

**Application No: 21/00772/FULL Full Application**

**Site:** Forest View, New Road, Portmore, Lymington, SO41 5RZ

**Proposal:** Replace existing outbuilding with 2no. outbuildings for use as home office, bike store, car port and personal workshop

**Applicant:** Mr & Mrs Williams

**Case Officer:** Emma Shaw

**Parish:** BOLDRE

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**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  
SP16 The historic and built environment  
SP17 Local distinctiveness  
DP18 Design principles  
DP37 Outbuildings

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Design Guide SPD  
Boldre Parish Design Statement

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 12 - Achieving well-designed places  
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:

- The proposed outbuildings are not considered to be proportionate being

almost the same footprint as the dwelling - contrary to Policy DP37

## **8. CONSULTTEES**

No consultations required

## **9. REPRESENTATIONS**

9.1 One representation received, objecting to the proposed development for reasons relating to scale, siting and impact upon neighbour amenity.

## **10. RELEVANT HISTORY**

10.1 Replacement outbuilding for use as home office; bike store; carport; personal workshop (21/00475) withdrawn on 16 July 2021.

10.2 First floor extension; single storey extensions; roof alterations (Application for Non Material Amendment to planning permission 17/00030) (17/00399) no objections raised on 26 May 2017.

10.3 First floor extension; single storey extensions; roof alterations (17/00030) granted on 21 March 2017.

10.4 Single-storey rear addition & new roof to carport & store (NFDC/92/50354) granted on 11 August 1992.

## **11. ASSESSMENT**

11.1 Forest View is a detached forest cottage which is sited within the Forest South East Conservation Area. The property has been identified within the Conservation Area Character Appraisal as being of historic/ vernacular importance and as such is considered to be a non-designated heritage asset which contributes positively to the rural character of the area. The cottage is accessed via an unmade track serving several other properties which are a mixture of traditional cottages and more modern dwellings. The large detached dwelling and existing detached outbuilding are set within a spacious rectangular plot. The neighbouring properties are bounded by a combination of close-boarded fences and hedgerows.

11.2 This application seeks consent for two detached outbuildings, to replace the existing detached outbuilding. The existing outbuilding would be demolished. The relevant considerations relate to compliance with Policy DP37; the impact of the proposed development upon the dwelling, its curtilage and the character and appearance of the conservation area; and the impact upon neighbour amenity. This application follows a recently withdrawn application; this application now proposes two separate outbuildings, which have been reduced in scale, to address

previous concerns raised by the Parish Council regarding the scale and proposed use. Separating the outbuildings would reduce the visual impact of the proposed development, reducing the bulk.

- 11.3 The proposed outbuildings would replace the existing large detached outbuilding to the northeast of the dwelling. The outbuildings would be located 13.6 metres from the boundary with the road, and 3.5 metres from the dwelling. The outbuildings would be located 0.7 metres from the boundary with the neighbouring dwelling of Oaklea to the north, and 1.7 metres from the boundary with the other neighbouring dwelling to the north, Inkersall House. The existing outbuilding is sited 0.7 metres from the shared boundary with the site of Oaklea. The proposed home office outbuilding would have an external footprint of 29 square metres, providing an internal floor area of 22.2 square metres. The second proposed outbuilding would have an external footprint of 28.5 square metres, and would provide space for a carport, workshop and storage area. These uses would be incidental to the main dwelling, and neither outbuilding would provide additional habitable accommodation. Both outbuildings would have a dual pitched roof; the home office outbuilding would have a main ridge height of 4.2 metres, diminishing in scale to 3.4 metres at the rear elevation. The second outbuilding would have a ridge height of 4 metres, and the roof would feature two modest rooflights serving the proposed home workshop area. The outbuildings would have a combined footprint of 51.1 square metres, replacing the existing outbuilding which has a footprint of 29.2 square metres and a height of 3.1 metres.
- 11.4 Policy DP37 of the Local Plan permits domestic outbuildings where they are proportionate and clearly subservient to the dwelling they are to serve in terms of their design, scale, size, height and massing; are located within the residential curtilage; are required for incidental purposes; are not providing additional habitable accommodation; and do not reduce private amenity space around the dwelling to an unacceptable level.
- 11.5 The host dwelling is set adjacent to the roadside western boundary of the application site, with close-boarded fencing and mature hedgerows at the northern and southern boundaries. The proposed outbuildings would be set back from the principal elevation of the dwelling, and would be narrower than the existing outbuilding. The outbuildings would be sited in the same place as the existing outbuilding and would be within close proximity to the dwelling. This would ensure that the proposal would not encroach into the undeveloped areas of the spacious application site, and as such the private amenity space around the dwelling would be suitably retained. The outbuildings would be significantly narrower than the dwelling, and would be sited 3.2 metres lower than the ridgeline of the host dwelling. The outbuildings would be set back from the principal elevation, ensuring that they would not compete

with the appearance of the host dwelling as viewed from New Road.

- 11.6 The proposed carport, workshop and storage outbuilding would be open upon the west elevation, providing the carport space. This outbuilding would also feature two doors and a window upon the south elevation. The proposed home office outbuilding would feature modest glazing upon each elevation. The outbuildings would be constructed using facing materials of natural timber cladding and tiled roofs; these materials would contrast with the materials of the main dwelling which would separate the appearance of the outbuildings and would enhance the appearance of the rural lane. The simple form of the outbuildings and the proposed materials would give the development a suitably subservient and rural appearance. Due to the siting of the outbuildings, only the open-fronted carport element of the proposal would be visible within the streetscene. The design, and the materials to be used, would be appropriate to the proposed uses of the outbuilding, and would be appropriate to the rural surroundings and the character and appearance of the Conservation Area. The proposed outbuildings would not lead to the overdevelopment of the application site, nor would the development detract from the appearance of the host dwelling. The outbuildings would not compete in scale with the host dwelling. Overall, the development would be proportionate and subservient to the dwelling it is to serve in terms of design, scale, size, height and massing, as set out within Policy DP37. The outbuildings would merge with, and reflect, their natural surroundings. The development would therefore be compliant with Policies DP2, SP16, SP17 and DP18.
- 11.7 The proposed development would retain the distance between the outbuildings and the shared boundary at the north of the application site. The existing mature hedgerow at this boundary would provide sufficient screening of the outbuildings, which would be located 18.4 metres from the dwelling of Oaklea to the north. The modest scale of the outbuildings would ensure that there would be no visual intrusion, and there would no adverse impacts with regard to loss of light or overlooking. Neighbour amenity would therefore be suitably retained, in accordance with Policy DP2.
- 11.8 One representation, objecting to the proposed development, has been received from the occupant of the neighbouring dwelling of Inkersall House to the northeast of the application site. The objection relates to the scale, siting, visual impact, and use of the outbuildings. The outbuildings would be sited 25.7 metres from Inkersall House, with 1.2 metres of the proposed home office outbuilding being adjacent to the shared boundary with Inkersall House. The section of the home office that would be adjacent to this boundary would have a modest height of 3.4 metres. It is not therefore considered that the development would lead to visual

intrusion. As outlined within paragraphs 11.5 and 11.6 of this report, the outbuildings would be suitably subservient to the dwelling as they would be significantly smaller in height and width, would be of a simple form and appearance, and constructed of appropriately contrasting materials. The proposed uses of the outbuilding would be incidental, and this would be conditioned. The existing outbuilding at the site is used as a home workshop; the proposed workshop would be of a smaller scale and located closer to the host dwelling than the existing. There would therefore be no additional impact upon neighbour amenity.

11.9 For the reasons outlined above, it is recommended that permission is 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 be as stated on the application form hereby approved and submitted drawings, 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 The buildings 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).

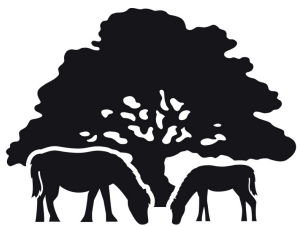
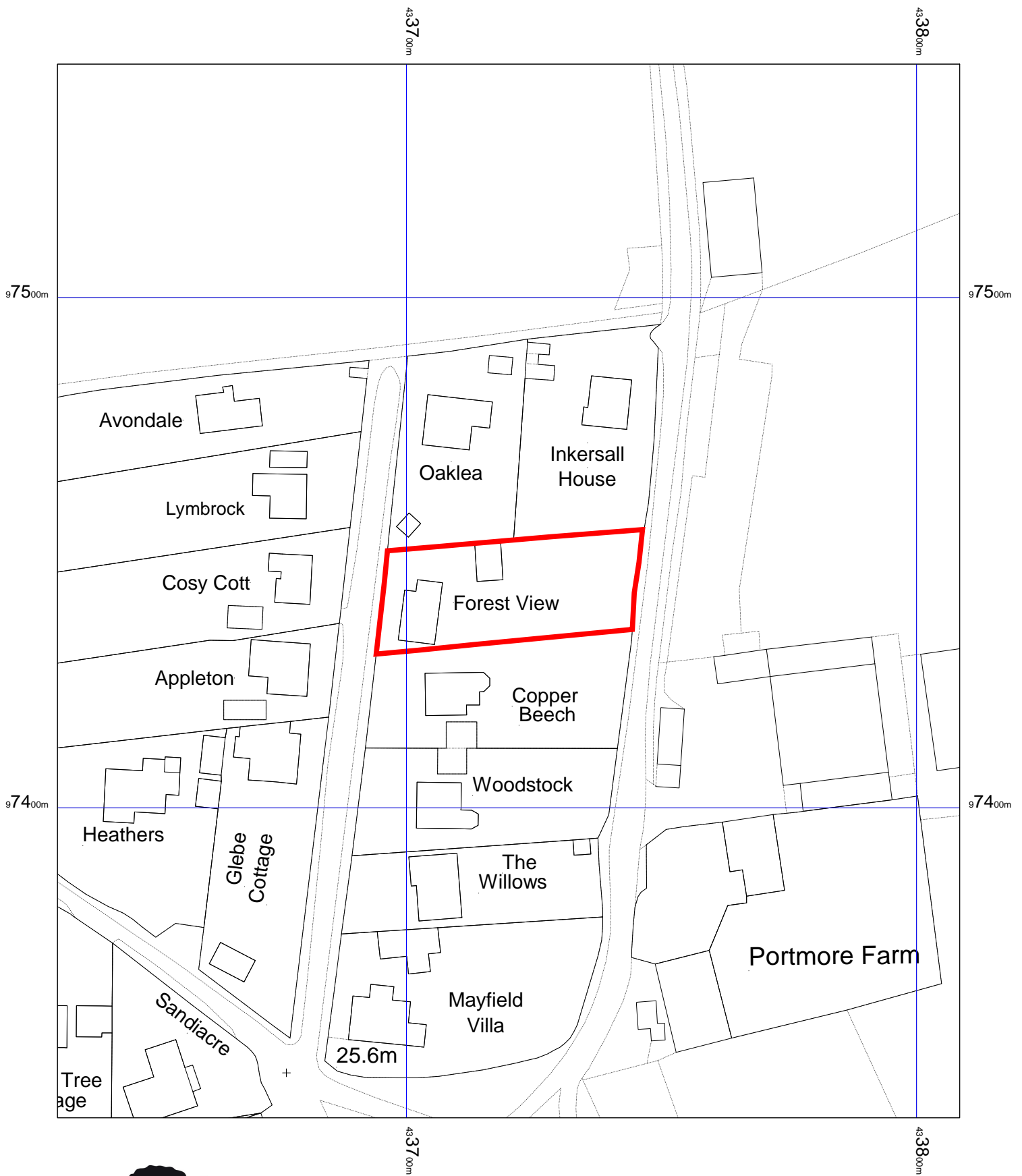
4 No external lighting shall be installed on the site unless details of such proposals have been submitted to and approved in writing by the New Forest National Park Authority.

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).

- 5 Development shall only be carried out in accordance with drawing nos: 1, 2, 3, 4, 5, 6, 7, and 8. 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).



NEW FOREST  
NATIONAL PARK

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Date: 01/11/2021

**Ref: 21/00772**

**Scale: 1:1000**

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