

Application No: 21/00843/FULL Full Application

Site: East Salt Grass, Saltgrass Lane, Keyhaven, Lymington, SO41 0TQ

Proposal: Outbuilding

Applicant: Mr Bonsor

Case Officer: Emma Shaw

Parish: MILFORD-ON-SEA

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area
Listed Building

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

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

Milford on Sea Parish Council: Recommend refusal.

8. CONSULTEEES

- 8.1 Building Design & Conservation Area Officer: Support subject to conditions
- 8.2 Tree Officer: No objections

9. REPRESENTATIONS

None received

10. RELEVANT HISTORY

- 10.1 Outbuilding (21/00389) granted on 15 June 2021.
- 10.2 Triple garage and store and landscaping (demolish existing garage) (02/74295) granted on 31 October 2002.
- 10.3 Erect detached triple garage with room in roof over (00/68977) refused on 5 October 2000. Subsequent appeal dismissed on 09 February 2001.
- 10.4 Partial demolition of walls & sun room (NFDC/LBC/97/62803) granted on 26 February 1998.
- 10.5 First floor addition (demolish existing sunroom) (NFDC/97/62394) granted on 14 November 1997.
- 10.6 First floor addition & alterations (demolish sunroom) (NFDC/LBC/97/62395) granted on 14 November 1997.

11. ASSESSMENT

- 11.1 East Salt Grass is a Grade II listed building, which, along with Salt Grass and Old Salt Grass, formed one large property until 1960 when it was subdivided into three dwellings. The dwelling is set back from the road within extensive grounds, at the western end of Saltgrass Lane in the Keyhaven Conservation Area. Mature hedgerows and trees define the residential curtilage, and there is a high close-boarded fence along the southern boundary.
- 11.2 Planning consent was granted in June 2021 (our reference 21/00389) for a pentagonal summer house in the eastern corner of the application site, adjacent to Saltgrass Lane with retention of the existing hedge. This application seeks consent for a smaller summerhouse outbuilding, with a similar design to that which was previously permitted. However, it is proposed to remove the hedge and site the smaller summerhouse further into the corner of the plot. The relevant considerations relate to compliance with Policy DP37; the impact of the proposed development upon the listed building, its curtilage and the local area; and the impact upon neighbour amenity.

- 11.3 The outbuilding would have an external footprint of 11.7 square metres and a height of 3.3 metres. The footprint would be 4.2 square metres smaller than the previous consent and 0.2 metres lower. The outbuilding would be constructed using natural timber cladding and would feature modest fenestration upon the north west and south west elevations, overlooking the applicant's own garden.
- 11.4 The design of the outbuilding would be suitable for its setting within the curtilage of the listed building. The scale of the outbuilding has been reduced since the previously approved application, however the hedgerow is proposed to be removed. The applicant has put forward that the previously approved scheme would have been detrimental to the hedgerow due to loss of light and as such this application proposes a reduction in the size of the outbuilding and amended siting closer to the boundary fence. As the proposed summerhouse outbuilding would be smaller than the previously approved scheme, and, with consideration to the topography of the application site, it is concluded that the proposed outbuilding would not have a greater impact on the setting of the listed building or the character of the conservation area than the consented scheme. The Authority's Building Design and Conservation Area Officer supports the application subject to relevant conditions.
- 11.5 Policy DP37 of the Local Plan states that domestic outbuildings will be permitted where they are proportionate and clearly subservient to the dwelling; are located within the residential curtilage; are required for purposes incidental to the use of the main dwelling; are not providing additional habitable accommodation; and do not reduce private amenity space to an unacceptable level. The proposal would meet all of the above criteria, and as such would be compliant with Policy DP37.
- 11.6 The Authority's Tree Officer has been consulted due to the proposed removal of the hedge. No objections were received. The small section of hedge is not protected by the Hedgerow Regulations or the conservation area legislation. The hedge is only slightly visible above the close-boarded fence, and has limited public visual amenity value.
- 11.7 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.

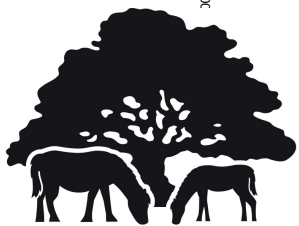
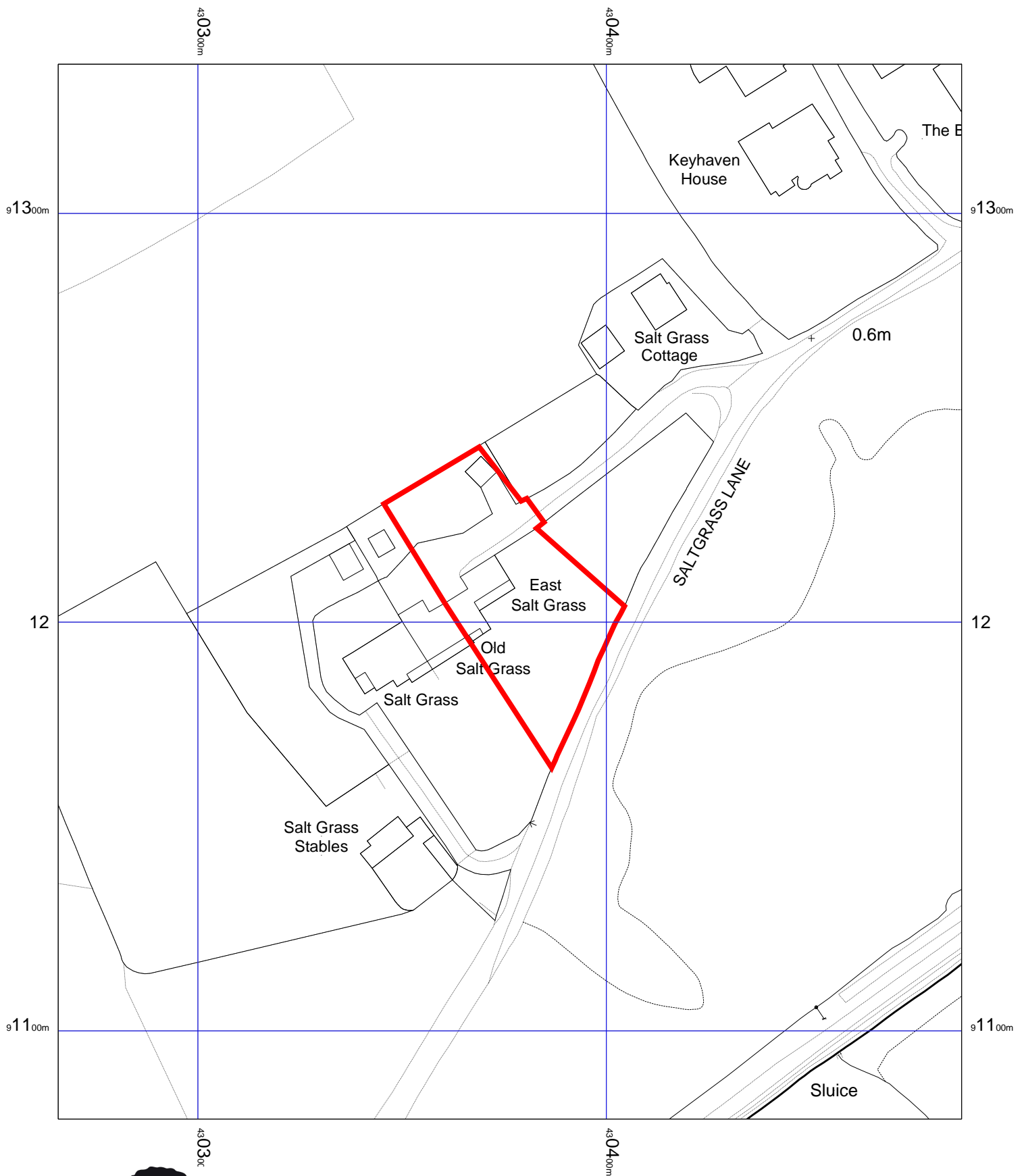
Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 No development shall take place above slab level until samples or exact details of the facing and roofing materials have been submitted to and approved in writing by the New Forest National Park Authority.

Development shall only be carried out in accordance with the details 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).
- 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).
- 4 Development shall only be carried out in accordance with drawing nos: 1381:02C, 1381:03A, and DR1. 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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