

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.

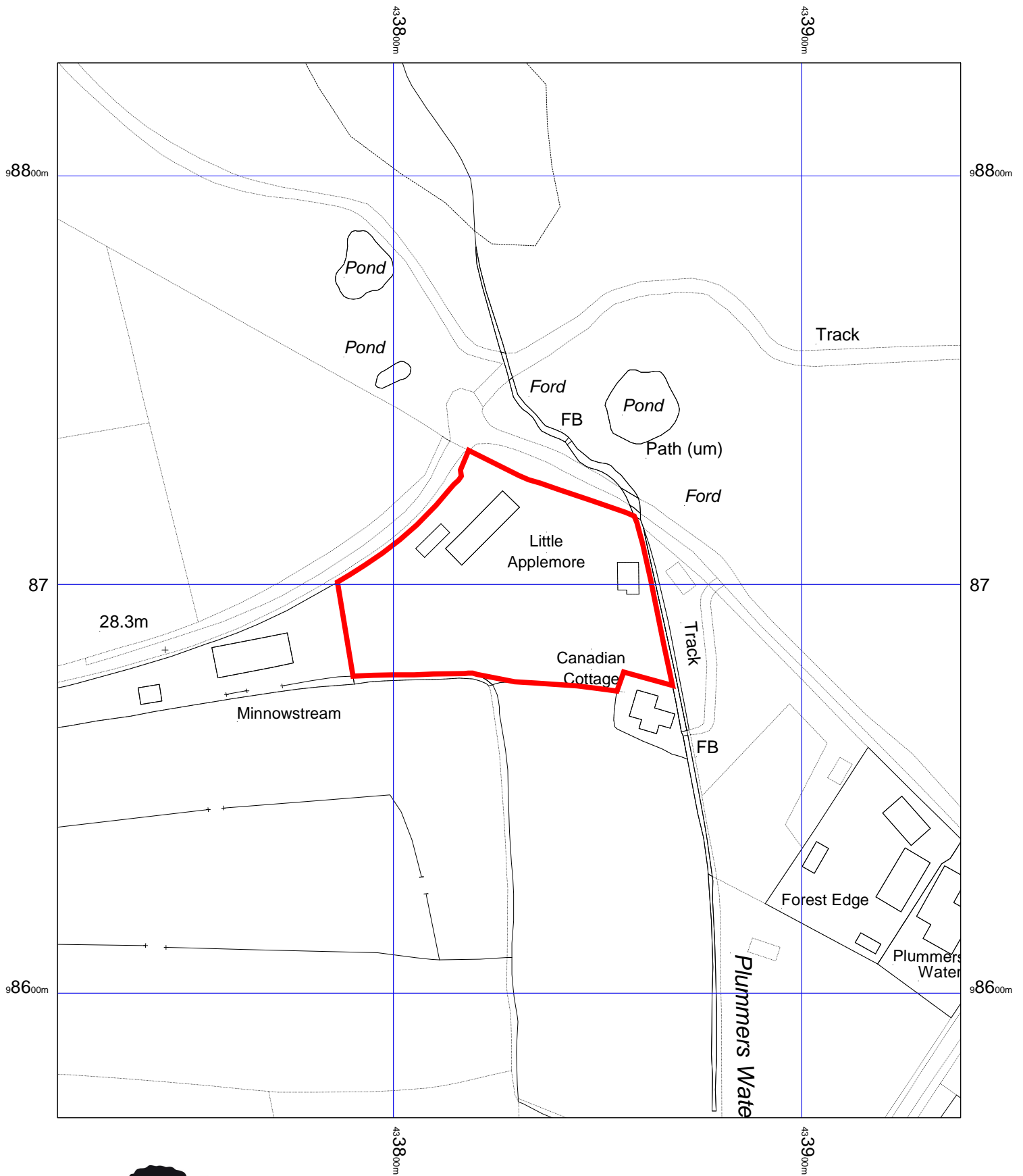
Reason: To safeguard protected species in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 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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