

Application No: 21/00104/FULL Full Application

Site: Leyland, Undershore, Lymington, SO41 5QA

Proposal: Outbuilding

Applicant: Mr & Mrs Brooker

Case Officer: Liz Young

Parish: BOLDRE

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP37 Outbuildings
DP2 General development principles
SP17 Local distinctiveness
SP16 The historic and built environment
SP5 Nature conservation sites of international importance
SP6 The natural environment

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. Comment:

- There is still concern about light pollution from this large outbuilding being so close to Lymington reed beds SSSI, an important bird roosting site.

8. CONSULTEES

8.1 Tree Officer: No objections subject to conditions.

8.2 Ecologist: No objections raised.

9. REPRESENTATIONS

9.1 No comments received.

10. RELEVANT HISTORY

10.1 3No. outbuildings; swimming pool; entrance gates; shingle extension to driveway; demolition of 3No. outbuildings; removal of earth bund (20/00820) approved on 25 January 2021

10.2 Application for a Certificate of Lawful Development for Proposed car port and porch (20/00819) approved on 22 December 2020

10.3 Continued use of two outbuildings for holiday accommodation (10/95109) refused on 14 June 2010 (Appeal dismissed 16 November 2010)

10.4 Continued use of first floor accommodation for bed and breakfast use (08/93281) approved on 18 September 2008

10.5 Continued use of outbuildings for holiday accommodation (07/92344) refused on 4 March 2008

10.6 Two storey Extension (04/81511) approved on 2 July 2004

10.7 Two storey extension (03/80198) refused on 17 February 2004

10.8 Alterations and addition of lounge and laundry room with bedroom and bathroom on first floor (NFR/XX/15673/1) approved on 25 June 1969

10.9 Double Garage and Store (NFR/XX/15673) approved on 20 December 1967

11. ASSESSMENT

11.1 This application relates to a detached, two storey property which lies within rural surroundings directly off Undershore Road, a narrow, rural lane. The site lies within the Forest South East Conservation Area (Character Area H, Warborne). A footpath lies just over 100 metres to the east and beyond this lies the highway. Whilst the house is set back from Undershore Road, it is readily

visible from the wider area as a result of the relatively elevated ground and the very open landscape. No other residential properties lie close to the site and the property is adjoined on all sides by open fields. The southern section of the site (including part of the house itself) lies just within Environment Agency Flood Zones 2 and 3. A detached garage and an additional outbuilding (which appears to be used for ancillary accommodation) lie to the rear of the site. Some other modest, domestic outbuildings also lie within the rear garden area.

- 11.2 Consent is sought to replace a detached outbuilding (recently demolished) which was located to the rear of the site. The original outbuilding (a large timber shed) had an external footprint of approximately 45 square metres and was located in the north east corner of the plot. The proposed replacement would be re-positioned just over 20 metres to the south towards the main house. The proposed replacement building would have an external footprint of just under 60 square metres and would accommodate a home gym with toilet and shower room. The building would have a shallow, mono-pitched roof which would measure just under 3 metres. The external walls would be clad in Douglas Fir. The proposed development would lie wholly outside the designated flood zone.
- 11.3 The relatively isolated and rural location of the site is such that the proposal would not impact upon the amenities of any neighbouring residential properties. The main issues to assess for the purposes of this application would therefore relate to the extent to which the proposal would meet the requirements of Policy DP37 in terms of being incidental and appropriate to the main house along with the impact the proposed development would have upon the character and appearance of the conservation area.
- 11.4 In terms of background, consent has recently been granted for three outbuildings and a swimming pool in the rear garden area, replacing some more modest pre-existing structures. This previous application also originally proposed a gym building in the north east corner (on the site of the pre-existing shed which was still in place at this stage). The gym which was previously proposed was significantly taller than the current proposal, with a ridge height of 4 metres and an "L"-shaped footprint and steep gabled roof. It was also to be sited close to the rear boundary, on elevated ground and would have been exposed to views from the right of way and the road to the east. This element of the previous proposal was ultimately withdrawn due to concerns relating to its overall prominence in the wider area.
- 11.4 Whilst the current proposal would have a slightly larger footprint than the pre-existing structure, its overall impact would be mitigated as a result of its re-positioning closer to the main house. The roofline has been significantly reduced from the previous

scheme and the simple, linear form would ensure it would not appear overly dominant in the wider landscape. The use of Douglas Fir cladding would ensure a relatively rural character and all fenestration would face inwards into the garden. No habitable uses are proposed within the building and the development would lie wholly within the site. When taking into consideration the recently demolished structure, the proposal would not add significantly to the overall impact of built development across the site. The proposed development would therefore meet the requirements of Policies DP37, SP16 and SP17 of the New Forest National Park Local Plan.

- 11.5 All trees on and adjacent to the site are protected by the Forest South East Conservation Area designation. The Authority Tree Officer has noted that the proposed gym would be located within the root protection area and crown spread of two good specimen Oak trees on the south-eastern boundary. Having regard to this, the proposal would require a special foundation design to avoid damage to the roots. Details of no dig or above ground beam and pile foundation would need to be provided and the applicant has confirmed that they would be happy to accept the pre-commencement condition recommended by the Authority's Tree Officer. Subject to the recommended condition being added to any forthcoming consent, there would be no conflict with Policy SP6 of the New Forest National Park Local Plan and the Authority's Tree Officer raises no objections to the proposal.
- 11.6 With regards to the concerns raised by the Parish Council in relation to additional lighting impacts upon bird species, there would be a distance of approximately 100 metres between the proposed development and the Lymington River SSSI. The main house, Undershore Road and most of the domestic curtilage of Leyland lie between the proposal and the designated SSSI. The house itself generates a significantly greater impact in terms of lighting and general domestic activity. Notwithstanding this, the views of the Authority's Ecologist have been sought. The feedback received also establishes that, whilst lighting from fenestration does have the potential to impact upon biodiversity in many cases, there is insufficient evidence in this case to show significant harm to feature interests of the SSSI designation. Additionally, the conditions imposed on the recent consent for the replacement outbuildings removed the right to introduce any additional external lighting without the benefit of formal planning consent.
- 11.7 In terms of additional impacts upon the water environment, the Authority's Ecologist is satisfied that subject to the incorporation of sustainable drainage measures to assist water efficiency and no habitable uses within the building, there would be no harmful impacts upon ecological interest within or adjacent to the site. Subject to an informative and appropriate conditions being imposed, the proposal would therefore meet the requirements of

Policies SP5 and SP6 of the New Forest National Park Local Plan and 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, demolition or site clearance shall take place until the arrangements to be taken for the protection of trees and hedges on the site (to be identified by agreement with the Local Planning Authority beforehand), have been submitted to and approved in writing by the Local Planning Authority.

The agreed arrangements shall be carried-out in full prior to any activity taking place and shall remain in-situ for the duration of the development.

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).

- 3 No development shall take place until the existing outbuilding (Drawing 20-24 A) has been completely demolished and all resultant materials have been removed from the site.

Reason: To ensure the proposed development would not give rise to a harmful increase in built development across the site and to meet the requirements of Policies DP2, SP17 and SP16 of the New Forest National Park Local Plan.

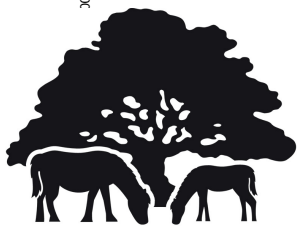
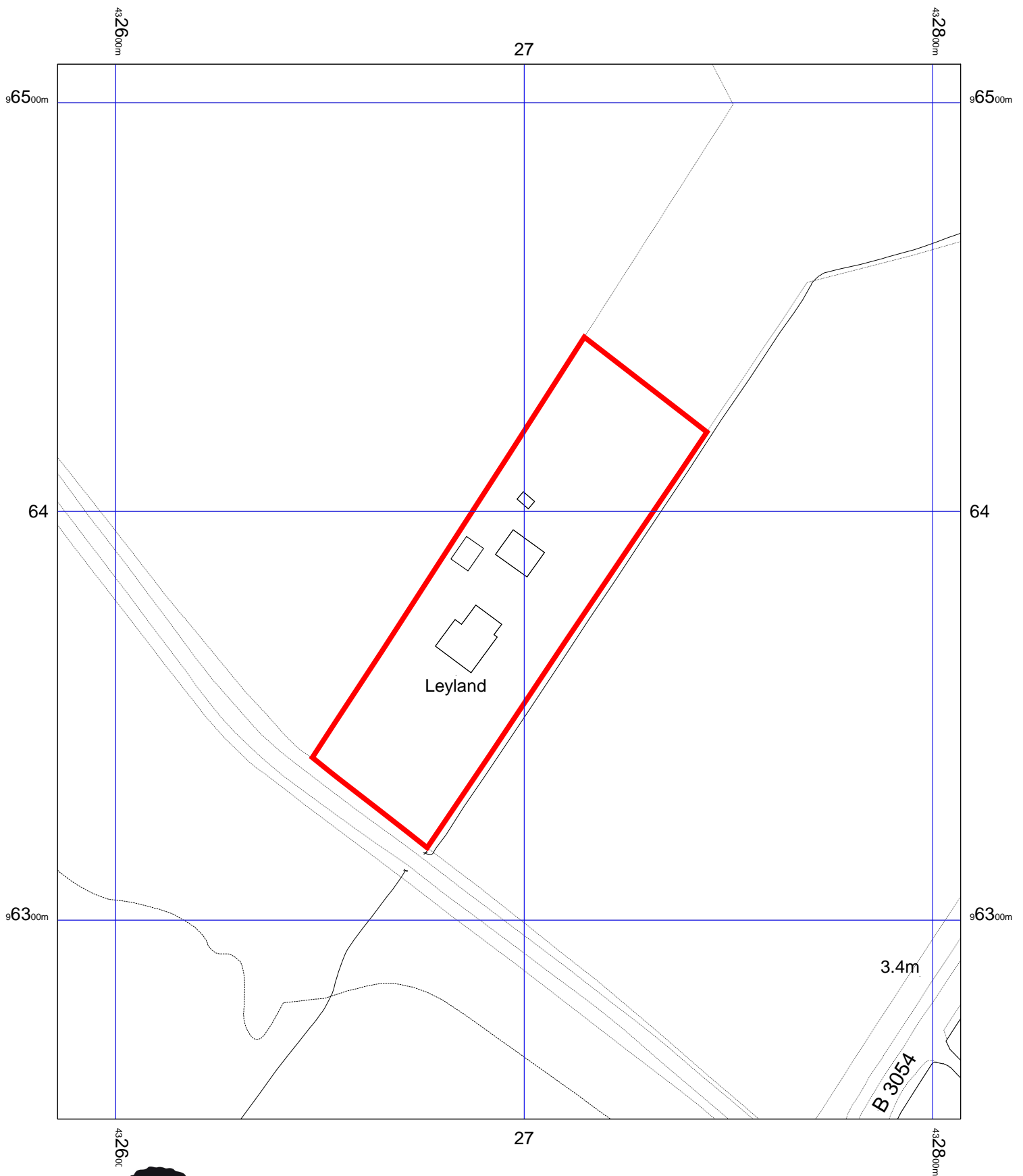
- 4 The building the subject of this permission shall only be used for purposes incidental to the dwelling on the site and shall not be used for habitable accommodation such as kitchens, living rooms and bedrooms.

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

- 5 Development shall only be carried out in accordance with drawing numbers: 20-23 REV B and 20-24 REV A. 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).

Informative(s)

1. As recommended by the Authority's Ecologist, the proposed development should incorporate sustainable drainage measures to assist with water efficiency (for example a water butt).



NEW FOREST
NATIONAL PARK

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