

**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

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**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. CONSULTTEES**

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



Prepared by: Michael Lethbridge, 26-05-2022