

Application No: 21/00079/FULL Full Application

Site: Thorwalds, Main Road, East Boldre, Brockenhurst, SO42 7WU

Proposal: Barn, stables and chicken shed

Applicant: Mr & Mrs Grisley

Case Officer: Daniel Pape

Parish: EAST BOLDRE

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP2 General development principles
SP7 Landscape character
SP17 Local distinctiveness
DP18 Design principles
SP16 The historic and built environment
DP37 Outbuildings

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 12 - Achieving well-designed places
Sec 16 - Conserving and enhancing the historic environment
Sec 15 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

East Boldre Parish Council: Recommend refusal for the reasons listed below:

- The proposed materials are unsympathetic to the local environment.
- The scale of the barn is disproportionate to the size of the plot.
- The proposed building is too close to the plot boundary and is over 2.5m high, it will impact on the neighbour's amenities.

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

- 9.1 One representation in support stating the proposal is in keeping with neighbouring sites.
- 9.2 One representation objecting on the size of buildings, the location next to the boundary, loss of view, materials, light pollution, noise and loss of light.

10. RELEVANT HISTORY

- 10.1 None

11. ASSESSMENT

- 11.1 Thorwalds is located in rural surroundings along Main Road, East Boldre. The site consists of a dwelling to the front of the plot and a garden extending rearwards. To the rear of the site lies a field also in the applicant's ownership. The site lies within the Forest South East Conservation Area.
- 11.2 The application is for a separate barn and stables to be located to the rear of the dwelling along the northern boundary. Consent is also sought for a small chicken shed. The barn would store an array of land management equipment that the applicant has, including a tractor, trailer and attachments. The stables would be for goats and the shed would be for chickens.
- 11.3 The barn would be clad with timber with a metal sheeting roof, and it would have a footprint of 72 square metres. The ridge height of the barn would be 3.3m. A number of rooflights are proposed in the barn to allow natural light in. The stables would be located next to the barn and would have a footprint of 37 square metres with a ridge height of 2.9m. The stables would be timber clad with a felt or onduline roof. Similar materials to the stables would also be used for the chicken shed which would have dimensions of approximately 3m by 2m with a height to ridge of 2m.
- 11.4 The main considerations are the implications for policy; the design and location of the proposed structures; the impact upon the character of the area and the appearance of the conservation area; the impact on neighbour amenity; and any impact on trees within the site.

- 11.5 The site is located within rural surroundings with numerous other properties close by which also have stables and barns. The neighbouring property to the north (the objector) has a wide range of barns, sheds and a shepherd hut on their land, some of which lie alongside the shared boundary. It is considered that the agricultural style and aesthetic of both the barn and stables would be contextually appropriate to the character of the area in accordance with Local Plan Policies SP7 and SP17, and therefore the proposal would not appear incongruous to the surroundings or local context.
- 11.6 The barn and stables would be for land management purposes, with the stables for the keeping of animals. This use would be acceptable and the design of the structures would also reflect this. Notwithstanding this quasi-agricultural use, the buildings would lie within the residential curtilage of the dwelling, and therefore should be assessed against Policy DP37. That policy permits outbuildings that would be proportionate and subservient to the dwelling on the site, be used for incidental purposes, and not contain any habitable accommodation, and also should not reduce private amenity space. Whilst the overall footprint of the buildings would amount to approximately 115 square metres, this would be separated between three smaller buildings, all with very modest ridge heights, and therefore would be considered acceptable. The individual scale of each would be modest and the design simple and appropriate. None of the structures would have an adverse impact on the wider landscape. Their location within the residential curtilage would also ensure their association with the main dwelling and would not extend development into the surrounding fields. The buildings would preserve the character and appearance of the conservation area.
- 11.7 An objection has been received from the adjacent neighbour to the north at 'Homeleigh'. The objector comments on the size of buildings, location next to the boundary, loss of view, materials, light pollution, noise, and loss of light. It is considered that the design and scale of the proposed buildings would be appropriate. With regard to the loss of light and view, the barn would be located 52 metres from the dwelling 'Homeleigh' and the boundary referred to is a field owned by the objector, not residential curtilage or amenity space.
- 11.8 The Parish Council has also recommended refusal for the application on similar grounds to the neighbour; namely unsympathetic materials, size of the barn and the location next to the neighbour's boundary.
- 11.9 Whilst the development would be in close proximity to trees on the site, no objections have been raised by the Tree Officer and no conditions recommended.

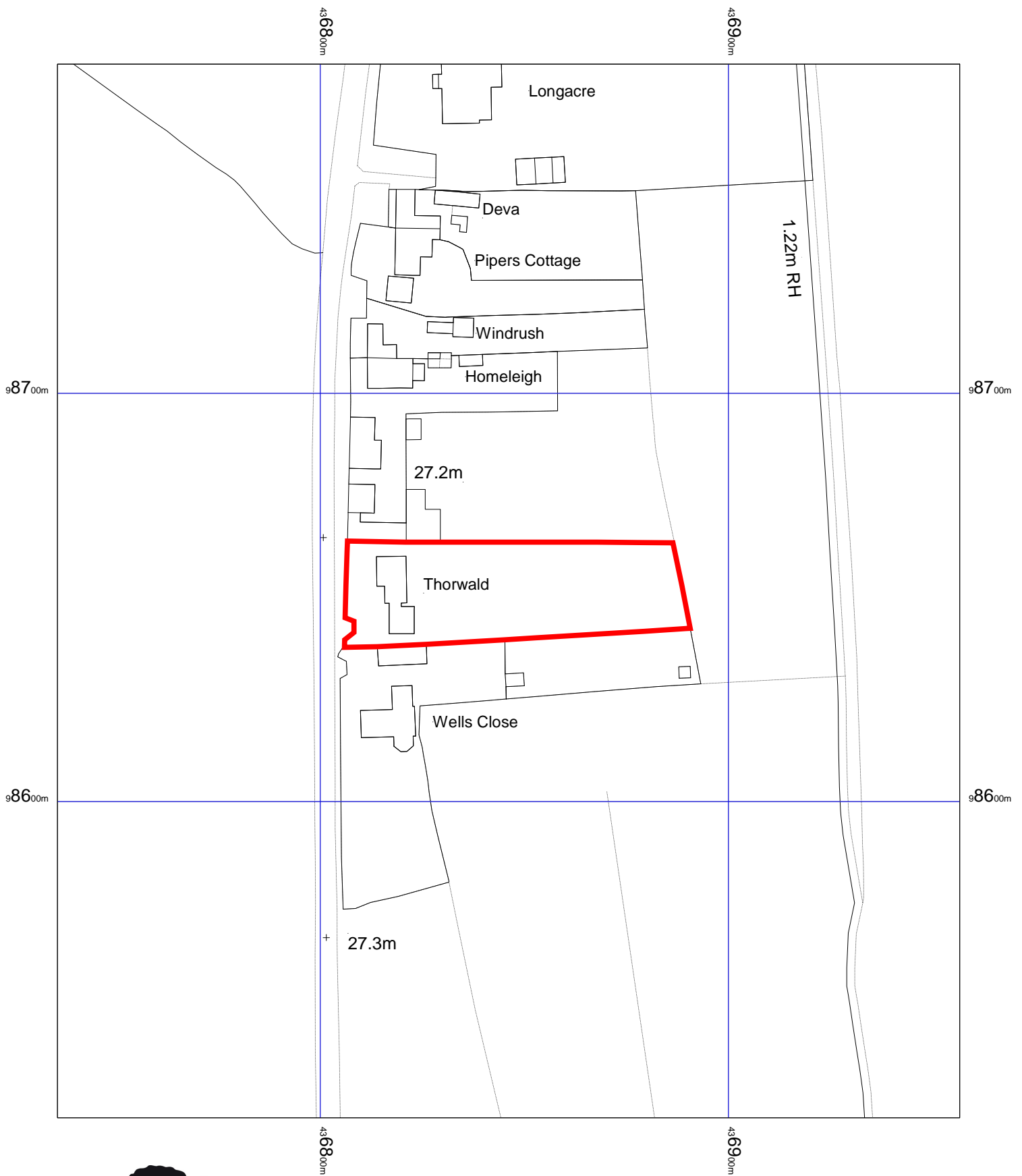
- 11.10 As the verge to the front of the property is protected for national and international ecological conservation purposes an appropriate condition is attached to ensure all machinery and materials would be stored within the site boundary.
- 11.11 The application would be policy compliant and permission is therefore recommended to 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 The external facing materials to be used in the development shall match those set out on the submitted application form (stables and chicken shed) and drawing number DSL01 (barn), 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 numbers: DR2, DR3, DR4, DR5, DR7, DSL01 and P3. 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 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).



NEW FOREST
NATIONAL PARK

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