

Application No: 20/00916/FULL Full Application

Site: Lakeside, West Common, Langley, Southampton, SO45 1XJ

Proposal: Single storey extension; alteration to existing outbuilding

Applicant: Mr Collings

Case Officer: Clare Ings

Parish: FAWLEY

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
DP36 Extensions to dwellings
DP37 Outbuildings

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 15 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Fawley Parish Council: would like to comment in two parts to this application:

- the main building – happy to accept the decision reached by officers if the size of the extension is within the permitted measurements in regard to policy DP36, i.e. 30%
- the outbuilding - recommend refusal - do not support the conversion of

the existing derelict outbuilding into possible ancillary accommodation or separate dwelling.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 Two representations received objecting on the following grounds:

- The property has already been extended to its full limit.
- This is another attempt to convert the outbuilding for residential use.
- The property was previously used for B&B and the outbuilding was proposed to accommodate this use.
- The outbuilding is only suitable for use as stables and/or as a pig sty.

10. RELEVANT HISTORY

- 10.1 Alterations and single storey extension to existing outbuilding to create 1 no. 2 bedroom holiday let (16.010267) refused on 21 February 2017
- 10.1 Extension to outbuilding; change of use to convert an existing outbuilding to form new dwelling ancillary to the existing house as a granny annexe (13/98922) refused on 21 January 2014
- 10.2 Extension to outbuilding; change of use to convert an existing outbuilding to form new dwelling ancillary to the existing house as a granny annexe (12/97867) refused on 23 November 2012
- 10.3 Bungalow (outline application with all matters reserved) (05/83686) refused on 7 March 2005

11. ASSESSMENT

- 11.1 The application property, a chalet bungalow, occupies a large sloping plot at the end of a cul-de-sac. Within the plot is an outbuilding which is single storey, small and brick-built with detailed tile hanging in the gable and a tiled roof. It is currently in very poor condition. It lies to the east of the main dwelling, at a higher level. The eastern boundary of the site is formed by mature trees, now the subject of a Tree Preservation Order. The general character of the area is of individual dwellings in large plots with areas of woodland adjoining. To the south of the site, there is a public right of way.
- 11.2 This current proposal is in two parts: a single storey extension to the dwelling and a replacement outbuilding. The extension to the dwelling would form an extended lounge to the rear, and make a

feature of the gable end with floor to ceiling height glazing. The replacement outbuilding would remain on the footprint of the existing building, and be of similar size in terms of footprint and height, and would be used for a home office and storage. It would be constructed of brick.

11.3 The key considerations are:

- The implications for policies (DP36 and DP37);
- The scale and design of the proposals; and
- Any impact on trees or ecology.

Given the location of the dwelling at the end of a cul-de-sac neither part of the proposal would result in any adverse impact on the private amenities of neighbouring residents.

Extension

11.4 As the property does not lie within any of the four defined villages, the proposal would also need to adhere to the floorspace restriction contained within Policy DP36 of the Local Plan which seeks to limit the size of additions to properties in order to safeguard the locally distinctive character of the New Forest and to ensure there is the ability to maintain a balance in the housing stock. The existing habitable floorspace of the property as of 1 July 1982 was approximately 187sqm, and the resulting habitable floorspace (taking into consideration a small roof extension and other extensions erected under permitted development rights) would result in the property reaching the maximum 30% limit (this has been achieved through negotiation and the receipt of amended plans). Therefore in floorspace terms, the proposal would comply with Policy DP36.

11.5 The extension would lie to the rear of the dwelling and would have a ridge height well below that of the main dwelling and therefore would clearly be subservient. Floor to ceiling glazing is proposed in the gable end, but this also has been reduced in scale through negotiation in order to limit light spillage. It is therefore considered that the proposal would be acceptable in design terms and would not harm the amenities of the surrounding area.

Outbuilding

11.6 Policy DP37 of the New Forest National Park Local Plan relates to outbuildings and requires that they should be proportionate and clearly subservient to the dwelling they are to serve in terms of their design, scale, size, height and massing. The policy also requires outbuildings to be located in the domestic curtilage and to be required for purposes that are incidental to the main dwelling. The history of the site indicates that previous owners have sought a residential use for the outbuilding, but this is not the case with this proposal, which would comply with these

requirements, being proposed for a home office with storage. Circulation space within the site would be unaffected. The proposal therefore complies with Policy DP37.

- 11.7 Whilst the existing outbuilding has attractive features, it is now in such a poor state that its removal and replacement would seem appropriate. The replacement building would be of similar scale and would be sited on the same footprint, and therefore it would still appear suitably subservient in size, height and scale, and the design would be appropriate in this location. In this respect it is also considered to comply with Policy DP37. However, it would be appropriate to add a condition restricting the use of the outbuilding to incidental only.
- 11.8 An ecology report was submitted with the application which indicated that there was negligible likelihood of the outbuilding being suitable for bats, but that bats boxes were recommended to enhance the ecological potential on the site.
- 11.9 Both the extension and the outbuilding would lie well away from the protected trees on the site which would therefore remain unaffected.
- 11.10 Permission is therefore recommended 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: P010.A, P011.C, DR2 and DR3 Rev B. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.
- Reason: To ensure an acceptable appearance of the building in accordance with Policies SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
- 3 The external facing materials to be used in the development shall match those used on the existing building, unless otherwise agreed in writing by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the building in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 4 The outbuilding 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 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.

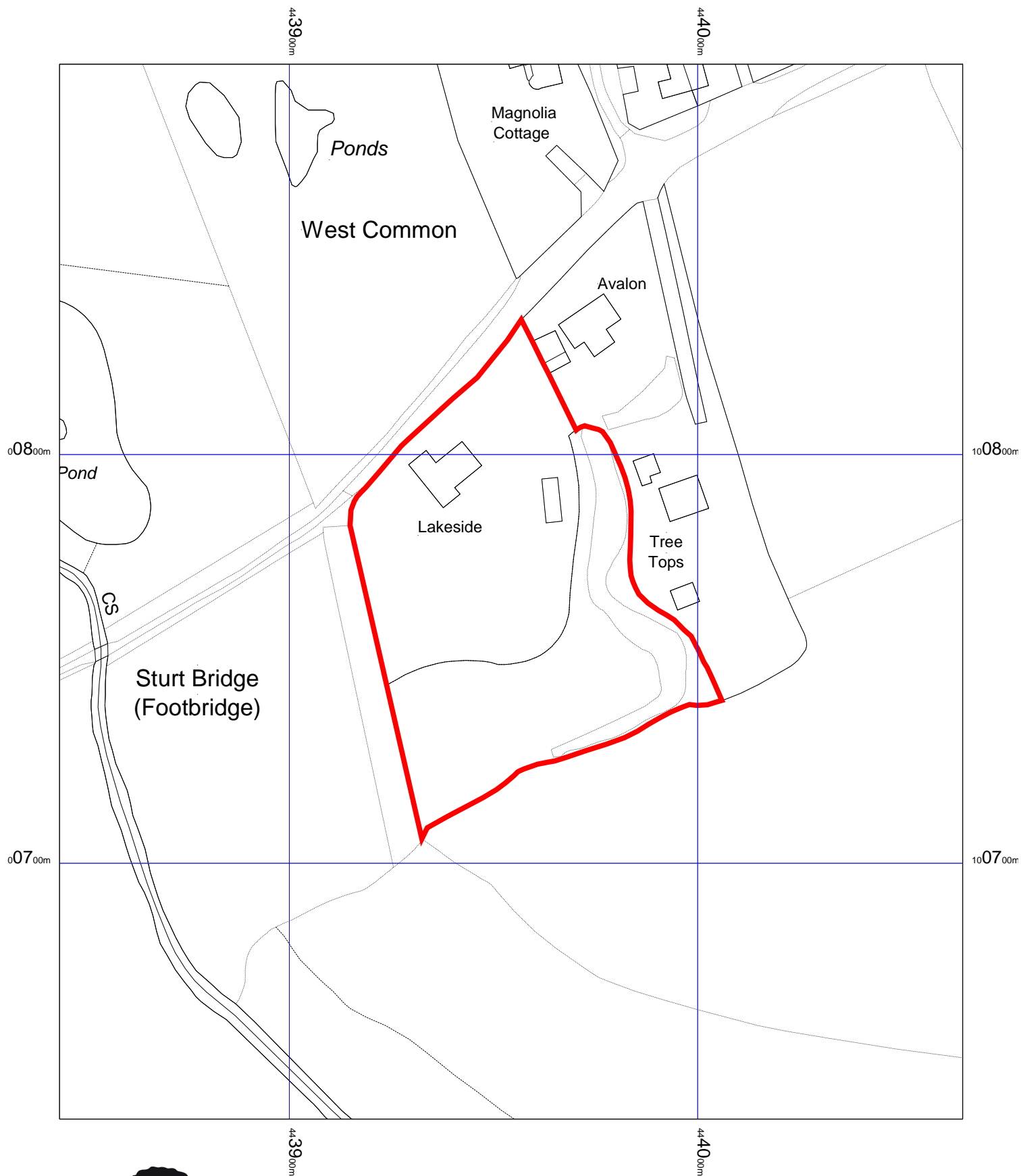
Reason: To protect the amenities of the area in accordance with Policies DP2 and SP15 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 6 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. 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).

Informative(s):

- 1 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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