

**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).



NEW FOREST  
NATIONAL PARK

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

Tel: 01590 646600 Fax: 01590 646666

Date: 24/03/2021

**Ref: 21/00073**

**Scale: 1:1250**

© Crown copyright and database rights 2021 Ordnance Survey 100014703

