

Application No: 21/00793/FULL Full Application

Site: Norwood, Holly Lane, Pilley, Lymington, SO41 5QY

Proposal: Single storey extension; 3no. outbuildings; re-siting of 1no. outbuilding; alterations to access; additional hardstanding and replacement of existing hardstanding; demolition of existing conservatories; demolition of 5no. outbuildings

Applicant: Mr Mais

Case Officer: Carly Cochrane

Parish: 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
DP18 Design principles
DP36 Extensions to dwellings
DP37 Outbuildings
SP16 The historic and built environment
SP17 Local distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

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: Query the increased habitable space resulting from this application and concerned that separate accommodation could be formed in the outbuildings.

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 Single storey extension; demolition of existing conservatories (21/00314) granted on 25 May 2021

11. ASSESSMENT

- 11.1 The application site is located to the western side of Holly Lane and backs onto agricultural land. The site is located within the Forest South East Conservation Area, and is screened from the highway by a high hedge and close boarded gates. The property comprises a detached bungalow, with a conservatory upon its front (east) elevation, an external 'covered area' attached to the side (south) elevation, and a number of outbuildings along its southern boundary.
- 11.2 Planning permission was granted earlier this year for a single storey extension upon the rear elevation. This application seeks a revision to this application, to include the replacement of the four outbuildings with three, and the re-location of an existing outbuilding (summerhouse) (total of four outbuildings) detailed as follows:
- A double garage located to the side (south) of the extended part of the dwelling, with an eaves height to match that of the main dwellinghouse, however with a subservient ridgeline height;
 - Home office ('garden office'), located to the rear of the garage and facing into the garden, and measuring approximately 8 metres in width, 5.4 metres in depth to include a 1.4 metre deep overhang, and 2.7 metres in height, with a glazed front elevation;
 - Garden room, located in the south western corner of the site, measuring approximately 4.5 metres in width, 5.3 metres in depth to include a 1.7 metre deep covered verandah and 3 metres at its highest point.
 - The existing summerhouse outbuilding would be relocated to the north western corner of the site.

The outbuildings would be constructed using timber, with either slate or corrugated roofs. The application also proposes the installation of a new five-bar timber gate to the northern part of the front boundary. This would measure approximately 1.5 metres at its highest point (the posts).

11.3 The Parish Council have recommended refusal of the application on the basis that there was concern in relation to the increase in habitable space, and that the outbuildings could be used to form separate accommodation. In relation to the extension, Norwood is a small dwelling, and there would be no changes to its scale or design from the previous application which complied with the floorspace restrictions as set out in Policy DP36. This element therefore already benefits from permission; as such, it is not objectionable. The outbuildings are assessed in the following paragraph.

11.4 In relation to the outbuildings, Policy DP37 of the Local Plan sets out that domestic outbuildings will be permitted where they are proportionate and clearly subservient to the dwelling they are to serve in terms of scale and design; located within the residential curtilage; would be used for purposes incidental to the main dwelling and not include any habitable accommodation; and would not reduce the private amenity space or parking provision around the dwelling to an unacceptable level. In this instance, all outbuildings would be situated well within the site, primarily along the southern boundary as per those existing. Due to the overall size of the plot, the outbuildings would not occupy any significant proportion of the private amenity space, nor would they compromise the off road parking provision, essential as this section of Holly Lane is single width with no formal passing places. There would be an approximate 10 square metre net increase in the overall floorspace contained within the outbuildings over that which exists, from approximately 77sqm to 87sqm, which includes all covered areas. The heights of the outbuildings would also broadly match those which exist, thereby remaining subservient in their scale in comparison to the main dwelling. The proposed outbuildings would be constructed using natural materials, which are more sympathetic and appropriate to the conservation area than the existing partially concrete walls and concrete and asbestos roofs. Whilst there is a large amount of glazing featured upon the home office and garden room outbuildings, it is not considered that their appearance would compete with that of the main dwelling due to their otherwise proportionate and subservient scale and design. In terms of the use of the outbuildings, a garage, home office and garden room, along with the existing summerhouse, are all considered incidental and appropriate within domestic outbuildings. A condition can reasonably be attached to ensure the uses remain as such. Overall, it is considered that the proposal accords with the criteria of Policy DP37.

- 11.5 The design and scale of the proposed gate is considered appropriate, and the loss of part of the hedge is not considered to have any significant adverse impact upon the visual amenity of the area.
- 11.6 The application property is not visible from Holly Lane by virtue of the high hedge and gates; even if this were not the case, it would only be the front elevation of the garage which would be visible from within the street scene. As this would be set well back from the front elevation of the dwelling as well as from the front boundary, and by virtue of its subservient scale, it would not appear dominant or prominent when viewed from outside the site. The proposal is not considered to result in an undue proliferation of outbuildings and overall, it is not considered that the proposal would result in any adverse impact upon the character or appearance of the conservation area.
- 11.7 The summerhouse outbuilding would be in close proximity to the part of the northern boundary which adjoins agricultural land. The outbuildings adjacent to the southern site boundary would either be located immediately adjacent to the dwellinghouse at the neighbouring property of The Wrens Nest, and therefore not immediately visible from within this property, or adjacent to the rearmost section of boundary. Due to the location of the application site to the north, and modest heights of the outbuildings, it is not considered that the proposal would result in any significantly adverse impact upon neighbouring amenity.
- 11.8 It is therefore recommended that permission is granted, subject to conditions, as the proposal accords with Policies DP2, DP18, DP36, DP37, SP16 and SP17 of the adopted Local Plan 2016-2036.

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: 052, 055, 057, 058, 059, 060, 063, DSL 02, 0261, DSL 01, 101 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 Unless otherwise first agreed in writing by the New Forest National Park Authority the external facing and roofing materials shall be as stated on the application form hereby approved.

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 area covered by the cantilevered overhang upon the rear elevation of the extension shall at no point be in-filled or incorporated into the main dwellinghouse.

Reason: To ensure the dwelling remains of a size which is appropriate to its location within the countryside and to comply with Policy DP36 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) England Order 2015 (or any re-enactment of that Order) no extension (or alterations) otherwise approved by Classes A, B or C of Part 1 of Schedule 2 to the Order, garage or other outbuilding otherwise approved by Class E of Part 1 of Schedule 2 to the Order shall be erected or carried out without express planning permission first having been granted.

Reason: To ensure the dwelling remains of a size which is appropriate to its location within the countryside and to prevent the unnecessary proliferation of built development in accordance with DP36 and DP37 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 6 The outbuildings 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.

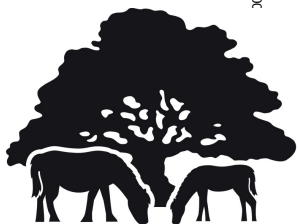
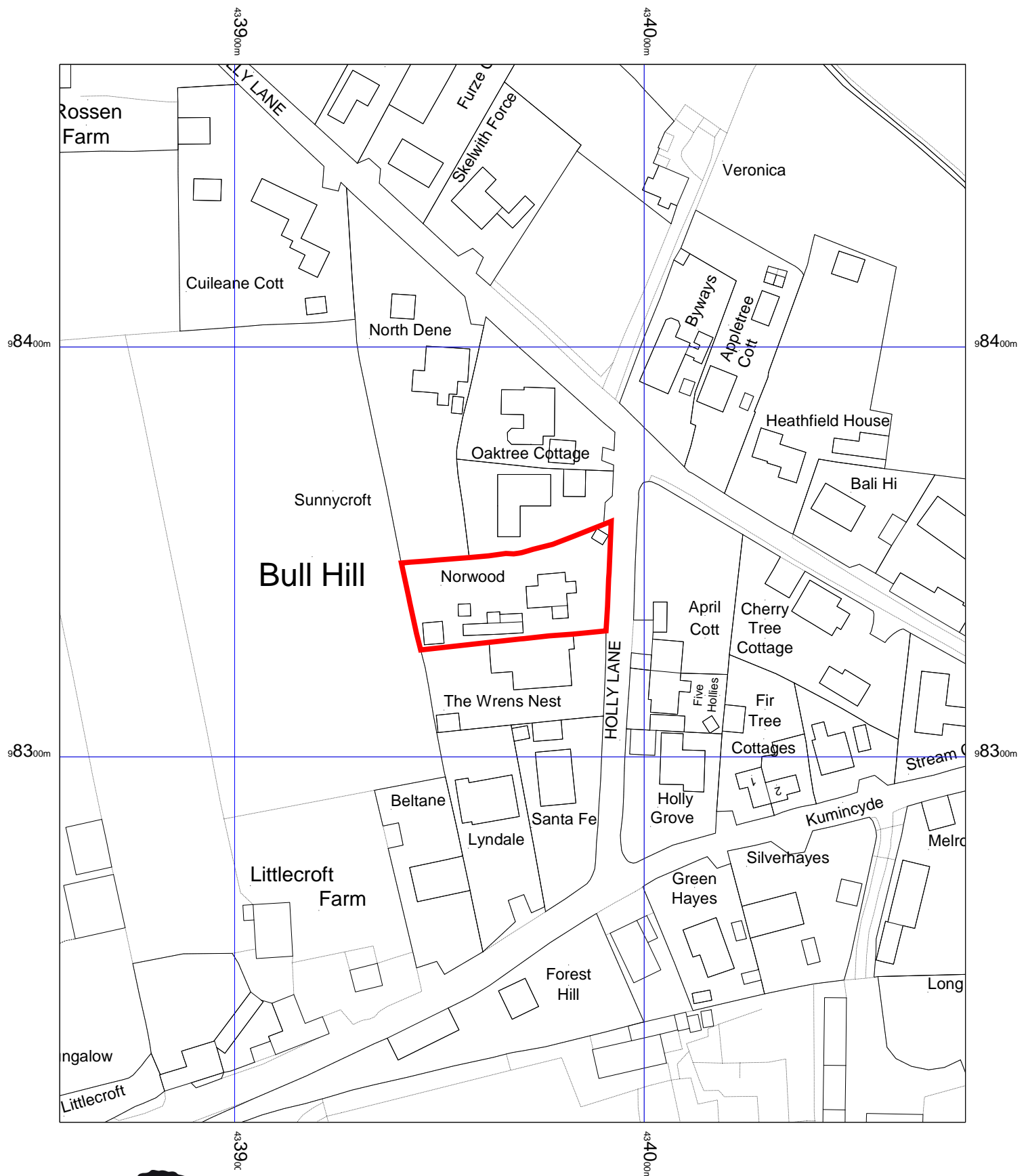
Reason: To protect the character and appearance of the countryside in accordance with Policies DP36 and DP37 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 7 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).

Informative(s):

- 1 It is noted that the development hereby approved involves construction on or near a boundary with an adjoining property. The applicant is advised that this planning permission does not authorise any other consent which may be required in accordance with the Party Wall Act or other legislation.



NEW FOREST
NATIONAL PARK

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