

Application No: 21/00088/FULL Full Application

Site: Meadowbank, South Sway Lane, Sway, Lymington, SO41 6DL

Proposal: Single storey extension; dormer with balcony; demolition of existing conservatory

Applicant: Mrs Walker

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

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
Sway Village 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

Sway Parish Council: Recommend refusal; this application is in contravention of the dark skies policy and in a very rural aspect of the parish

8. CONSULTEEES

No consultations required

9. REPRESENTATIONS

None received

10. RELEVANT HISTORY

- 10.1 Side conservatory (06/87044) Granted on 15 March 2003.
- 10.2 Roof alts and dormer to form room in roof (NFDC/96/59956) Granted on 12 March 1997.
- 10.3 Extension to bedroom and addition of living room and bedroom. Alterations to existing pedestrian/vehicular access (NFDC/85/29591) Granted on 23 August 1985.

11. ASSESSMENT

- 11.1 The application site is situated to the eastern side of South Sway Lane at an elevated level and consists of a detached dwelling. The surrounding area is rural in character with a sporadic pattern of residential development.
- 11.2 The dwelling has been previously extended, utilising the floorspace allowance permitted under Policy DP36 of the Local Plan. Following this, permission was granted for a conservatory as an 'exception' to policy and is the subject of a planning condition that limits its use as a conservatory.
- 11.3 This application seeks consent for a dormer with a balcony to serve the existing bedroom at the first floor level, and to replace the existing conservatory. The relevant considerations relate to compliance with Policy DP36; the impact of the proposed development upon the dwelling, its curtilage and the local area; and impact upon neighbour amenity.
- 11.4 The dormer window and balcony would not increase the habitable floorspace, and would therefore be compliant with Policy DP36. The relevant considerations therefore relate to the impact upon the dwelling, and impact upon neighbour amenity. The proposed balcony and dormer would be of a modest scale and would be in keeping with the design of the existing dwelling, adhering to Local Plan Policies DP36 and DP18. The balcony would be located to the rear of the dwelling, and would look onto the rear garden of the dwelling and land under the applicant's ownership. Neighbour amenity would be suitably retained, in accordance with Policy DP2.

- 11.5 The proposed replacement conservatory would comply with the conservatory definition as outlined within the sub-text of Policy DP36; half of the area of the external walls would be glazed, and three quarters of the area of the roof would be glazed. The use of timber cladding would ensure that the proposed development would be in keeping with the rural surroundings and wider National Park, adhering to Local Plan Policy SP17.
- 11.6 The Parish Council have recommended refusal due to the inclusion of rooflights within the conservatory. The proposed replacement conservatory would comply with the conservatory definition as set out within policy and would retain its use as secondary accommodation. Additionally, the development would result in a reduction in the extent of glazing. The impact of light pollution would therefore be reduced, in line with Policy SP15.
- 11.7 The proposed development is therefore considered compliant with Local Plan Policies and it is recommended that permission is granted subject to conditions.

12. RECOMMENDATION

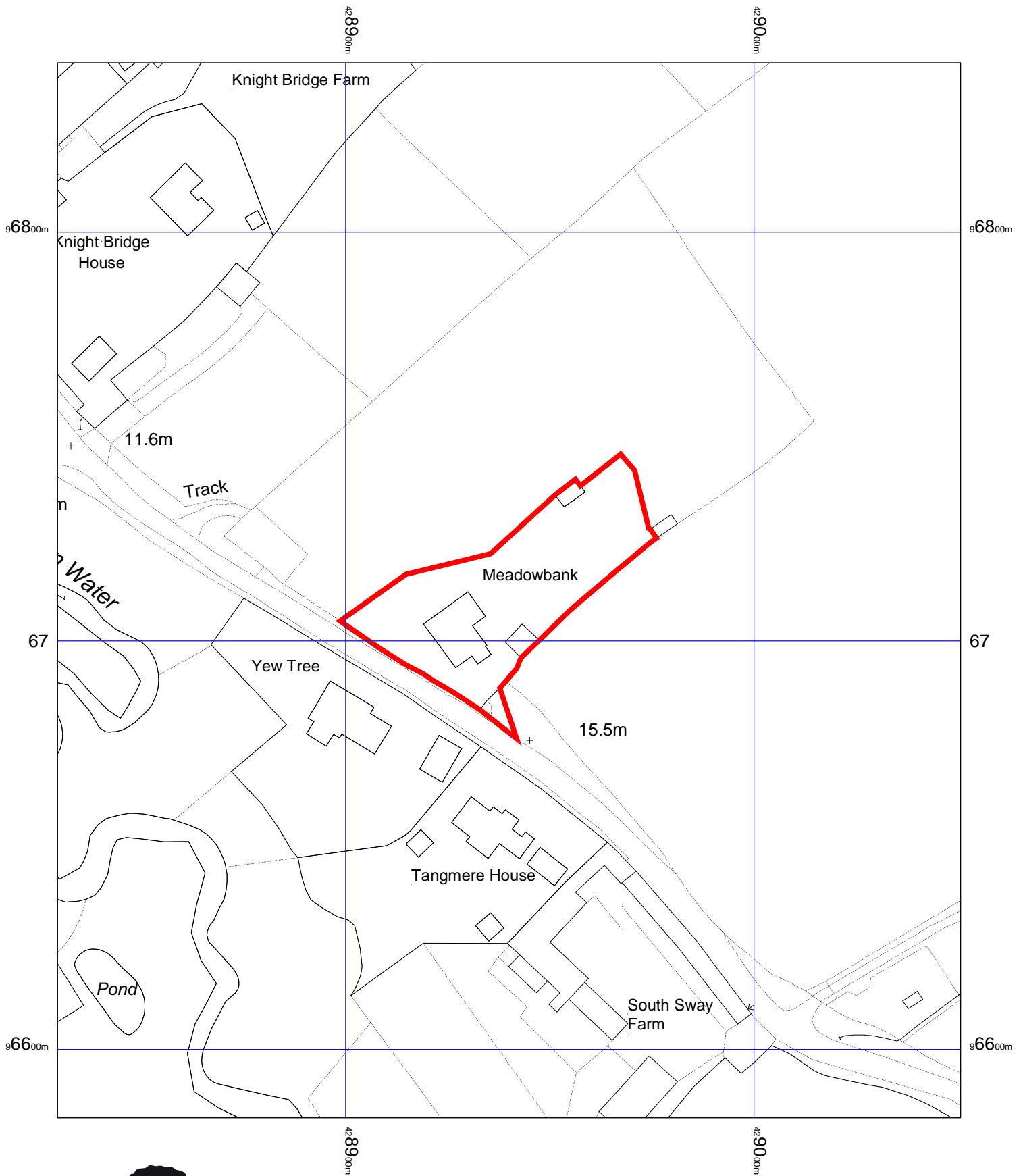
Grant Subject to Conditions

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 be as stated on the application form hereby approved and submitted drawings, 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 nos: 377.11 Rev B, 377.12 Rev D, and 377.13. 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 The conservatory shall only be constructed to the design and materials shown on the approved plans. No alteration shall subsequently be made to the external walls and roof of the building, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) England Order 2015 (or any re-enactment of that Order).

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).



NEW FOREST
NATIONAL PARK

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

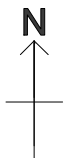
Tel: 01590 646600 Fax: 01590 646666

Date: 25/05/2021

Ref: 21/00088

Scale: 1:1250

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Application No: 21/00151/FULL Full Application

Site: Bartley Forest Farm, Lyndhurst Road, Cadnam, SO40 2NR

Proposal: Hard surface access track

Applicant: Mr Ap Dafydd, Bartley Forest Farm Limited

Case Officer: Clare Ings

Parish: COPYTHORNE

1. REASON FOR COMMITTEE CONSIDERATION

Referred by Ward Councillor.

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

SP7 Landscape character
SP48 The land-based economy
DP2 General development principles

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 15 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

Cllr Derek Tipp: In view of the strong local objections from neighbouring residents this application should be determined by the Planning Committee.

7. PARISH COUNCIL COMMENTS

Copythorne Parish Council: Happy to accept the decision reached by the NPA officers but would expect to see account taken of the impact on trees/hedges either side of the track

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

- 9.1 Eight representations received (four separate addresses) objecting to the proposal for the following reasons:
- No reason for the track
 - Previous applications for the track were refused and dismissed at appeal
 - Already a number of unsightly buildings on the site
 - Condition of land is very poor and wet
 - Welfare of animals
 - Would result in pollution entering the stream

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, appearance and design of an agricultural track (20/00689) planning permission required on 26 October 2020
- 10.2 Application under part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 in respect of the siting, appearance and design of an agricultural building (20/00560) no further details required on 7 September 2020. Not yet implemented.
- 10.3 Enforcement Notice (and Stop Notice) relating to the construction of a track dated 10 December 2015. Subsequent appeal dismissed and Enforcement Notice upheld on 27 March 2017.
- 10.4 Enforcement Notice (and Stop Notice) relating to the material change of use of the land to a mixed use of agriculture and the stationing of caravans for residential purposes and the storage/siting of non-agricultural items and the erection of buildings dated 11 September 2015. Subsequent appeal dismissed and Enforcement Notice upheld on 27 March 2017.

11. ASSESSMENT

- 11.1 Bartley Forest Farm lies to the east of the A337 and south of Cadnam. It is approached via a fairly lengthy single carriageway track which also serves the Bartley Lodge Hotel and several dwellings which lie to the east and north of the site. The site is an agricultural field of just under 5ha and is grazed by cattle, sloping down from the track. In the south-east corner of the site is a small parcel of land within the same ownership, separated by the main field by Leylandii hedging and containing a number of moveable

sheds; currently these are used for storage and house chickens and pigs. To the west of the site is an agricultural field in separate ownership with the grounds of Bartley Lodge Hotel beyond, while to the south is a cricket ground and open Forest. Between the site and the A337 to the west is a wooded area through which runs a footpath. The site adjoins the Forest North East Conservation Area.

- 11.2 This proposal is for an agricultural track to serve the agricultural activities at the site and which would also extend to the location of the building and hardstanding (approved under the Prior Notification application (20/00560). The track would extend from a short shared access from the main gravel track, and run down the slope adjacent to the boundary hedgerow. It would be 160m in length, constructed with a base course of compacted inert brick rubble (250mm) and finished with a compacted gravel surface (75mm), and would have a width of 3m.
- 11.3 The key considerations are the need for the track and its appearance in the wider landscape. Given the fact that the proposal is for an agricultural track, there would not be any direct impact on the amenities of any adjoining or nearby properties.
- 11.4 As has been stated above, the field is used as part of an agricultural business, that of cattle, with some limited numbers of chickens and pigs which are kept on the smaller separate parcel of land. Although this site is relative small (just under 5ha) the applicant also rents other land, about 2.95 hectares at nearby New Farm, Woodlands under a Farming Tenancy Agreement until 2027. The applicant has 100 head of cattle, likely to rise to 140 following calving. The applicant is an active commoner and turns stock out onto the forest, and this is via a direct route to the south of the site.
- 11.5 A key characteristic of the site is that it is particularly wet (as noted at the time of the site visit), and during the winter when cattle and machinery are in evidence, the field becomes completely overwhelmed and over poached and becomes very boggy, which results in the risk of much soil and nutrients following the overland flow paths that lead to the nearby pond and river. This makes it very difficult to bring any lighter vehicles onto the site to assist with spreading feed across the site, and so the cattle tend to congregate to feed, thus exacerbating the situation. In drier weather this bog compacts and does not allow water to infiltrate the soil, again meaning soil and nutrients are likely to flow over land instead. There is therefore a clear need for a surfaced track to allow vehicles to move about the site, and this need has been recognised by Natural England under the Catchment Sensitive Farming Support for Countryside Stewardship Mid-tier Options and has gained the approval of the Catchment Sensitive Farming Officer and would also provide funding. Essentially the track is considered suitable for the priority pressures and would

minimise nitrates and phosphates entering the local water course (an issue highlighted by one of the objectors). By creating a firmer surface on the seasonally wet soils that are prone to water logging, this would reduce the amount of soil and nutrients lost and help reduce the risk of pollution in the nearby pond and river system.

- 11.6 In terms of the materials to be used, these are considered acceptable in this location and are what would have been requested to be used under the Scheme. A local contractor (Farwells) who carry out many similar projects, would be likely to undertake to work. Some concern has been raised that the track would adversely harm the adjoining hedgerow, but as limited excavation (to a depth of 325mm) would be required to construct the track, this is not considered to be an issue. In terms of wider public views of the track, where there is public access (to the west of the site) these would be very limited due to the adjoining woodland area. Therefore its impact on the wider landscape of the National Park would be limited, and the proposal is considered to comply with policies DP2, DP18 and SP7.
- 11.7 It is considered that, notwithstanding the objections received, there is a proven need for the track which is supported by other agencies through Countryside Stewardship schemes. The track would help improve the quality of the soil and drainage in the area, and would also assist in the day-to-day operation of the agricultural business. The track would have very little impact from outside the side. It is considered to comply with Policies SP48 and DP50, and permission is therefore recommended.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

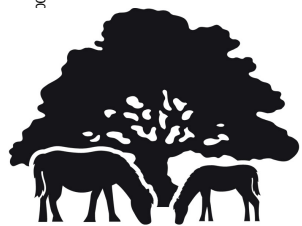
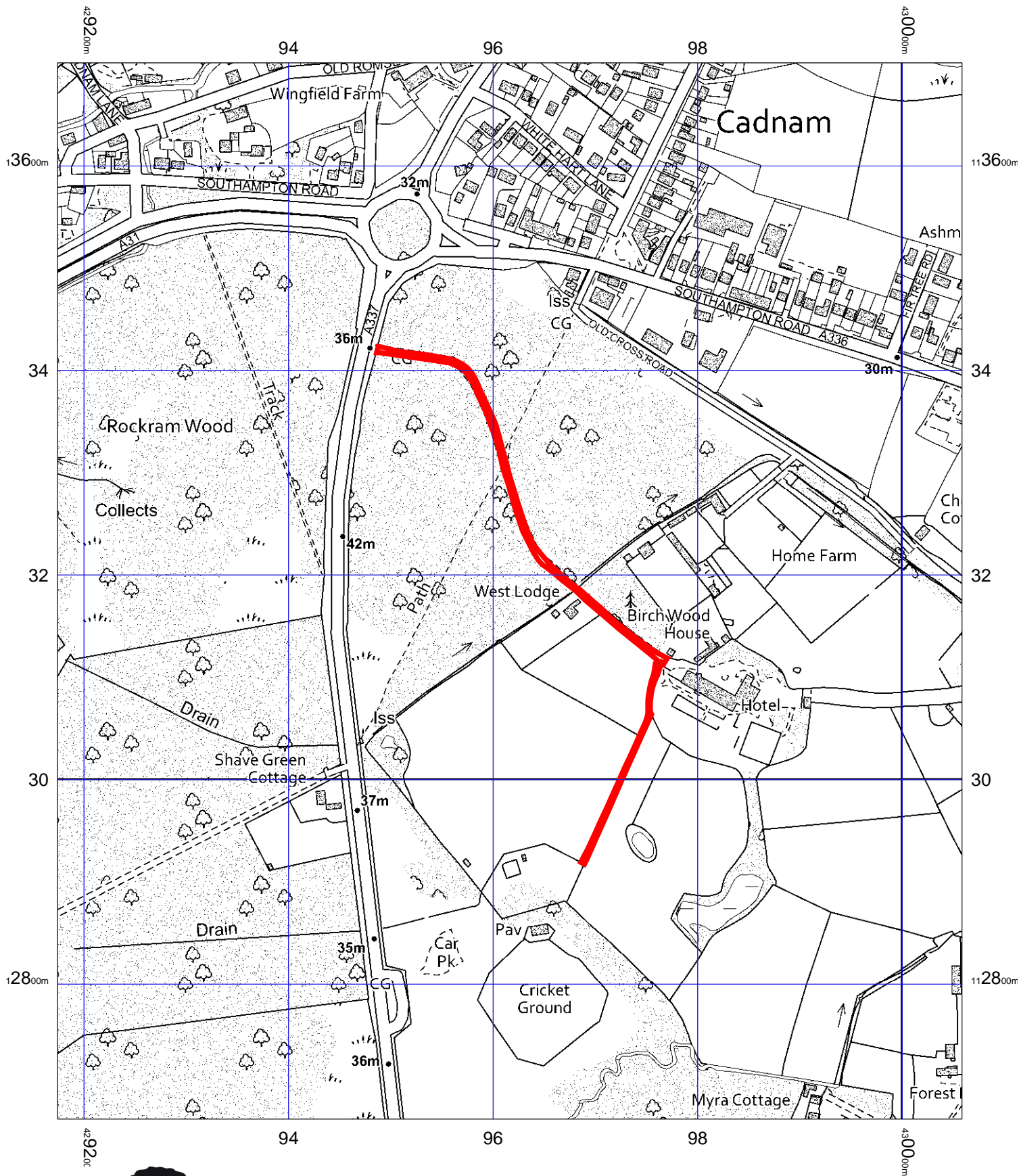
- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Development shall only be carried out in accordance with Drawing nos: AJM.55764.2020.01, 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 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).

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



NEW FOREST
NATIONAL PARK

New Forest National Park Authority
Lymington Town Hall, Avenue Road,
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Date: 25/05/2021

Ref: 21/00151

Scale: 1:5000



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Application No: 21/00169/FULL Full Application

Site: Oak House, Milford Road, Everton, Lymington, SO41 0JD

Proposal: Replacement stable building; septic tank; demolish existing stables

Applicant: Mr Cross

Case Officer: Carly Cochrane

Parish: HORDLE

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
DP18 Design principles
DP52 Field shelters and stables
SP17 Local distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Guidelines for Horse Related Development 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

Hordle Parish Council: Recommend refusal:

- this was inappropriate development of the site and concern was raised that the previous stables had no planning permission
- supports the neighbours concerns

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 One letter of objection received on the following grounds:

- permission for the original stables was granted with a personal condition in relation to a charity; when the charity left the site, the removal of the stables was never enforced
- do not see the need for bigger stables, as those in situ have remained unused since the departure of the charity
- assume current application is intended for an equestrian livery business or is a first step to creating a residential letting
- previous planning application refused and dismissed at appeal for a new residential holiday letting - concerns in relation to septic tank
- concern with regard increase in traffic

10. RELEVANT HISTORY

10.1 Retention of stable block, tackroom and store; change of use of land to recreational horsekeeping (14/00467) granted on 14 August 2014

11. ASSESSMENT

11.1 The application site is accessed from the A337 and is located to the north west of Efford Park, with the western site boundary comprising the boundary of the National Park. The wider property comprises a detached dwelling with an existing 'L' shaped stable block and associated buildings to its north. The existing stables are constructed of timber, and benefit from a water and electricity supply.

11.2 By way of background, the existing stable block and associated buildings were granted permission in 2014. These buildings were in-situ prior to the dwelling (Oak House) being constructed. As such, a personal condition was attached to the permission which required that the buildings only be used for the keeping of horses belonging to or under the direct control of the applicant at the time. The condition required that when the premises ceased to be used by the applicant, the use of the stables and buildings should also cease, and the land only be re-used for a purpose which has the benefit of planning permission. As part of that application, the use of the land for recreational horse keeping was also assessed, and due to the location of the site in relation to the open forest, the use of the land was not considered to result in any undue loss in back-up grazing. It was also not considered that the recreational use of the site would result in any adverse impact

upon neighbouring amenity, nor would there be any exacerbated highway safety issues arising.

- 11.3 This application seeks planning permission for the erection of a replacement stable block, sited to the east of that existing in order to be clear of the Root Protection Areas (RPAs) of mature trees along the western site boundary. The proposed replacement stables would measure approximately 19 metres in width, 6 metres in depth, 2 metres in height to the eaves and 4.2 metres in height to the ridge. The building would be constructed using black stained timber horizontal weatherboarding and comprise a natural slate roof. There would be openings upon the rear elevation, with black stained timber shutters, and stable doors upon the front elevation. Internally, there would be four loose boxes, with a tack room and hay store, and a W.C. The plans were amended in order to omit a shower, however they still include the installation of a septic tank and soakaway in association with the W.C, due to the distance from the main dwelling. The existing 'feed store' building would remain.
- 11.4 Policy DP52 of the Local Plan sets out that permission for stables will be granted provided that the building is sensitively sited to be unobtrusive in the landscape; simple in appearance and modest in scale; constructed of appropriate materials; and located close to existing buildings.
- 11.5 Both the existing and proposed buildings are set against a woodland backdrop, with agricultural fields and paddocks to the east. The property does not adjoin the open forest or public land, and therefore it is not considered that the proposed replacement stables would appear unduly dominant within the landscape. The stables, whilst not of an insignificant width, would not be of a scale which is considered inappropriate given the provision of four boxes and a tack and feed room. The use of natural materials, stained in a dark colour is considered appropriate for the type of development, and would also aid in the building appearing less prominent within the landscape. Whilst the stables are not located in close proximity to the main dwelling or any of its domestic outbuildings, the feed store building would remain, and it is to be remembered that this application is for a replacement building. Overall, it is considered that the proposal adheres to the criteria of Policy DP52.
- 11.6 Concerns have been raised by the occupiers of a neighbouring property; these concerns have been supported by the Parish Council. The concerns relate to the potential use of the stables either for commercial livery or habitable purposes, particularly due to the inclusion of a W.C and shower with septic tank and soakaway. As set out in paragraph 11.3 of this report, the shower has been removed from the plans. The provision of a W.C is considered reasonable and acceptable, particularly given the distance of the stables from the main dwelling. Further, no

mention of either use is detailed within the submitted Design and Access Statement, and as a matter of course, a condition would be attached to ensure that the stables are only used for the benefit of the applicant, and not for any commercial purpose. Concern has also been raised in relation to an increase in traffic movements should the use of the stables not be for private purposes. Whilst, as aforementioned, such a commercial or other use is not being proposed, the stables subject of the previous application (14/00467) were used for charitable purposes, and it was anticipated that there would be visitors arriving up to four times per week. It was considered that this would not result in any significant adverse impact upon highway safety or upon neighbouring amenity, particularly given that the only access to the site is shared with the commercial uses at Efford Park. This remains the case.

- 11.7 The application has been accompanied by a Tree Protection Plan and a Preliminary Roost and Nest Assessment. Whilst the trees on site are not protected, the submitted plan would ensure that the trees are not compromised by the development to the detriment of the visual amenity of the area and health of the trees. The Preliminary Assessment found no evidence pertaining to bat species, and the site was assessed as having negligible roosting potential. Further, no evidence of nesting birds was found. However, potential for bats and birds does exist within the surrounding trees; their protection is therefore also important in respect of local ecology. It is considered reasonable to condition that the trees are protected in accordance with the plan submitted, and an informative with regard to bats should be added in order to make the applicant aware of the legal duty should any evidence of bats be found during the course of the development.
- 11.8 It is therefore recommended that permission 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 Development shall only be carried out in accordance with
- Drawing nos: 020/P/S/0.1 Rev A, 020/P/0.3 Rev A, 020/P/2.2,

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 Unless otherwise first agreed in writing by the New Forest National Park Authority the external facing and roofing materials shall be as stated on the application form hereby 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).

- 4 No external lighting other than that hereby approved 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).

- 5 The building the subject of this permission shall only be used for the stabling of horses belonging to the owner of the site (or their successors in title) and shall not be used for any commercial riding, breeding, training or livery purposes.

Reason: The introduction of a commercial equestrian use in this location would cause harm by reason of increased activity and pressure on the National Park and this would be contrary to Policy DP52 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 6 No mobile field shelter, structure or building shall be erected or situated on the land edged red on the approved plans without express planning permission having first been granted.

Reason: To ensure the development would not lead to a more intensive use of the land and to limit the proliferation of any new structures in the landscape in accordance with Policies DP51 and DP52 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

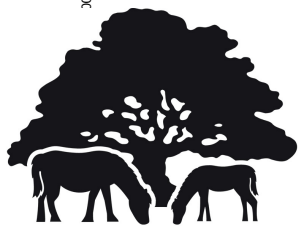
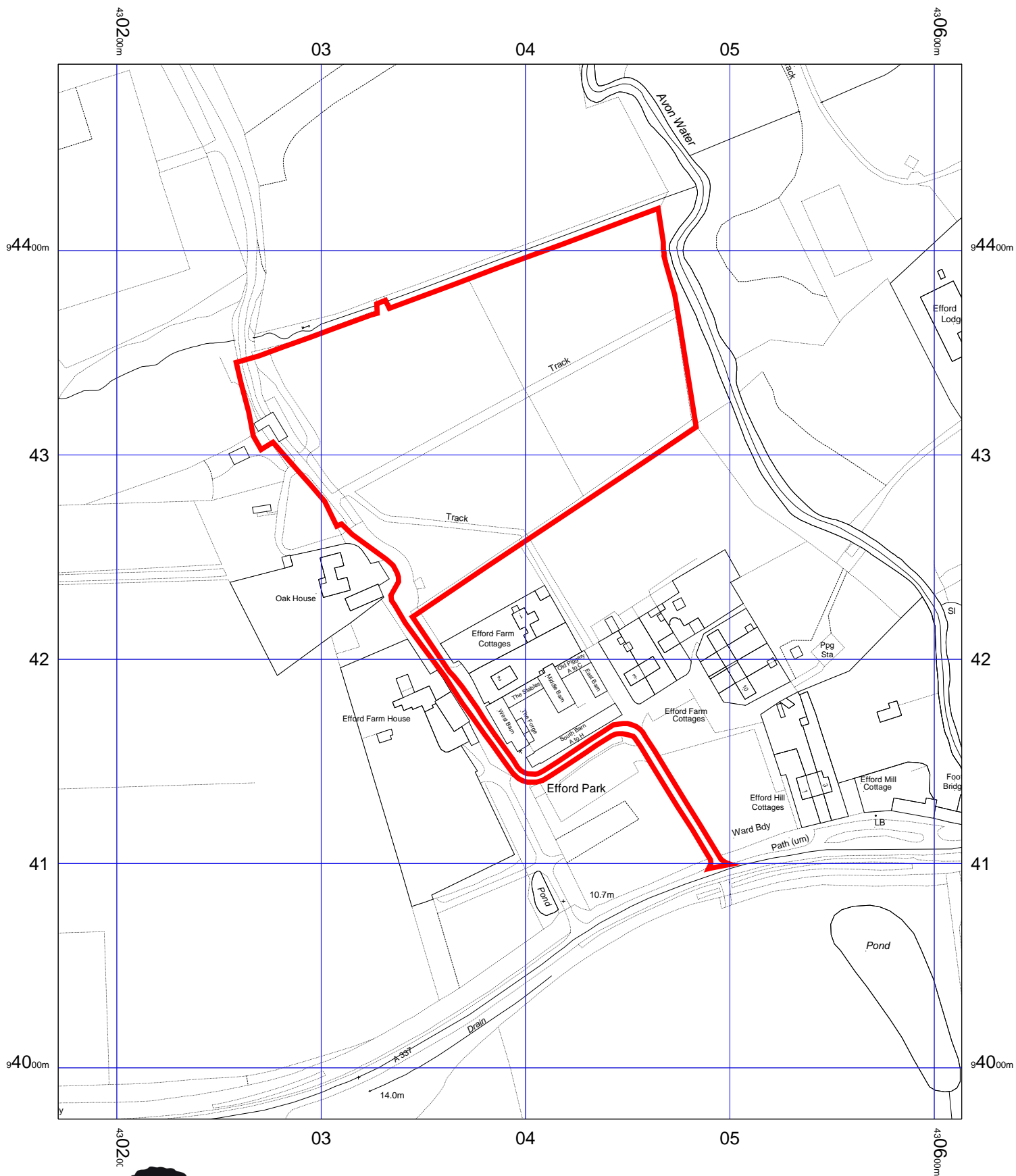
- 7 The trees on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures

set out in the submitted Tree Protection Plan.

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).

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.



NEW FOREST
NATIONAL PARK

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Tel: 01590 646600 Fax: 01590 646666

Date: 25/05/2021

Ref: 21/00169

Scale: 1:2500

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Application No: 21/00223/FULL Full Application

Site: Oaklands, Brook, Lyndhurst, SO43 7HD

Proposal: Increase roof height of carport; add overhang to carport roof

Applicant: Mr Biggin

Case Officer: Emma Shaw

Parish: BRAMSHAW

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area
Tree Preservation Order

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP2 General development principles
SP17 Local distinctiveness
DP18 Design principles
DP37 Outbuildings

4. SUPPLEMENTARY PLANNING GUIDANCE

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

Bramshaw Parish Council: Recommend refusal:

- Does not meet criteria of Policy DP37
- Ongoing unresolved planning issues on existing structure (does not have planning approval, does not have permitted development rights, outside of the curtilage)

8. CONSULTEEES

8.1 Tree Officer: No objection

9. REPRESENTATIONS

None received

10. RELEVANT HISTORY

10.1 Two storey rear extension; conservatory (08/93631) granted on 26 January 2009.

10.2 Erect double garage and workshop/shed (NFDC/95/57344) granted on 17 November 1995.

11. ASSESSMENT

11.1 The application site comprises a detached dwelling with detached outbuildings, set within a spacious plot. The surrounding area is rural in character. There are dwellings to the east and west of the application site, and the dwelling and its curtilage backs onto fields which are under the applicant's ownership. The sites lies within the Forest Central (North) Conservation Area.

11.2 This application seeks consent for alterations to the existing carport, specifically the increase in ridge height and the addition of an overhang. The relevant considerations relate to compliance with Policy DP37; the impact of the development upon the dwelling, its curtilage and the local area; and any impact upon neighbour amenity.

11.3 There are a number of detached outbuildings within the application site. An existing shed and carport are located to the southeast of the dwelling, adjacent to the boundary. The carport was extended by the applicant around 2011, rendering it immune from enforcement action. The carport has been altered since, with the ridge height increased by 0.7 metres and the addition of an overhang. It is for these two alterations that this application seeks consent.

11.4 The carport extension would have a ridge height of 3.2 metres, an increase of 0.7 metres. The carport would be constructed of natural timber cladding with dark green box profile sheet roofing. The overhang to the roof would extend an additional 0.6 metres, resulting in a total length of 6.6 metres. The carport would remain open-fronted. The alterations to the carport are modest in scale, and the choice of materials ensure that the outbuilding would integrate appropriately with the character of the surrounding conservation area and wider National Park, in line with Policy SP17. It is not considered that the alterations would have any adverse impact upon neighbour amenity, which would be suitably

retained in accordance with Policy DP2. The outbuilding would continue to adhere to Policy DP37, which requires domestic outbuildings to be located within the residential curtilage; to be proportionate and clearly subservient to the dwelling they are to serve; to be required for purposes incidental to the dwelling; not to provide additional habitable accommodation; and not to reduce private amenity space around the dwelling to an unacceptable level.

- 11.5 The Parish Council have recommended refusal for reasons relating to Policy DP37. The outbuilding would be located within the existing residential curtilage of the dwelling, would continue to be used for purposes incidental to the main dwelling and would not provide additional habitable accommodation. The outbuilding, at a height of 3.2 metres, would continue to appear suitably subservient to the dwelling it is to serve. The design and scale of the outbuilding are appropriate for the intended use. The amendments would not result in overdevelopment of the plot, or reduce private amenity space around the dwelling to an unacceptable level. The alterations for which this application seeks consent are therefore Policy DP37 compliant and are acceptable.
- 11.6 Trees on and adjacent to the application site are protected by virtue of growing within the conservation area. No objections have been received from the Authority's Tree Officer as the development would not compromise the long term retention of the existing trees on the application site.
- 11.7 The development would be compliant with the relevant Local Plan Policies, and it is therefore recommended that permission is granted subject to conditions.

12. RECOMMENDATION

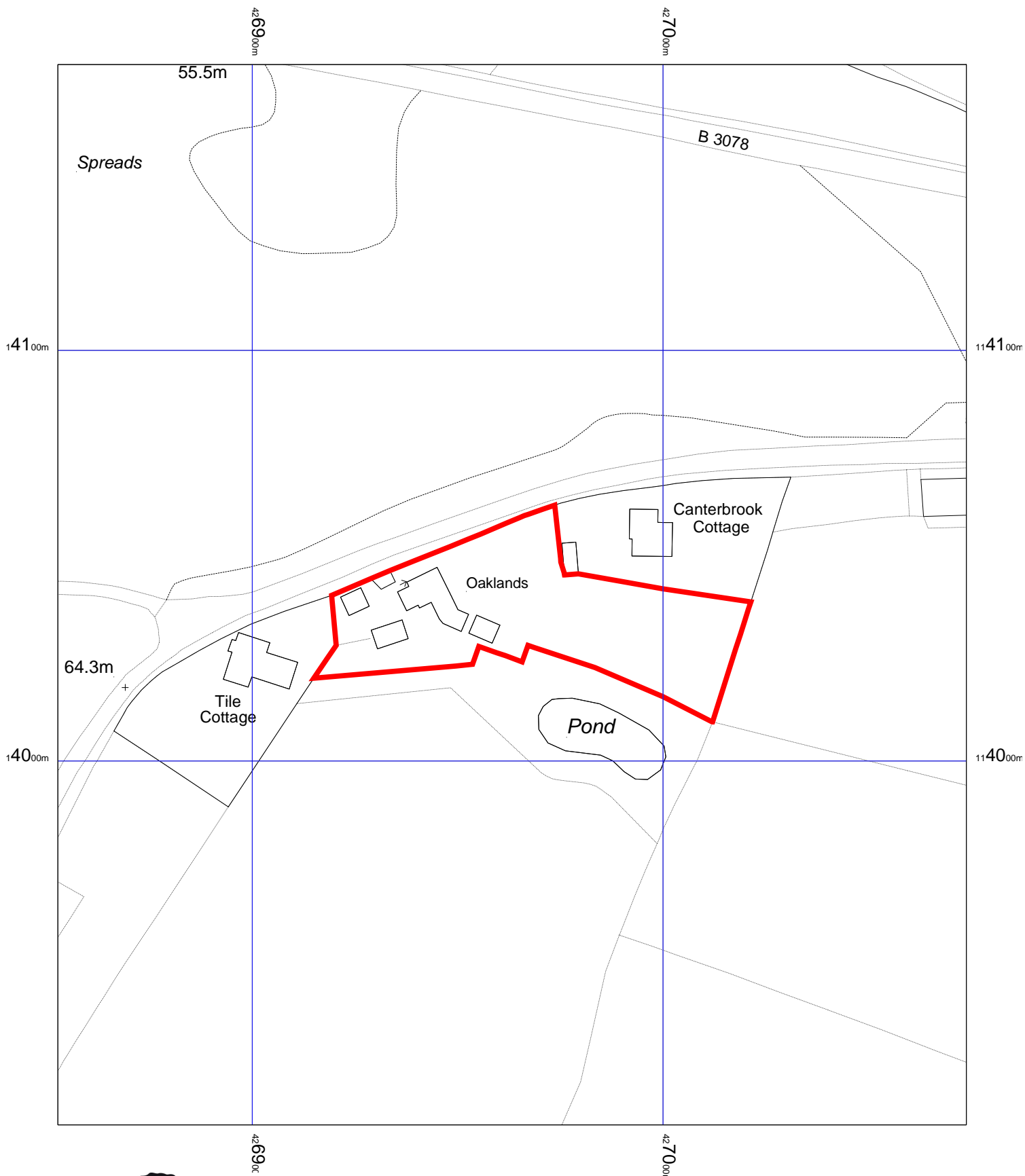
Grant Subject to Conditions

Condition(s)

- 1 The external facing materials to be used in the development shall be as stated on the application form hereby approved and submitted drawings, 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).
- 2 Development shall only be carried out in accordance with drawing nos: 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).



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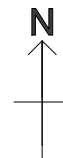
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Date: 25/05/2021

Ref: 21/00223

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Application No: 21/00296/VAR Variation / Removal of Condition

Site: Brook Lodge, Martins Road, Brockenhurst, SO42 7TP

Proposal: Application to vary conditions 2 and 5 of planning permission 19/00770 for Replacement dwelling; demolition of existing dwelling and outbuilding to allow Minor Material Amendments

Applicant: Mr & Mrs Penny & Purkess

Case Officer: Ann Braid

Parish: BROCKENHURST

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area
Flood Zone

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

SP16 The historic and built environment
SP17 Local distinctiveness
DP35 Replacement dwellings
SP6 The natural environment
DP36 Extensions to dwellings
DP12 Flood risk

4. SUPPLEMENTARY PLANNING GUIDANCE

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

Brockenhurst Parish Council: support the application.

8. CONSULTEEES

- 8.1 Building Design & Conservation Area Officer: Objection on the grounds of the visual impact of the dormer windows and their inappropriate design.

9. REPRESENTATIONS

- 9.1 Five letters of support have been received.

10. RELEVANT HISTORY

- 10.1 Replacement dwelling; demolition of existing dwelling and outbuilding (19/00770) granted on 25 August 2020

11. ASSESSMENT

- 11.1 Brook Lodge is sited towards the end of Martins Road in the Waters Green area of the Brockenhurst Conservation Area. It sits at the end of a row of late 19th century and early 20th century cottages. The property fronts directly on to the open Forest which is designated as a Special Protection Area, Special Area of Conservation, Ramsar site and Site of Special Scientific Interest. The access track which leads across the front of the site to serve a dwelling to the east is also part of this designated area. The site lies within the flood zone.
- 11.2 Consent has been granted to demolish the 1.5 storey 1930s dwelling that was on the site, and replace it with a two-storey dwelling. This application seeks to vary condition 2 (the approved drawings) and 5 (the facing and roofing materials) of the 19/00770 approval to facilitate an amendment to the approved design. The main change would be to introduce two dormer windows into the roof, but it is also proposed to change the roof material. Approval has been granted for a natural slate and it is now proposed to use a clay tile.
- 11.3 The property lies outside the defined New Forest village boundary and is not a small dwelling. The approved replacement dwelling took full advantage of the allowance of Policy DP36 in the design, and the habitable floor area of the replacement dwelling (including the space within the rooms in the roof) would have been 30% larger than the dwelling it replaced. The proposed dormer windows would increase the floor space with a head height of more than 1.5 metres. As the floor area of the approved scheme was at the limit that could be recommended for approval, any increase would breach the limitations of Policy DP36. It has been calculated that the replacement now proposed would be 32%

larger in floor area than the dwelling it would replace.

- 11.4 The Local Plan also requires the design of the replacement to be appropriate to the site and its surroundings. The original plans submitted under case reference 19/00770 included dormer windows and these were removed following objections on design grounds. It was considered that they would result in the property having a more overbearing presence on this rural lane. The mixture of semi-detached and detached brick-built properties on Martins Road are good examples of the New Forest architectural style and many are non-designated heritage assets. The more classic and polite design of the approved dwelling would already appear more formal than the prevailing character of the existing cottages along Martins Lane and reintroducing the dormers would exacerbate this character difference, to the detriment of the existing rural character of the conservation area. The design of the dormers proposed for Brook Lodge would appear overly urban with shallow pitch roofs and heavy cheeks, so they would appear very prominent in the roofscape, and would give the house a three storey appearance. The proposed revised design would therefore be contrary to Policy SP16, as it would harm the character and appearance of the conservation area, and also to Policy SP17 as it would erode the existing character of this part of the National Park, by contributing to a hardening of the settlement edge where it meets the open forest. The Authority is obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).
- 11.5 The Parish Council has been informed of the Conservation Officer's concerns and wishes to offer full support for the proposed revision.

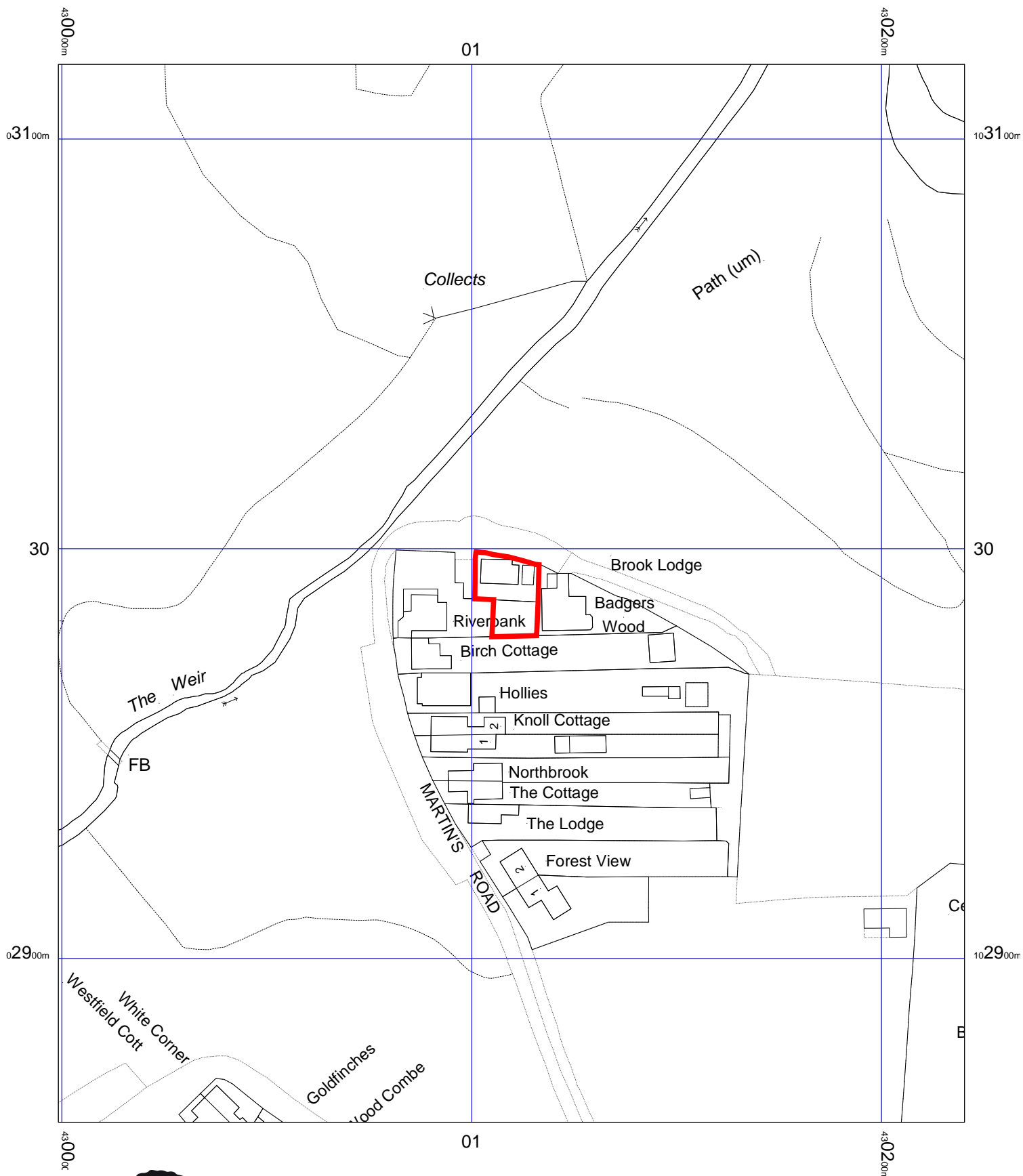
12. RECOMMENDATION

Refuse

Reason(s)

- 1 The revised design, to include dormer windows on the front elevation, would appear unduly formal and grandiose in comparison with the character of buildings in the the surrounding conservation area, and would result in the dwelling having a greater visual impact contributing to the creation of a hard visual edge to the settlement in this Forest front location, contrary to Policies SP16 and SP17 of the New Forest National Park Local Plan 2016-2036 (August 2019), and advice set out in part 16 of the NPPF.

- 2 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, whether by extension or by replacement. Consequently Policies DP35 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).seeks to limit the proportional increase in the size of rural 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. The development 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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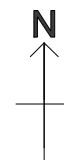
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Application No: 21/00330/FULL Full Application

Site: 8 Peterscroft Avenue, Ashurst, Southampton, SO40 7AB

Proposal: Replacement pitched roof, glazed frontage and timber cladding to existing outbuilding

Applicant: Mr & Mrs Longman

Case Officer: Liz Young

Parish: ASHURST AND COLBURY

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Defined New Forest Village

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP2 General development principles
DP37 Outbuildings
SP17 Local distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
Ashurst and Colbury 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

Ashurst and Colbury Parish Council: Recommend refusal:

- The proposed reduction in ridge height is small and the roof remains high
- There is too much glazing, the Parish Council are concerned about light pollution within the boundary of the National Park
- The proposed building is not subservient or incidental to the main

property (Policy DP12)

- The proposed building is overbearing and significant imposition remains on neighbouring properties
- The proposed application represents overdevelopment of the site

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

9.1 Two letters of support received from neighbouring properties:

- The existing garage is in need of improvements.
- Proposal would look better than existing.
- Would fit in with the surrounding area.
- No harmful impact towards neighbours as long as there would be no windows or doors facing adjoining property.

10. RELEVANT HISTORY

- 10.1 Pitched roof, new glazed gable and cladding to existing outbuilding (21/00150) withdrawn on 29 March 2021
- 10.2 Pitched roof; new glazed gable and cladding to existing outbuilding (19/00290) refused on 16 July 2019
- 10.3 Pitched roof, new glazed gable and cladding to outbuilding (18/00626) refused on 26 September 2018
- 10.4 Extension to outbuilding (retrospective application) (11/96060) appeal against refusal allowed with conditions on 27 July 2011
- Rear two storey and first floor extensions; attached garage (08/93721) approved on 23 February 2009
- 10.3 Two-storey extensions; roof alterations to accommodate new first floor (08/93056) refused on 30 July 2008

11. ASSESSMENT

- 11.1 This application relates to a detached outbuilding which lies to the rear of Number 8 Peterscroft Avenue, a detached two storey house located within an area of spacious, residential development towards the edge of Ashurst and close to the open forest. The building was originally built as a garage, although the main garaging to the house now lies within an integral garage to the side of the property. The application building comprises facing brick work with a corrugated roof and a very low roofline.

11.2 Consent is now sought to carry out alterations to the existing outbuilding which lies in the rear garden of the property. The proposed changes would comprise an increase in ridge height to form a gable, the introduction of glazed doors to the front elevation and cladding. The proposed cladding would be black. Although the exact nature of the material has not been specified on the application form, the applicant has since confirmed verbally that the cladding would be natural timber.

11.3 In terms of background, this application has been submitted in order to address the concerns which led to the refusal of the previous application to enlarge the outbuilding. The previous application was refused for the following reason:

The combined massing of the proposed roof alterations, conspicuous glazed frontage, together with the adjacent previously enlarged outbuilding, would appear as a prominent, incongruous development upsetting the openness of the site particularly when viewed from neighbouring properties. Visually, both of these outbuildings would combine to compete with the host property (already subject to a significant degree of enlargement) and other buildings in the immediate locality amounting to a harmful overdevelopment of the site. The proposed new roofline and prominent glazing would result in a building which would not appear as an incidental outbuilding, but as a significant building in its own right, resulting in a significant degree of visual intrusion when viewed from neighbouring properties. The proposal would therefore conflict with Policies DP1, DP12 and CP8 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010) along with the New Forest Design Guide Supplementary Planning Document 2011 which seeks to ensure that outbuildings are subservient to the dwelling in scale and appearance.

11.4 For the purposes of this application, the key issues to assess relate to the extent to which the amended proposal overcomes previous concerns in relation to the scale and domestic character of the building along with any potential implications for the amenities of neighbouring residents.

11.5 In the case of the refused scheme, the overall roof height was proposed to be increased from 2.5 metres to 4.5 metres. Full height glazed windows were proposed to the front (north) elevation in place of the existing garage doors, along with feature windows filling the apex of the gable above. The plans now propose a ridge height of just under 4 metres in height (this change having been suggested at the time of the previously withdrawn scheme).

11.6 This further reduction in overall height, combined with the scaled down fenestration and reduced eaves, is considered sufficient to ensure the proposal would now meet the objectives set out under

Policy DP37 in relation to the need to ensure outbuildings would be subservient and proportionate to the main house. With regards to concerns raised in relation to facing materials, the nature of the proposed cladding materials would ensure the proposals would achieve a more rural character. In terms of the potential future use of the building, the proposal would not result in a net increase in overall building footprint from the existing and also the building is not currently subject to any restrictions which would prevent the addition of windows or conversion to habitable accommodation. Notwithstanding this, it would be reasonable (in light of the proposal to now add glazing to the building) to add a condition to any consent to ensure its use would remain incidental to the enjoyment of the main house.

- 11.7 Whilst the concerns raised by the Parish Council in relation to the impact upon the occupants of Number 6 are noted, it is considered that the overall reduction in the proposed ridge height, along with the absence of any windows to the west elevation, would ensure the proposal would not give rise to an unacceptably harmful impact through visual intrusion, overlooking or loss of light. The low eaves line and the orientation of the roofslope would also mitigate any potentially harmful impact, and because the proposal does not lie directly south of the neighbour's rear garden it would not give rise to a harmful loss of light. The main dwelling at the application site currently has a significantly greater impact upon views from within the neighbouring property on account of its significant scale and proximity to the boundary. Furthermore, a building of the same height, but with a larger footprint could be erected set slightly back from the site boundary under permitted development. There is a distance of approximately 14 metres between the proposed development and the rear wall of Number 6 and in the context of the site in a residential area, it is considered that the proposal, in its amended form is therefore considered to meet the requirements of Policy DP2 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 No windows other than those hereby approved shall be inserted into the building unless express planning permission has first been granted.

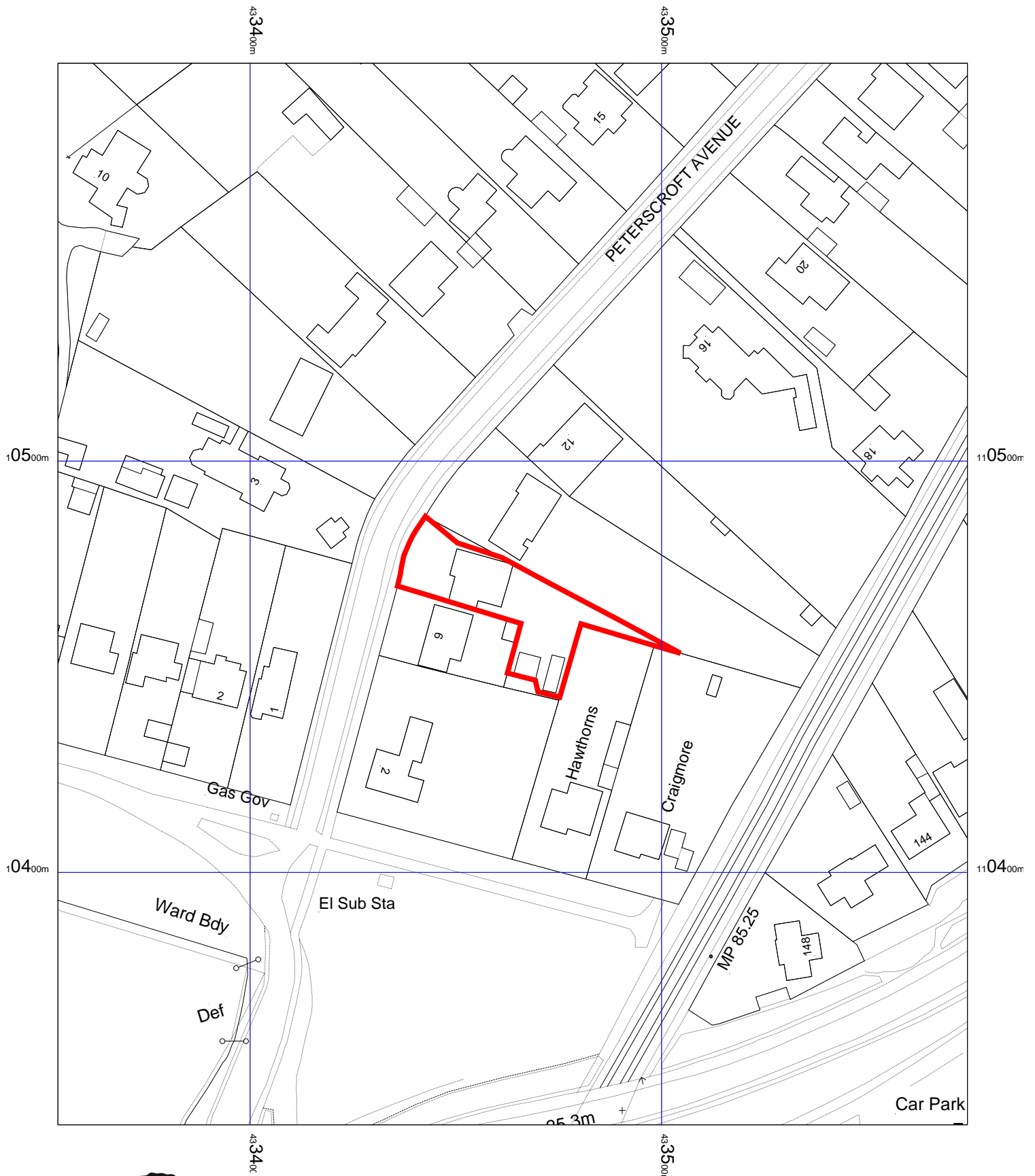
Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 4 The building the subject of this permission shall only be used for 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 Drawings P018-036-02-02-001C, P018-036-02-03-001 REV A, P018-036-02-03-002 REV A, P018-036-02-05-001C and P018-036-02-05-003. 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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