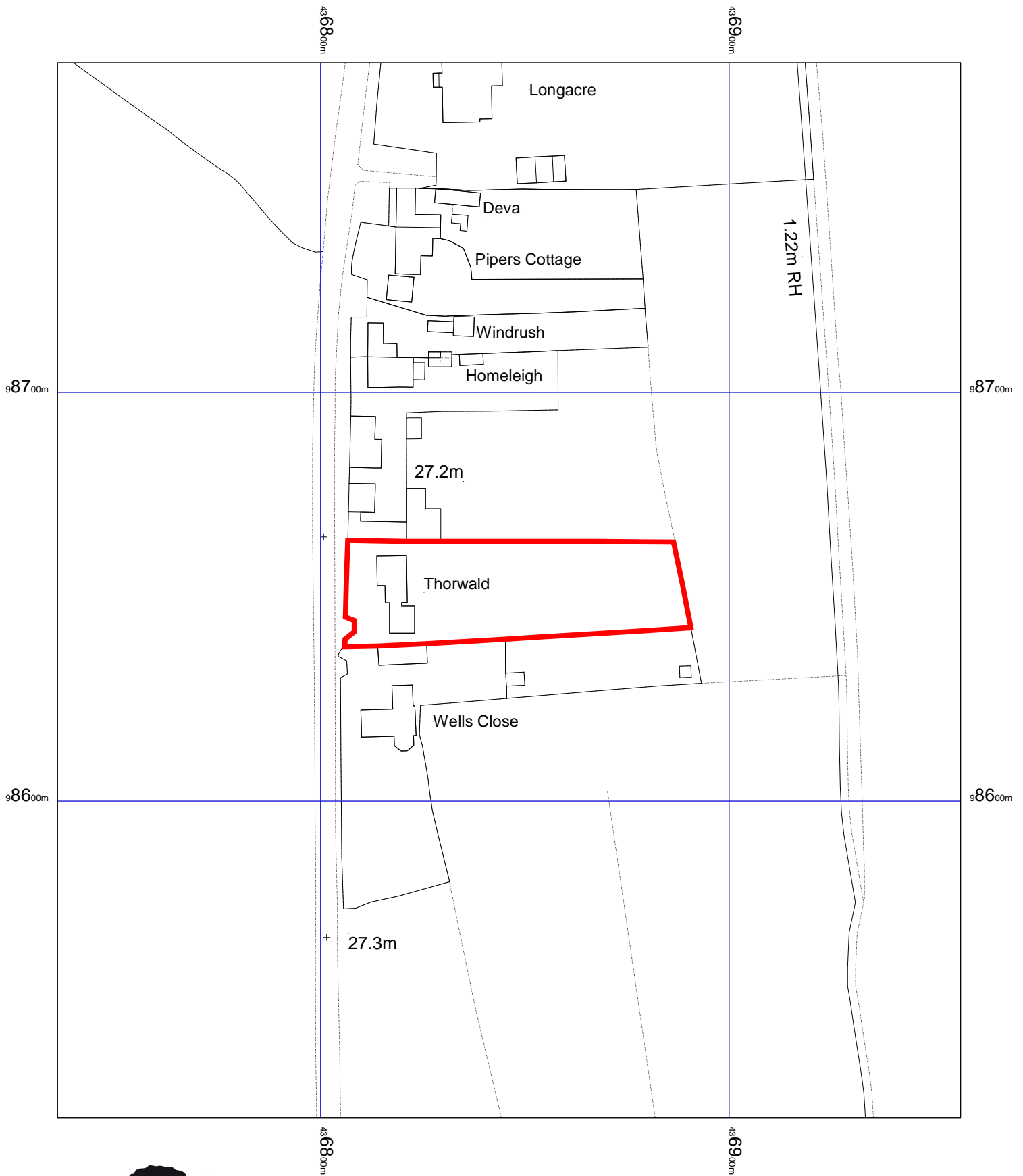
- 11.10 As the verge to the front of the property is protected for national and international ecological conservation purposes an appropriate condition is attached to ensure all machinery and materials would be stored within the site boundary.
- 11.11 The application would be policy compliant and permission is therefore 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 set out on the submitted application form (stables and chicken shed) and drawing number DSL01 (barn), 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 Development shall only be carried out in accordance with drawing numbers: DR2, DR3, DR4, DR5, DR7, DSL01 and P3. 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).
- 4 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).



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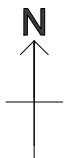
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Application No: 21/00104/FULL Full Application

Site: Leyland, Undershore, Lymington, SO41 5QA

Proposal: Outbuilding

Applicant: Mr & Mrs Brooker

Case Officer: Liz Young

Parish: BOLDRE

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP37 Outbuildings
DP2 General development principles
SP17 Local distinctiveness
SP16 The historic and built environment
SP5 Nature conservation sites of international importance
SP6 The natural environment

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
Boldre Parish Design Statement

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

Boldre Parish Council: Recommend refusal. Comment:

- There is still concern about light pollution from this large outbuilding being so close to Lymington reed beds SSSI, an important bird roosting site.

8. CONSULTEEES

8.1 Tree Officer: No objections subject to conditions.

8.2 Ecologist: No objections raised.

9. REPRESENTATIONS

9.1 No comments received.

10. RELEVANT HISTORY

10.1 3No. outbuildings; swimming pool; entrance gates; shingle extension to driveway; demolition of 3No. outbuildings; removal of earth bund (20/00820) approved on 25 January 2021

10.2 Application for a Certificate of Lawful Development for Proposed car port and porch (20/00819) approved on 22 December 2020

10.3 Continued use of two outbuildings for holiday accommodation (10/95109) refused on 14 June 2010 (Appeal dismissed 16 November 2010)

10.4 Continued use of first floor accommodation for bed and breakfast use (08/93281) approved on 18 September 2008

10.5 Continued use of outbuildings for holiday accommodation (07/92344) refused on 4 March 2008

10.6 Two storey Extension (04/81511) approved on 2 July 2004

10.7 Two storey extension (03/80198) refused on 17 February 2004

10.8 Alterations and addition of lounge and laundry room with bedroom and bathroom on first floor (NFR/XX/15673/1) approved on 25 June 1969

10.9 Double Garage and Store (NFR/XX/15673) approved on 20 December 1967

11. ASSESSMENT

11.1 This application relates to a detached, two storey property which lies within rural surroundings directly off Undershore Road, a narrow, rural lane. The site lies within the Forest South East Conservation Area (Character Area H, Warborne). A footpath lies just over 100 metres to the east and beyond this lies the highway. Whilst the house is set back from Undershore Road, it is readily

visible from the wider area as a result of the relatively elevated ground and the very open landscape. No other residential properties lie close to the site and the property is adjoined on all sides by open fields. The southern section of the site (including part of the house itself) lies just within Environment Agency Flood Zones 2 and 3. A detached garage and an additional outbuilding (which appears to be used for ancillary accommodation) lie to the rear of the site. Some other modest, domestic outbuildings also lie within the rear garden area.

- 11.2 Consent is sought to replace a detached outbuilding (recently demolished) which was located to the rear of the site. The original outbuilding (a large timber shed) had an external footprint of approximately 45 square metres and was located in the north east corner of the plot. The proposed replacement would be re-positioned just over 20 metres to the south towards the main house. The proposed replacement building would have an external footprint of just under 60 square metres and would accommodate a home gym with toilet and shower room. The building would have a shallow, mono-pitched roof which would measure just under 3 metres. The external walls would be clad in Douglas Fir. The proposed development would lie wholly outside the designated flood zone.
- 11.3 The relatively isolated and rural location of the site is such that the proposal would not impact upon the amenities of any neighbouring residential properties. The main issues to assess for the purposes of this application would therefore relate to the extent to which the proposal would meet the requirements of Policy DP37 in terms of being incidental and appropriate to the main house along with the impact the proposed development would have upon the character and appearance of the conservation area.
- 11.4 In terms of background, consent has recently been granted for three outbuildings and a swimming pool in the rear garden area, replacing some more modest pre-existing structures. This previous application also originally proposed a gym building in the north east corner (on the site of the pre-existing shed which was still in place at this stage). The gym which was previously proposed was significantly taller than the current proposal, with a ridge height of 4 metres and an "L"-shaped footprint and steep gabled roof. It was also to be sited close to the rear boundary, on elevated ground and would have been exposed to views from the right of way and the road to the east. This element of the previous proposal was ultimately withdrawn due to concerns relating to its overall prominence in the wider area.
- 11.4 Whilst the current proposal would have a slightly larger footprint than the pre-existing structure, its overall impact would be mitigated as a result of its re-positioning closer to the main house. The roofline has been significantly reduced from the previous

scheme and the simple, linear form would ensure it would not appear overly dominant in the wider landscape. The use of Douglas Fir cladding would ensure a relatively rural character and all fenestration would face inwards into the garden. No habitable uses are proposed within the building and the development would lie wholly within the site. When taking into consideration the recently demolished structure, the proposal would not add significantly to the overall impact of built development across the site. The proposed development would therefore meet the requirements of Policies DP37, SP16 and SP17 of the New Forest National Park Local Plan.

- 11.5 All trees on and adjacent to the site are protected by the Forest South East Conservation Area designation. The Authority Tree Officer has noted that the proposed gym would be located within the root protection area and crown spread of two good specimen Oak trees on the south-eastern boundary. Having regard to this, the proposal would require a special foundation design to avoid damage to the roots. Details of no dig or above ground beam and pile foundation would need to be provided and the applicant has confirmed that they would be happy to accept the pre-commencement condition recommended by the Authority's Tree Officer. Subject to the recommended condition being added to any forthcoming consent, there would be no conflict with Policy SP6 of the New Forest National Park Local Plan and the Authority's Tree Officer raises no objections to the proposal.
- 11.6 With regards to the concerns raised by the Parish Council in relation to additional lighting impacts upon bird species, there would be a distance of approximately 100 metres between the proposed development and the Lymington River SSSI. The main house, Undershore Road and most of the domestic curtilage of Leyland lie between the proposal and the designated SSSI. The house itself generates a significantly greater impact in terms of lighting and general domestic activity. Notwithstanding this, the views of the Authority's Ecologist have been sought. The feedback received also establishes that, whilst lighting from fenestration does have the potential to impact upon biodiversity in many cases, there is insufficient evidence in this case to show significant harm to feature interests of the SSSI designation. Additionally, the conditions imposed on the recent consent for the replacement outbuildings removed the right to introduce any additional external lighting without the benefit of formal planning consent.
- 11.7 In terms of additional impacts upon the water environment, the Authority's Ecologist is satisfied that subject to the incorporation of sustainable drainage measures to assist water efficiency and no habitable uses within the building, there would be no harmful impacts upon ecological interest within or adjacent to the site. Subject to an informative and appropriate conditions being imposed, the proposal would therefore meet the requirements of

Policies SP5 and SP6 of the New Forest National Park Local Plan and 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, demolition or site clearance shall take place until the arrangements to be taken for the protection of trees and hedges on the site (to be identified by agreement with the Local Planning Authority beforehand), have been submitted to and approved in writing by the Local Planning Authority.

The agreed arrangements shall be carried-out in full prior to any activity taking place and shall remain in-situ for the duration of the development.

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).

- 3 No development shall take place until the existing outbuilding (Drawing 20-24 A) has been completely demolished and all resultant materials have been removed from the site.

Reason: To ensure the proposed development would not give rise to a harmful increase in built development across the site and to meet the requirements of Policies DP2, SP17 and SP16 of the New Forest National Park Local Plan.

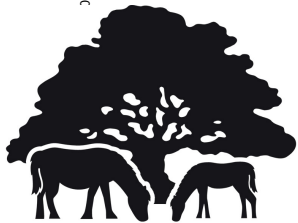
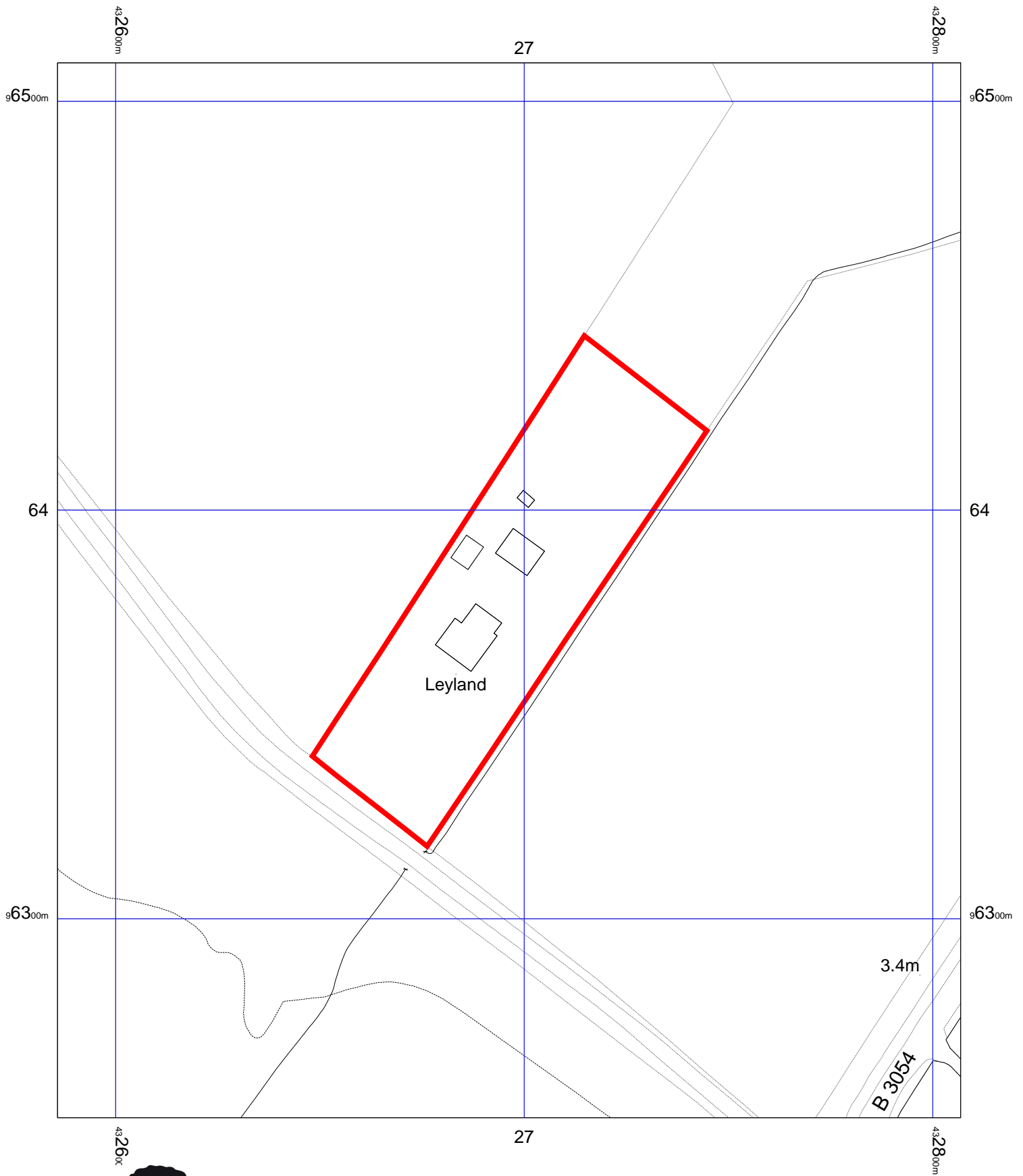
- 4 The building the subject of this permission shall only be used for purposes incidental to the dwelling on the site and shall not be used for habitable accommodation such as kitchens, living rooms and bedrooms.

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).

- 5 Development shall only be carried out in accordance with drawing numbers: 20-23 REV B and 20-24 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).

Informative(s)

1. As recommended by the Authority's Ecologist, the proposed development should incorporate sustainable drainage measures to assist with water efficiency (for example a water butt).



NEW FOREST
NATIONAL PARK

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Date: 24/03/2021

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