

**Application No: 22/00141/FULL Full Application**

**Site:** Land At Grove Farm, Southampton Road, Cadnam, Southampton

**Proposal:** Construction of agricultural access from Southampton Road

**Applicant:** JM Sabberton & S Donson,

**Case Officer:** Liz Marsden

**Parish:** COPYTHORNE

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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

SP6 The natural environment

SP7 Landscape character

SP17 Local distinctiveness

DP18 Design principles

SP48 The land-based economy

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Not applicable

**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**

Copythorne Parish Council:

Initial Comments:

Recommend refusal, for the reasons listed below:

- We agree fully with the comments of the Landscape Officer.
- We have concerns about the existing traffic volumes and speed on Southampton Road. There is no clear indication that traffic will only be able to enter and exit by turning left off/ on to Southampton Road
- Access to the site via Chinham Road already exists.
- The Highway Technical Note (penultimate paragraph, page 1) states the speed limit on Chinham Road to be 40mph. It is in fact 30 mph.
- Concerns over possible impact of the track way on water flows across the fields into Bartley Water (a Main River)

Comments following amended plans;

Recommend refusal, for the reasons listed below:

- The Parish Council's original reasons for recommending refusal recorded on 13/4/22 still remain.
- Comments from the Landscape Officer on the new proposals should be obtained.

## **8. CONSULTEES**

8.1 Highway Authority (HCC): No objection

8.2 Landscape Officer: Initial strong objection to the proposal due to landscape impact have been overcome to a large extent by the submission of amended plans removing the access track across the field. Subject to the provision of detailed plans showing the appropriate treatment of any access and turning area, the scheme is acceptable.

## **9. REPRESENTATIONS**

9.1 One letter requiring site notice to be moved to correct position.

## **10. RELEVANT HISTORY**

10.1 Erect 3 replacement poultry houses (98/64308) granted on 13 January 1999

## **11. ASSESSMENT**

11.1 Grove Farm is a small agricultural unit, between Chineham Road to the south and Southampton Road to the north, located in the conservation area in Cadnam. The southern part of the site contains poultry houses and other agricultural buildings and the northern part is a single open field, with an area of around 0.97ha. The supporting information submitted with the application states that the poultry buildings have been underused in recent years and the applicant seeks to recommence agricultural use of the site. Existing access to the site is from Chineham Road to the south.

- 11.2 The application is for a new access to the site, from Southampton Road, utilising an existing gap in the hedgerow along the boundary. It was initially intended that the access would serve the entire farm, with a track extending from the road to the poultry sheds, the reason given was to avoid any conflict between agricultural vehicles and residential vehicles that predominate along Chineham Road. Following objections from the Parish Council and the Authority's Landscape Officer about the adverse impact of the track on the landscape character of the area, the plans have been amended, removing the track and providing only a short tarmacked section for the access and a small area of hardstanding for parking and turning of vehicles. Further information has been provided about the requirement for the access, to the effect that if the current access is used for the poultry farm, any unrelated use of the northern field could result in a biosecurity risk and, without a separate access, there could be no use of that field. The key considerations are:
- Whether the potential agricultural use of the farm justifies an additional access;
  - Highway safety considerations for the new access; and
  - The impact on the landscape of the National Park and character and appearance of the conservation area.
- 11.3 It is apparent that there has been little agricultural activity on the site for a number of years and it has been confirmed by the former tenants of the farm that they ceased to rent the sheds as they were no longer of a standard required for modern poultry farming. The tenants also stated that, whilst they would be interested in operating from the site again if the buildings were modernised, they would not be prepared to take on the management or maintenance of the field to the north. As the only access to the field is currently through the farm and past the poultry buildings, there are concerns about bio security and the risk of salmonella, that could result from livestock passing through, it would appear that the reinstatement of the agricultural activity would preclude the use of the field.
- 11.4 Policy SP48 confirms that the land-based businesses that help maintain the overall character and cultural identity of the National Park will be supported. In this case, it appears that the recommencement of agricultural activities would be reliant on the provision of an additional access, which would enable both parts of the existing farm to operate independently. To this extent the proposal would be in accordance with the policy.
- 11.5 It is, however, important to ensure that the proposed access would not have an adverse impact on the landscape character and appearance of the conservation area within which it is located. Paragraph 176 of the NPPF states that "great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks.... Which have the highest status of

protection in relation to these issues” The originally submitted plans, which had an access track running through the centre of the open field would have introduced an unduly urban feature into the landscape and resulted in an unacceptable impact on the strong field pattern of the area. There was also concern that the length of the visibility splays would require the removal of much of the boundary hedge along the road frontage.

The revised layout plan has addressed the most significant of these concerns, due to the removal of all but a short section of the track, minimising the intrusion of the urban feature. It is also demonstrated that the proposal would not result in the loss of hedgerow as it would utilise an existing break in the hedge and, due to the generous width of the verge and the straight nature of the road in the vicinity, the required visibility splays can be achieved without impact on trees or hedges. No information has been provided about any field gate and this, together with detailing of the layout, materials and construction of the access and hardstanding would need to be the subject of a planning condition. Providing that the development is carried out in accordance with details that have been approved by the Authority, it is considered that the field access can be accommodated without adverse impact on the character and appearance of the conservation area or landscape quality.

- 11.6 In terms of impact on highway safety, plans showing visibility splays were submitted with the application and have been confirmed as being acceptable by the Highways Authority. The proposal would not therefore result in a hazard to users of the highway.
- 11.7 There are no neighbours in the immediate vicinity of the proposed access (the nearest being located around 50m to the east) that would be adversely affected by the proposal.
- 11.8 The proposed development is required in order to facilitate agricultural activities on the site and is capable of being accommodated without adverse impact on the landscape character or appearance of the conservation area, neighbour amenity or highways safety. It is therefore in accordance with Policies, DP2, SP7, SP16, SP17, DP18, SP48 and SP55 of the 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:

|         |                                  |
|---------|----------------------------------|
| DR1     | - Location plan                  |
| NJC-003 | - Proposed access and visibility |
| NJC-004 | - Access arrangements            |

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 development in accordance with Policies SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

3. No development shall take place until information and detailed plans, at a scale of not less than 1:200, of the proposed access and hardstanding has been submitted to and approved in writing by the New Forest National Park Authority. These plans shall include:
- (a) extent and layout of the tarmac apron; detail of its construction and cross section of timber edging;
  - (b) location and layout of permeable hard standing, including material to be used;
  - (c) details of the disposal of all excavated material;
  - (d) details of the location and design of any gates, fencing or other means of enclosure.

No development shall take place unless these details have been approved and then only in accordance with those details.

Reason: To ensure that the development takes place in an appropriate way and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any re-enactment of that Order) no development otherwise approved by Class B of Part 6 of Schedule 2 to the Order shall be erected or carried out without express planning permission first having been granted.

Reason: To ensure that the any development is appropriate to its

location  
within the conservation area and to comply with Policies SP7 and  
SPSP16 of  
the adopted New Forest National Park Local Plan 2016- 2036  
(August 2019).

For information only. Do not scale

## Site Location Plan



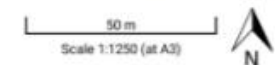
The land app



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Grove Farm, Cadnam

DR1



**Application No: 22/00298/FULL Full Application**

**Site:** 5 Brittons Cottages, North Weirs, Brockenhurst, SO42 7QA

**Proposal:** Outbuilding

**Applicant:** Miss Mann

**Case Officer:** Claire Woolf

**Parish:** BROCKENHURST

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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  
SP6 The natural environment  
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

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Brockenhurst Parish Council: Recommend refusal. The appearance of the outbuilding is unsympathetic with its natural surroundings.

## **8. CONSULTEEES**

- 8.1 Tree Officer: support subject to conditions.
- 8.2 Building Design & Conservation Area Officer: Comment: reservations about the design of the proposal.

## **9. REPRESENTATIONS**

- 9.1 Two objections on the following grounds:
- Not in character with the New Forest National Park.
  - Too tall, will negatively impact the amenity and character of this area of the National Park.
  - Forestry England own the driveway into the parcel of land – no right to park here.
  - Hedge is 1.8 metres in height. The outbuilding would be visible above the hedgerow.
- 9.2 Friends of Brockenhurst: Object:
- There is a gap in the hedging and no guarantee that the hedgerow will be retained.
  - Concern about the appearance of the outbuilding and its appropriateness for a site abutting the open forest.

## **10. RELEVANT HISTORY**

- 10.1 Outbuilding (21/00430) withdrawn on 29 November 2021.
- 10.2 Construction of hard standing for use as a car park (NFDC/76/05770) granted on 16 September 1976.

## **11. ASSESSMENT**

- 11.1 Brittons Cottages are a group of buildings facing the open forest, with some back land development having taken place. 5 Brittons Cottages is the middle dwelling of a terrace and has a narrow front and rear garden. A small parcel of land is located to the front of the terraced houses and separated from the front garden by a footpath that surrounds the parcel. The red line of the site contains the footpath, and the ownership certificate outlines that unusually, the applicant is the owner of the parcel of land including the footpaths surrounding it. The parcel of land has a small shed discretely located in the corner, a bench and gardening materials. The property is located within the Weirs Conservation Area and has been recognised as a non-designated heritage asset.
- 11.2 Permission is sought for an outbuilding located on the front parcel of land. The building would measure 8.8 square metres and an

area of paving measuring 7 square metres is proposed. The building would be 2.9 metres in height. The building would be constructed from barn style timber boarding stained green or black. The roof material would be bitumen felt roof tiles. The building would be used for the purposes of an art/hobby room.

11.3 The key issues to assess are:

- Accordance with Policy DP37 (outbuildings);
- The proposed design and materials;
- The impact upon the character and appearance of the conservation area and associated non-designated heritage asset;
- The impact upon protected trees; and
- Any impact on residential amenity.

11.4 By way of background, this parcel of land was the subject of an application granted in 1976 for the construction of hardstanding for use as a car park in relation to Brittons Cottages. Consent was granted in 2004 for parking on an area of land outside of and adjacent to this parcel (application reference: 04/82663). The parcel of land the subject of this application has historically been used as garden and has a close relationship with the host property. Representations on the application raise concerns regarding the potential loss of parking for the property. The applicant currently parks on the gravel track entrance to the parcel of land. The addition of a building in this location is not considered to exclude the potential for parking within this parcel of land (0.02 hectares). It is therefore considered that the proposal would not result in an unacceptable level of parking provision. The property would retain a narrow front and rear garden with the front parcel of land being used as private garden area. The proposed outbuilding would be single storey with a shallow dual pitched roof and materials that would provide a subservient and proportionate appearance to the host dwelling. The use of the outbuilding, given its size, proportions and stated use are considered capable of being used for an incidental and non-habitable use which should be subject to a condition. The proposal is therefore considered to comply with Policy DP37 of the New Forest National Park Local Plan 2016-2036 (adopted August 2019).

11.5 In relation to the proposed design, whilst the standard design is noted, the outbuilding would be modest and would be of an appropriate appearance to a garden setting surrounded mostly by hedging. It is considered that it could not be said to detract from the character of the conservation area or non-designated heritage asset. The outbuilding would be obliquely viewed from gaps within the hedgerow which include a pedestrian gate from between Brittons Cottages and the footpath; a gap in the hedging by the prominent Oak Tree and five-bar gate adjacent to the car parking. A condition is recommended for the retention and maintenance of hedging around the parcel of land, to maintain an appropriate

rural appearance and impact upon the character and appearance of the conservation area in accordance with Policies DP2, SP6 and SP16 and SP17.

- 11.6 In terms of impacts upon residential amenity, the proposal has been relocated away from the boundary of the terraced properties to reduce perceived overshadowing and loss of light. The proposal would be adjacent to the northeast boundary of the parcel of land and circa 8 metres from the corner of Knoleforth. The outbuilding is therefore not considered to result in an unacceptable adverse impact upon residential amenity in terms of overlooking, shading or visual intrusion in accordance with Policy DP2.
- 11.7 The Authority's Tree Officer has considered the placement of the outbuilding in relation to the impact on trees protected by virtue of growing in the conservation area. The proposed outbuilding will not have an impact on the tree and there are no objections to this application on tree grounds, subject to condition.
- 11.8 This modest outbuilding can be adequately accommodated on the site and permission is recommended subject to conditions in accordance with Policies DP2, SP15, SP16, SP17, DP18 and DP37 of the New Forest National Park Local Plan.

## **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: 1381:01 Rev C, 1382:02 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 trees/hedges on site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set

out in BS5837:2012.

Reason: to safeguard trees and natural features which are important to the visual amenities of the area.

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. All materials, machinery and any resultant waste materials or spoil shall be stored within the red line application site unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of protecting the New Forest Site of Special Scientific Interest, New Forest Special Area of Conservation, New Forest Special Protection Area and Ramsar, in accordance with Policy SP6 and Policy SP5 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

6. The hedgerow and trees, separating the parcel of land from adjacent footpaths shall be retained in perpetuity and maintained at a minimum height of 1.8 metres and minimum width of 1 metre.

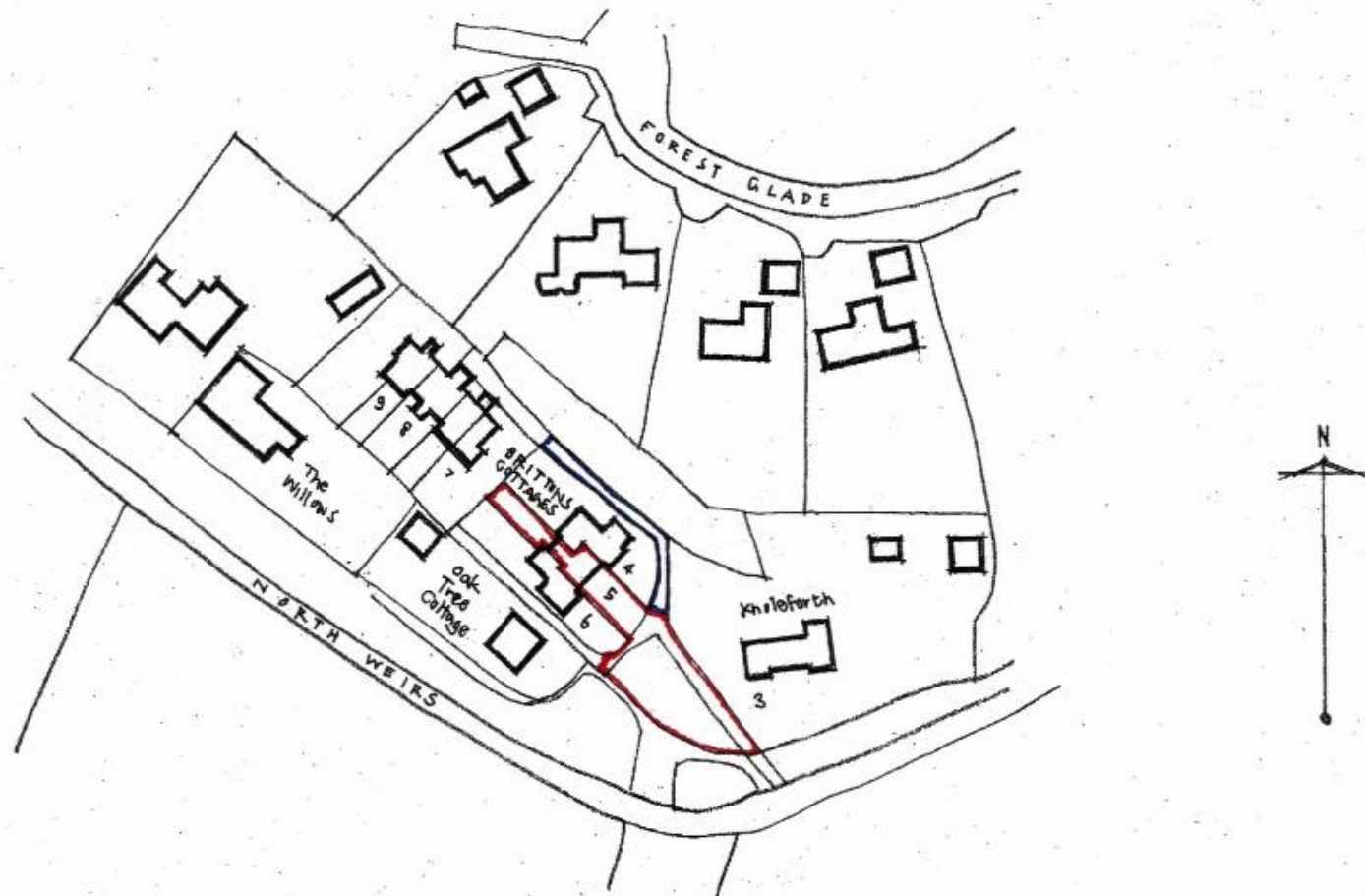
If any part of the hedgerow is removed, dies or becomes seriously damaged or diseased, the plant shall be replaced in the next planting season with another or similar size and species or native species, unless the National Park Authority gives written consent to any variation.

Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policy DP2, Policy SP16 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.

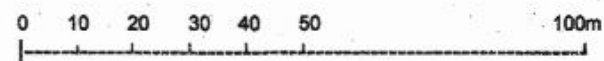
Reason: To protect the amenities of the area in accordance with Policies DP2 and SP15 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

For information only. Do not scale



Location Plan

1: 1250



**Application No: 22/00345/FULL Full Application**

**Site:** Langford Farm, Paradise Lane, Woodlands, Southampton, SO40 7GS

**Proposal:** Single storey extension; detached garage

**Applicant:** Ms Carlile

**Case Officer:** Liz Marsden

**Parish:** NETLEY MARSH

**1. REASON FOR COMMITTEE CONSIDERATION**

Not applicable

**2. DEVELOPMENT PLAN DESIGNATION**

Conservation Area

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

SP7 Landscape character  
 SP16 The historic and built environment  
 SP17 Local distinctiveness  
 DP36 Extensions to dwellings

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Design Guide SPD

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 12 - Achieving well-designed places  
 Sec 16 - Conserving and enhancing the historic environment

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Netley Marsh Parish Council: Recommend refusal.

Concern about over-development of the site and detrimental effect on amenity of neighbouring properties.

## **8. CONSULTEEES**

No consultations required

## **9. REPRESENTATIONS**

9.1 Three letters of objection on the grounds of:

- The house is no longer residential but is advertised as an Airbnb which, together with glamping on the site, can accommodate up to 26 people.
- The existing house is significantly larger than the original property and would be contrary to policy.
- Owner wishes to expand business on the site and the extensions, which are not compatible with domestic use, are to facilitate the business.
- Will result in additional traffic that the lane could not cope with
- Not directly notified of the proposal.
- Activities on the site taking place without planning permission.
- Noise from Airbnb guests causing disturbance.

## **10. RELEVANT HISTORY**

- 10.1 Detached garage with storage over (19/00541) refused on 18 September 2019
- 10.2 One and two storey extension (07/91759) refused on 17 August 2007
- 10.3 Detached outbuilding with first floor (05/86705) refused on 03 February 2006
- 10.4 House (04/83524) granted on 08 February 2005
- 10.5 Replacement dwelling (99/67089) granted on 11 April 2002
- 10.6 Alterations and additions of a hall, study and lounge with 2 bedrooms and 2 bathrooms over (79/13483) granted on 27 June 1979

## **11. ASSESSMENT**

- 11.1 Langford Farm is a substantial, detached, two storey dwelling set within a relatively spacious, rural plot within the Forest North East Conservation Area. The property is accessed from a narrow single-track road, Paradise Lane with the dwelling (a relatively new replacement of a previous thatched property that burnt down in the late 90's) set end-on to the road. The house is readily visible through the access from Paradise. The house fronts onto a yard area and cluster of former agricultural buildings. The surrounding area is predominantly rural in character and

appearance, with woodland to the south and fields to the north and east.

- 11.2 The application seeks permission for a single storey extension on the south western side of the house and a detached double garage and log store on land to the north east. The key considerations are:
- The implications for Policy DP36 in terms of the increase in floor area of the house;
  - Whether the detached garage would accord with Policy DP37 in being proportionate and subservient to the dwelling;
  - Whether the design of the proposals are appropriate to the dwelling and its curtilage;
  - The impact on the street scene and character and appearance of the conservation area; and
  - Any impact on neighbour amenity
- 11.3 In terms of Policy DP36, the original house was extended prior to 1982 and has subsequently been replaced with a new property that was confirmed in the officer's report at that time as amounting to a 24% increase on the house as it was in 1982. The currently proposed extension was initially greater than the remaining 'allowance' of the 30% permitted under Policy DP36. However, amended plans have been received which reduce the floor area to just within the policy limitation.
- 11.4 Policy DP37 relates to outbuildings in domestic curtilages and requires that they are proportionate and subservient to the dwelling that they serve and are for purposes incidental to the use of the main dwelling and are not providing additional habitable accommodation. In this case, whilst there are a number of outbuildings, in the form of stables, barns and workshops, none of these appear related to the domestic use of the house and the provision of a garage to serve it is acceptable. The garage would be located on an existing area of hard standing to the side of the house, already used for parking and is a fairly standard sized double garage with a shallow pitched roof, that extends down slightly further on the northern side to create a covered log store. The garage would be clad in timber with a clay tile roof and is considered to be an appropriate design, proportionate to the dwelling it is to serve and therefore in accordance with Policy DP37. It is noted that there have been two previous applications for garage outbuildings in a similar location, both of which were refused. However, these were substantially larger structures which were not considered to be subservient or appropriately incidental to the use of the dwelling and can be clearly distinguished from the current proposal.
- 11.5 In terms of the impact on the property, the proposed extension is a modest, lean-to structure which would be set back from the frontage of the dwelling and constructed with materials to match

the existing house. It is sufficiently subservient to the house to ensure that it would not have an adverse impact on its character and appearance. Similarly, as set out above, the garage is considered to be proportionate and would not be detrimental to the dwelling or result in the overdevelopment of its curtilage.

- 11.6 The dwelling is visible from the road through the access to the property and it is possible that both the proposed extension and garage could be seen from this direction. However, the extension would still be around 8m from the road and substantially screened by trees along the boundary and adjacent to the access, ensuring that it would not be intrusive in the streetscene. The garage would be nearly 40m from the access and it is not considered that either of the proposals would have an adverse impact on the character and appearance of the conservation area or landscape setting of the site in accordance with Policies SP16, SP7 and SP17.
- 11.7 The proposed extension and garage are at a sufficient distance from the nearest neighbouring properties to ensure that they would not result in an adverse impact on amenity through loss of light, outlook or privacy. Concern has been raised about the use of the site as an Airbnb and associated increase in activity, noise and disturbance resulting from such a use. However, the use of the dwelling for holiday lets does not, in itself, result in a change of use for which planning permission is required and the current proposals would not be material in facilitating additional activity that would result in such a change of use and it is not considered that an objection on this basis could be sustained.
- 11.8 Concern is also raised over the inadequacy of the road to accommodate additional traffic generated by the site, but again, where there has been no change of use, it is not considered that the proposals would, in themselves, result in an increase in vehicular activity that would justify a refusal.
- 11.9 The proposed extension and garage would not exceed policy restrictions, are in keeping with the dwelling and will not adversely affect the character and appearance of the conservation area or neighbour amenity. The proposal is therefore in accordance with Policies DP2, SP16, SP17, DP18, DP36 and DP37 of the Local Plan.

## **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:

|                  |                                       |
|------------------|---------------------------------------|
| SC-MJL           | - Location plan                       |
| A3-1A 19/08/2022 | - Proposed front and rear elevations  |
| A3-2A 19/08/2022 | - Proposed side elevations            |
| A3-3A 19/08/2022 | - Proposed ground floor plans         |
| A3-4A 19/08/2022 | - proposed first floor and roof plans |
| A3-5A 19/08/2022 | - Block plan                          |

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 external facing materials to be used in the development shall match those used on the existing building and as set out in section 10 of the submitted application form 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).

- 4 The garage 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).

# Langford Farm Paradise Lane Southampton SO40 7GS



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Scale: 1:1250, paper size: A4

SCMJL

Site/Location Plan



**emapsite™**  
plans

Prepared by: Michael Lethbridge, 26-05-2022

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**Application No: 22/00501/FULL Full Application**

**Site:** Bay Tree House, South Weirs, Brockenhurst, SO42 7UQ

**Proposal:** 1no. dormer; alterations to dwelling doors, windows and rooflights; alterations to outbuilding doors; 4no. rooflights to garage; summer house

**Applicant:** Mr & Mrs Jepson

**Case Officer:** Claire Woolf

**Parish:** BROCKENHURST

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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  
SP6 The natural environment  
SP15 Tranquillity  
SP16 The historic and built environment  
SP17 Local distinctiveness  
DP18 Design principles  
DP36 Extensions to dwellings  
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**

Brockenhurst Parish Council: Recommend refusal for the reasons listed below:

- Contravenes Local Plan Policy DP36, exceeding the 30% rule having previously been a Forest cottage "Redbricks".
- Not in keeping with the forest character, being located adjacent to the Open Forest within the Conservation Area, the proposal is incompatible with adjacent properties which are mostly derived from commoners' cottages.
- The additional outbuilding would add significantly to the footprint of the original development, contra to Local Plan Policy DP37.
- Site development would be heavy compared to adjacent plots, contra to Local Plan Policy SP17 and would raise concerns as to gradual suburbanising of the area.
- The large areas of glass, as well as being out of keeping with neighbouring properties, gentrify the site and appear grandiose.
- The dormers and cathedral style glazing proposed on the rear elevation of the garage building are out of keeping.
- Concerns that the cathedral style windows have the ability to create light pollution in this sensitive location, contra to Local Plan Policy SP15.
- Concerns of reduction in residential amenity due to noise pollution from the heat pump, contra to Local Policy Plans SP15 and SP14.
- Should the application be granted, we would suggest a condition to prevent future installation of solar panels due to the sensitive location.
- We would accept the Tree Officer's advice concerning protection of the tree.

Comments on amended plans:

Recommend refusal for the reasons listed below:

- The amended plans have not resolved any of our original reasons for recommending refusal: in particular, the issue of light pollution remains a major concern.
- The proposed alterations would be extensive and out of keeping with what was formerly a modest Forest Cottage.

## **8. CONSULTEES**

8.1 Tree Officer: Support subject to conditions.

## **9. REPRESENTATIONS**

9.1 10 representations of objection on the following grounds:

- Large floor to ceiling windows to property and garage are out of keeping with the character of the area and result in suburbanisation. The cottage would lose its understated appearance.

- Light pollution and the impact upon the open forest, residents, and ecology.
- Concern over the use of the outbuildings for habitable accommodation.
- Flooding.
- 30% floor area was used when Bay Tree House was built.
- Detracts from the character and appearance of the conservation area.

9.2 Friends of Brockenhurst: object on the following grounds:

- Concern about proposed design.
- Breach of 30% policy.
- Amendments do not overcome objections.

## **10. RELEVANT HISTORY**

- 10.1 Dwelling (demolish existing dwelling) (01/73619) granted on 15 February 2002.
- 10.2 Detached double garage/workshop (03/78509) granted on 04 August 2003.

## **11. ASSESSMENT**

- 11.1 Bay Tree House is a detached dwelling located in The Weirs Conservation Area and adjacent to the open forest. The site is bound by hedging and permeable fencing. It has an external appearance of brick and black horizontal timber cladding. Two dormers are located on the front elevation alongside an open porch. The dwelling has been replaced in the past, originally called Redbricks and then Rookes Cottage. The property is not located within a flood zone.
- 11.2 Permission is sought for a dormer on the rear elevation to serve the bedroom area, alterations to doors and windows, the addition and removal of rooflights. Permission is also sought for additional rooflights on the existing outbuilding to improve the existing accommodation for a home office in the roof space. A new outbuilding is also proposed (summer house).
- 11.3 The key issues to assess include:
- Accordance with Policy DP36 (extensions to dwellings);
  - Accordance with Policy DP37 (outbuildings);
  - The impact on the character and appearance of the conservation area; and
  - The impact on residential amenity.

Amended plans were sought and have been provided in response to Parish and Officer concerns.

- 11.4 As the property does not lie within any of the four defined villages, the proposal would need to adhere to the floorspace restriction contained within Policy DP36 of the Local Plan which seeks to limit the size of

additions to properties in order to safeguard the locally distinctive character of the New Forest and to ensure there is the ability to maintain a balance in housing stock. The property is a replacement. Policy DP35, Policy DP36 and the Authority's Planning Information Leaflet (January 2022) set out that, when considering proposals to extend or replace a replacement dwelling, the 'base point' for calculating the floor space remains 1 July 1982.

- 11.5 When the house was built, some extra habitable accommodation was created in the roof space above the rear projection. No condition had been attached to the 2001 consent that would have prevented this, as only enlargements were controlled. The current proposal includes the removal of some of the floor area which was created as well as the roof lights that provide natural light to the space. Overall, there would be no increase in the habitable floor area of the dwelling as a result of the new dormer. It is recommended that permitted development rights should be removed to ensure no further floor area is created in the roof space in future.
- 11.6 Policy DP36 also requires development to be appropriate to the existing dwelling and its curtilage. The changes to the dwelling are mostly aesthetic, with alterations to the dormer placement on the roof slope and new window openings. The fenestration details have been amended to limit cluttering of the roof slope with additional rooflights, removing the full-length window for the shower which went against the horizontal emphasis of the rest of the fenestration and removed symmetry. In addition, the level of glazing to the front elevation has been reduced via having a solid panel incorporated into the bi-fold doors. The addition of a new dormer whilst larger than the existing would mimic the detailing of the existing dormers in the size of the fascias and bargeboard detailing. The proposed alterations are considered to be appropriate to the dwelling and its curtilage.
- 11.7 In relation to Policy DP37, the garage outbuilding was granted under planning permission reference: 03/78509. The form of the outbuilding would remain the same as the existing, except for the addition of four rooflights: two on the rear elevation and two on the front elevation. The roof space would be used for a home office. The alterations and the proposed use are considered capable of being used for an incidental and non-habitable purpose in accordance with Policy DP37. An appropriate condition should be applied. The design of the proposal is considered proportionate and subservient to the host dwelling.
- 11.8 In relation to the proposed outbuilding located to the northeast of the curtilage, it would not reduce private amenity space or parking provision to an unacceptable level and would be capable of being used for an incidental and non-habitable use. The proposed outbuilding would be constructed from stained timber and have a flat roof that would be subservient to the host dwelling. The outbuilding has been reduced in size by a third and is considered to be subservient to the existing outbuilding and dwelling on the site and not result in overdevelopment of the plot. The glazing would be set within the frames of the outbuilding to

reduce light pollution and would face solely into the curtilage of the property. The new outbuilding is considered to accord with Policy DP37, Policy SP17 and Policy SP15.

- 11.9 The proposed alterations to the house and garage would have no direct impact on important trees. The proposed summer house would encroach into the root protection area of an Oak tree and this would require a specialist foundation. The Tree Officer has no objection subject to condition.
- 11.10 The extent of proposed development is considered to be acceptable in the context of the plot in accordance with Policy SP17. To preserve the character of the area, it is recommended permitted development rights for outbuildings are removed subject to condition.
- 11.11 In terms of the character and appearance of the conservation area, the additions would result in development to the house which would mimic the existing detailing of the dormers. Additional glazing is proposed at ground floor level, two rooflights on the front elevation and the slight enlargement of existing dormer windows. Most of the additional glazing is located on the rear elevations of the property and would face into the private amenity space of the dwelling. 31 square metres of glazing has been removed from the proposal and the level of additional glazing in this case is considered to conserve the character and appearance of the conservation area. The existing garage building has one rooflight on the rear elevation. It is not considered that the addition of four small rooflights would materially alter the character and appearance of the conservation area in this regard. The stained ship-lap cladding proposed on the new outbuilding would result in a matching appearance to the host dwelling and garage and be simple in form and shape that it is not considered to detract from the character and appearance of the conservation area.
- 11.12 Representations received from neighbour's concern flooding, design, air source heat pump and land ownership. The property is not located within a flood zone and the responsibility of maintaining ditches lies with the owner of the ditch and falls outside the scope of planning. In relation to the design, the design of the development as outlined is considered to be appropriate to the character of the conservation area and character of the host property. In terms of light pollution, a reduction from of approximately 31 square metres of glazing has been negotiated out from the dwelling and large gable 'cathedral style' glazing has been removed from the outbuilding. The applicants have also provided the Authority with a copy of the land registry, and it appears that all the proposed development would be within the applicant's ownership.
- 11.13 The new outbuilding would be set into the boundary of the property. The modest height of the building at 2.6 metres would not result in any unacceptable adverse impacts on amenity. In terms of the development to the property and existing outbuilding, the additional glazing and fenestration alterations are not considered would result in an unacceptable adverse impact in relation to overlooking, visual intrusion or shading in accordance with Policy DP2 (e).

- 11.14 The Sustainability Statement refers to the potential to install an air source heat pump and solar panels. The Local Plan is generally supportive of this type of development. The details have not been included upon the plans and can therefore not be assessed as part of this application. Permitted development rights could permit an air source heat pump / solar panels subject to specific restrictions. If an air source heat pump / solar panels would exceed the limitations of Permitted Development a planning application would be required. It is not considered necessary or reasonable to remove permitted development rights for these works.

Permission is therefore recommended subject to condition.

## **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 numbers: SD-2215-01 F, SD-2215-10 E, SD-2215-10 E

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 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).

4. All materials, machinery and any resultant waste materials or spoil shall be stored within the red line application site unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of protecting the New Forest Site of Special Scientific Interest, New Forest Special Area of Conservation, New

Forest Special Protection Area and Ramsar, in accordance with Policy SP6 and Policy SP5 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

5. The trees/hedges on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the submitted arboricultural statement.

Reason: to safeguard trees and natural features which are important to the visual amenities of the area.

6. No development, demolition or site clearance shall take place until a method statement and engineering drawings for foundation design of the approved development has been submitted to and approved in writing by the Local Planning Authority.

Development shall only take place in accordance with these approved details.

Reason: to safeguard trees and natural features which are important to the visual amenities of the area.

7. 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 comply with Policies DP35 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

8. No development on the new outbuilding 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, SP16, SP17 and DP18 of the New Forest National Park Local Plan 2016 - 2036 (adopted August 2019)

9. Unless otherwise first agreed in writing by the New Forest National Park Authority the external facing and roofing materials for the works to the dwelling and existing outbuilding shall be as stated on the application form hereby approved.

Reason: To ensure an acceptable appearance of the building in accordance with Policy DP2, SP16, SP17 and DP18 of the New Forest National Park Local Plan 2016 - 2036 (adopted August 2019)

10. Prior to the installation of the bi-fold doors on the front and rear elevation, the material of the bottom panel has 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, unless otherwise agreed in writing.

Reason: To ensure an acceptable appearance of the building in accordance with Policy DP2, SP16, SP17 and DP18 of the New Forest National Park Local Plan 2016 - 2036 (adopted August 2019)

11. No work shall be undertaken for the construction of the dormer until the removal of the two roof lights shown to be removed on plan SD-2215-01 F has been carried out and the roof reinstated in materials to match the existing roof.

Reason: To ensure the dwelling remains of a size which is appropriate to its location within the countryside and to comply with Policies DP35 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

12. No additional habitable floor space shall be created within the roof of the dwelling.

Reason: The creation of additional habitable accommodation / floor space would be contrary to Policy DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

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