

Application No: 21/00703/FULL Full Application

Site: 118 Woodlands Road, Ashurst, Southampton, SO40 7AL

Proposal: Outbuilding; hardstanding; demolition of existing garage (AMENDED PLANS)

Applicant: Mr Adams

Case Officer: Claire Woolf

Parish: NETLEY MARSH

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

SP17 Local distinctiveness
 DP18 Design principles
 DP37 Outbuildings
 DP2 General development principles
 SP6 The natural environment

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

Netley Marsh Parish Council: Recommend refusal for the reasons listed below:

The plans were still substantial. Policy DP37 outbuildings states outbuildings should be proportionate and subservient to the main dwelling

and not adversely affect neighbouring properties. It is felt this is not the case. There was concern about the workshop so close to the boundary, this is very different to a garage which is basically for storage. The bifold doors appear odd for a workshop. If the permission were granted it is recommended that a condition be imposed that there should be no commercial use and no use for habitable accommodation.

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

9.1 Three representations of objection from the neighbouring property on the following grounds:

- Size of the outbuilding;
- Overbearing;
- Visual impact;
- Location from boundary;
- Design Guide Supplementary Guidance "outbuildings need to be distanced from the boundary and neighbour impacts. They should not compete in size with the main building"; and
- Noise from workshop.

10. RELEVANT HISTORY

10.1 One & Two Storey Rear Extension with Balcony; Replacement Double Garage (06/90555) granted on 26 September 2006.

11. ASSESSMENT

11.1 118 Woodlands Road is a detached dwelling located outside the defined villages and conservation areas. The boundary of the property borders the open forest designated as SSSI, SPA, SAC and Ramsar. The front of the property is laid to gravel parking and mature planting. The dwelling has an external appearance of white rough render, red brick multi corner dressing, orange roof tiles and mock Tudor detailing.

11.2 Permission is sought to demolish the existing outbuilding on the eastern boundary and replace it with a larger single storey outbuilding partially in the same location and extending towards the rear garden for use as a workshop and garage/store. Amendments were sought to reduce the scale, height, length, massing and extent of fenestration. Additional hardstanding is proposed to the rear.

11.3 The key issues to assess are:

- Whether the development would accord with Policy DP37;
- Whether the development would be appropriate and

- sympathetic in terms of its scale, appearance, form, siting and layout; and
 - The impact on neighbour amenity.
- 11.4 By way of background, the replacement garage permitted via planning consent reference: 06/90555 is extant as the extension element of this application has been built. The current application is similar in respect of the height of the front section of the proposed outbuilding, the distance from the boundary and the footprint of the front section. The current application differs with regard to the location of the front section which is located just under one metre further forward and it includes an addition of a rear subservient element and design alterations.
- 11.5 The proposed domestic outbuilding would be located within the established residential curtilage of the dwelling and would not result in an unacceptable level of parking provision or amenity space. It is considered that the use of the building for a workshop, store and garage would be incidental and non-habitable uses and this would be secured by condition.
- 11.6 In terms of the scale of the outbuilding, the development would be single storey and 2.9 metres shorter in length than the host dwelling. It is not considered that the outbuilding would look out of context or be disproportionate with the site. The outbuilding has been reduced in length, width and design to be more subservient to the host dwelling and clearly proportionate to the host dwelling it would serve. The outbuilding would feature reduced fenestration appropriate to the proposed use as a garage, and workshop/incidental use. The small change in ground levels on the applicant's side has been used to articulate and drop the level of the workshop area to a subservient element and pulled away from the boundary with number 116. The building has been designed to include matching materials and detailing to the host dwelling. Whilst the rear section of development is off centre with the front section it is considered to result in an appropriate appearance whilst balancing the impact on number 116. The development is considered to be appropriate to the character and appearance of the area in accordance with Policies SP17 and DP37.
- 11.7 The Parish Council have recommended refusal in relation to the size of the outbuilding and the impact upon the occupants of number 116 to the east of the application site. Representations have also been received from number 116. It is considered that the overall reduction in the height of the rear section of the building to 3.55 metres with an eaves height of 2.1 metres and in-setting the rear development by 0.91 metres from the boundary would not give rise to an unacceptably harmful impact in relation to visual intrusion, overlooking or loss of light to key amenity areas, particularly as the development would not protrude beyond the rear of number 116. The front section of the building has been

relocated from the previous consent, bringing it forward by just under one metre and is located the same distance from the boundary as the previous application. The low eaves line of both sections and the orientation of the roof slope 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. It is not considered that neighbour amenity would be significantly affected by virtue of the location and nature of the proposal in accordance with Policy DP2.

- 11.8 The hardstanding would be within the curtilage of the dwelling and closely associated to the proposed outbuilding and property. It is therefore not considered to result in harm to the character and appearance of the area. In this location, hardstanding would also be permitted via Class F of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).
- 11.9 For the reasons outlined, it is recommended 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 Development shall only be carried out in accordance with drawing nos: P01 Rev A, P06 Rev D, P07 Rev E, P08 Rev C, P09 Rev F, P10 Rev E.
- No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.
- Reason: To ensure an acceptable appearance of the building in accordance with Policies SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
- 3 The building the subject of this permission shall only be used for purposes incidental to the dwelling on the site and shall not be used for habitable accommodation such as kitchens, living rooms and bedrooms.

Reason: To protect the character and appearance of the countryside in accordance with Policies DP36 and DP37 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 4 The external facing materials to be used in the development shall be as stated on the approved plans hereby approved 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 New Forest National Park Local Plan (2016 - 2036) (adopted August 2019)

- 5 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, New Forest Special Protection Area, New Forest Special Area of Conservation and RAMSAR in accordance with Policy SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).



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