

Application No: 21/00978/FULL Full Application

Site: Lower Mead, South Sway Lane, Sway, Lymington, SO41 6BL

Proposal: Agricultural building

Applicant: Mr & Mrs Simonini

Case Officer: Carly Cochrane

Parish: SWAY

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP2 General development principles
DP18 Design principles
DP37 Outbuildings
DP50 Agricultural and forestry buildings
SP17 Local distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Sway Village Design Statement

5. NATIONAL PLANNING POLICY FRAMEWORK

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

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Sway Parish Council: Response in relation to amended proposal:

Recommend refusal. Only very minor changes were apparent: the proposed outbuilding had been turned 90 degrees on the plot, and some surrounding hedging proposed. Whilst it wouldn't be seen from the road as a result of those changes, it would still impact on the rest of the landscape

around it. The proposed building still remains larger than the dwelling.

After refusing the initial application due to it being neither proportionate or subservient, it was felt that neither issue had been addressed. Further, the Committee had been asked to consider policy DP50 which covers the functional need and scale commensurate with that need, and the setting. The Committee consider that the conditions of this policy are not satisfied.

Response in relation to originally submitted application:

Recommend refusal. Whilst this proposed building is set within 13 acres, and to be placed on the site of an unused manege, the impact to the landscape will be significant, as it is such an enormous building. In respect of DP37 it is neither proportionate or subservient, being bigger than the main dwelling. Whilst other outbuildings are already present, this proposal will have a very industrial look in black or dark green steel panels. Sway would much prefer a less commercial, smaller building, but has no issue with the principle of an additional outbuilding.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 Double car port (21/00919) granted on 07 December 2021

10.2 Triple bay detached garage (14/00727) granted on 24 October 2014

10.3 Outbuildings (NFDC/98/65453) granted on 12 February 1999

11. ASSESSMENT

11.1 The application site is located to the western side of South Sway Lane and the property comprises the dwellinghouse set to the front of the plot with an enclosed garden area, a driveway which runs along the southern side of the dwelling leading to an incidental outbuilding. To the rear of this, the outbuilding as approved under 21/00919 would be located and continuing to the rear of the site with a manege and stables buildings (the subject of NFDC/98/65453), with a large grassed area between the incidental outbuildings and stables.

11.2 This application seeks planning permission for the erection of an agricultural building located upon the existing manege. The building would be orientated with its front elevation facing the stable building, and would measure approximately 18 metres in

width, 12 metres in depth and 4.4 metres in height to the ridge. The building would be constructed in profiled steel sheets and a corrugated roof, both in either black or dark green, with 10 translucent panels upon the roof and eight solar panels.

- 11.3 The application has been amended since its original submission in respect of the orientation of the building, and the plans were annotated to clarify that the roof 'lights' would be in the form of translucent panels.
- 11.4 The total land holding amounts to approximately five hectares, with agricultural land which immediately adjoins the site to the north, as well as land on the opposite side of South Sway Lane. The proposed building has been included within the 'red line' application site, which also includes the dwellinghouse and its defined garden area as well as the area to the front of the incidental outbuilding which has the appearance of a garden. The rear part of the site, which includes the large informal grassed area, manege and stables buildings, whilst linked to the front of the site by virtue of the driveway, is of a more equine/ agricultural character. As such, this part of the site is not considered to form part of the residential curtilage. No case has been made that the entire site is part of the curtilage and therefore the proposal is to be assessed under Policy DP50 of the Local Plan (Agricultural and Forestry Buildings), rather than under DP37 as a domestic outbuilding, as follows.
- 11.5 Policy DP50 of the Local Plan sets out that permission will be granted for buildings required for agriculture or forestry purposes where there is a functional need for the building, and its scale is commensurate with that need and its setting in the landscape; the building is designed for the purposes of agriculture or forestry; the site is related physically and functionally to existing buildings associated with the business unless there are exceptional circumstances relating to agricultural necessity for a more isolated location; and they do not involve large or obtrusive structures or generate a level of activity which would have a detrimental effect on the National Park.
- 11.6 The wider site comprises five fields, with hedgerows and trees along their boundaries with South Sway Lane and the surrounding land. The building is required for the storage of machinery used in the maintenance and management of the land, including a tractor, roller, harrow and trailers, as well as for associated vehicles such as a horse lorry and for the storage of hay which is cut from the land. These items, including the hay, are currently stored outside, and there are no other such buildings either within the application site or upon the surrounding land.
- 11.7 The Parish Council have recommended refusal of the application in relation to concerns with regard the impact of the building within the landscape, the scale of the building in comparison to the main dwelling and the criteria of Policy DP50 not being satisfied.

- 11.8 In relation to the criteria of DP50 and a functional need for the building, as aforementioned, no other such buildings exist upon the surrounding land and whilst there are incidental buildings and stables within the application site, and a stable building upon the agricultural land, these are not capable of meeting the storage requirements. The floor plans submitted show the need for the size of the building in terms of its footprint, and the eaves height of 3.1 metres is at the minimum required in order to allow the machinery and vehicles to enter the building. The utilitarian design, with no domestic features, and the use of the corrugated materials in either a black or green colour is appropriate for an agricultural building and numerous examples of similar buildings can be found across the National Park.
- 11.9 In terms of the siting of the building, the orientation has been amended so that the narrower elevations face east and west, into the site and towards South Sway Lane, and the wider elevation faces the stables. Whilst the building would not form part of the street scene, glimpses of it may be visible from South Sway Lane due to the ground levels, which rise away from the highway. However, this would be partially obscured by the incidental outbuildings. The rear of the site is surrounded by private agricultural land. The proposed building would therefore be set close and viewed in the context of existing buildings, with minimal visual intrusion in terms of the wider landscape impact. An alternative siting, being within the more open agricultural land, would arguably result in the building more prominent and visible from outside the site due to the ground levels and lack of any other structures on the land. Therefore the proposed location is not considered to result in any significantly adverse impact upon the character and appearance of the area. As the building would be used by the applicants for their private purposes, there would be no material increase in activity at the site. It is therefore considered that the proposal accords with the criteria of Policy DP50.
- 11.10 In order to ensure that the use of the building remains for agricultural purposes, a condition can reasonably be attached; should it be that the building is no longer used or required for such purposes, then the condition would require its demolition.
- 11.11 The site is surrounded by agricultural land, and neighbouring residential properties are therefore situated a significant distance from the site. It is therefore not considered that the proposal would result in any adverse impact upon neighbouring amenity.
- 11.12 It is therefore recommended that permission is granted subject to conditions, as the proposal accords with Policies DP2, DP18, DP50 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.

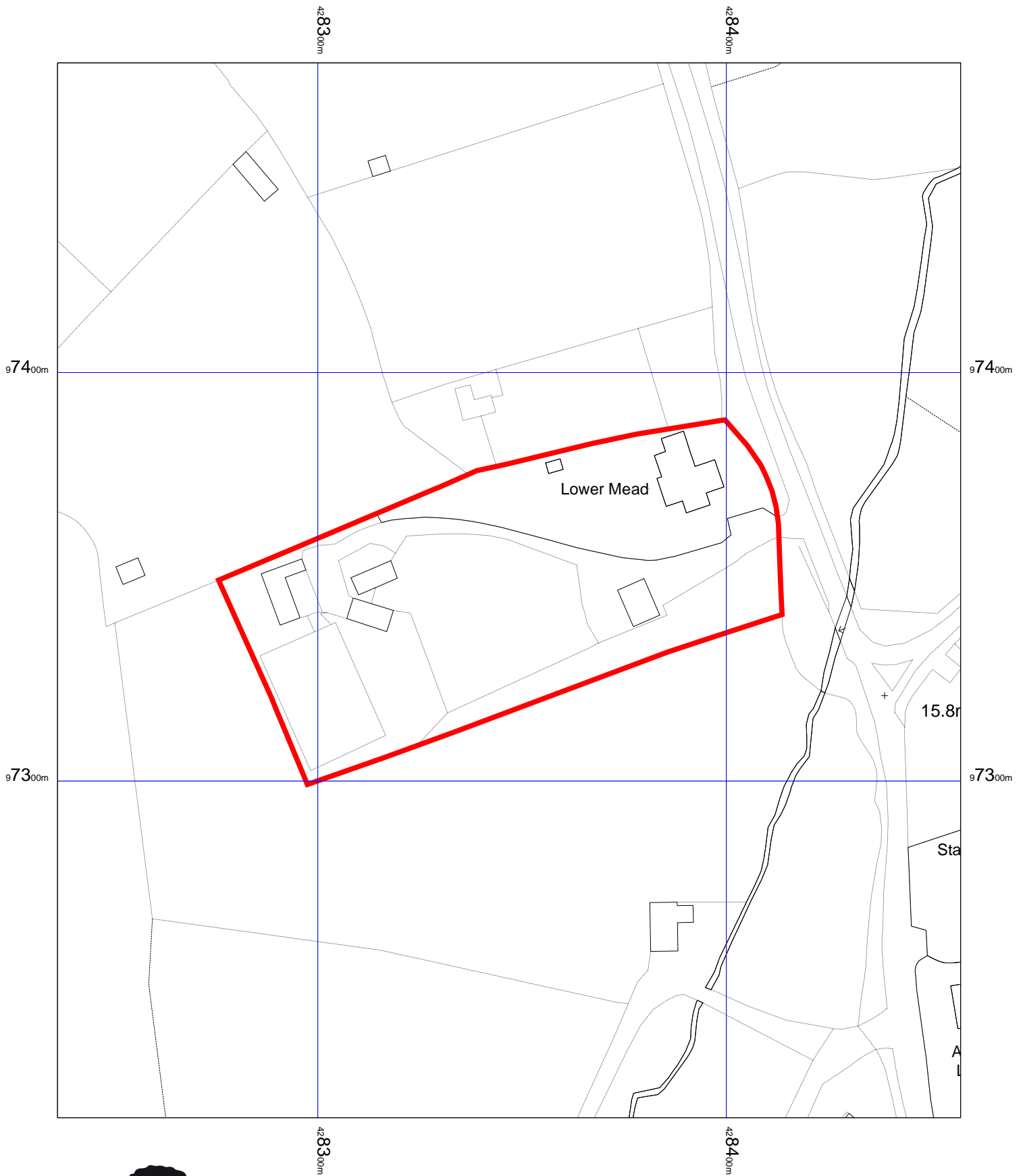
Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Development shall only be carried out in accordance with drawing nos: 21/10 Rev B.

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 The building the subject of this permission shall only be used for agricultural purposes and for no other commercial, business or storage purposes whatsoever. Should this use cease the building shall be removed from the site, and the land reinstated to a condition which has been agreed in writing by the Local Planning Authority beforehand, within 6 months of the cessation of that use.

Reason: The building is only justified on the basis that it is necessary for agriculture and in accordance with Policy DP50 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).



NEW FOREST
NATIONAL PARK

New Forest National Park Authority
Lymington Town Hall, Avenue Road,
Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666

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