

Application No: 22/00105/FULL Full Application

Site: The Old Brickmakers Cottage, Brickfield Lane, Walhampton, Lymington, SO41 5RD

Proposal: Outbuilding; associated landscaping; demolition of existing outbuilding

Applicant: Mr Nicholas

Case Officer: Ann Braid

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
 DP37 Outbuildings
 SP16 The historic and built environment
 SP17 Local distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
 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. This greatly enlarged outbuilding which could be used as habitable accommodation is against NPA Policies DP 35 and 36.

8. CONSULTEEES

8.1 Tree Officer: No objection subject to condition

9. REPRESENTATIONS

9.1 One letter received from a neighbour to the south west, commenting that trees should be protected, light pollution should be avoided and construction noise kept to a minimum.

10. RELEVANT HISTORY

10.1 Two storey extension and replacement garage (demolish existing garage) (72542) granted on 11 October 2001

11. ASSESSMENT

11.1 The Old Brickmakers Cottage is a two storey detached house located within the Forest South East Conservation Area on the un-made Brickfield Lane, which leads up from Undershore Road. The property has been recognised for its significance as a non-designated heritage asset. The site was apparently a former clay pit for a brickworks and the topography of the site is such that the house and its private gardens are on two levels, separated by a fall of some four metres. The lower garden is accessed by wooden steps down from the area of patio to the side of the house. The lower level is secluded with lawns, a paved area and a swimming pool. Part of this lower area has been recently cleared and the slopes up to the boundaries have been replanted in sleeper beds with naturalistic garden plants which complement the existing planting on the western slope. There is an existing timber pool house next to the pool on the lower level.

11.2 The application proposes the replacement of the existing pool house with a new outbuilding, to include an office and a gym/poolhouse, as well as a plant room and shower facilities. The development is also intended to improve the connection between the upper and lower levels. It would be constructed in buff coloured masonry and stone. Part of the roof of the proposed building would be used as a deck area, surrounded by an area of green roof. This deck would be level with the garage, in the upper garden area, and a pergola would be constructed over the deck. This part of the development would be visible from the lane, but would be located behind the existing double garage. The lower level accommodation would be some three metres high and look towards the existing pool and an area of patio, which is proposed to be resurfaced in natural stone. The main body of the building would not protrude above the upper level of the garden, and would be partially set into the slope.

- 11.3 Policy DP37 relates to outbuildings and requires that they should be proportionate and clearly subservient to the dwelling they are to serve. Visual subservience is relatively easy to achieve on this plot as only the pergola would be visible from the driveway and the majority of the building would only be visible within the site. In terms of floor area, the building would have a total floor area of 73 square metres but would not overdevelop the plot or reduce circulation space. The design makes use of the slope of the land and the building would be accommodated at the rear of the site with steep slopes on three sides. A condition may be attached which would restrict the use of the building to incidental purposes and prevent its future conversion to habitable space.
- 11.4 The trees around the site are important, both for their contribution to the conservation area and for the screening and privacy they afford the house and its neighbours. The development would require the removal of several trees, which are protected by their conservation area status. A full tree survey and report has been prepared and assessed by the Authority's Tree Officer. It has been concluded that the proposal would have no direct impact on any important amenity trees. The trees proposed for removal have little or no public visual amenity value and are not considered a constraint to this development. Their removal would not raise any objections and suitable replacement tree planting is proposed. The development would comply with Policy SP6 of the Local Plan.
- 11.5 With regard to neighbouring amenity, the neighbour most affected would be that to the north, however, there is good tree screening on the northern boundary and privacy would be maintained for that property. A neighbour to the southwest has commented that trees should be retained around the site and light pollution kept to a minimum. Provided work is carried out in accordance with the submitted tree report and artificial lighting is controlled by condition, these concerns would be addressed and the proposal would comply with Policy DP2 of the Local Plan.
- 11.6 Policy SP16 of the Local Plan seeks to protect the historic and built environment and development that would adversely affect the conservation area or the character and setting of the building would be contrary to this policy. This proposal would have no impact on the setting of the non-designated heritage asset, nor on the character of the wider conservation area, and would therefore be in accordance with that policy.
- 11.7 Objection has been raised by the Parish Council on the grounds that the outbuilding could be used for additional habitable accommodation, contrary to Policy DP35 and DP36. Although the house has been extended to the maximum permitted by these policies, habitable use is not the intention of the applicants, and its future use may be retained for incidental purposes by condition. This concern would not be a sustainable reason for refusal alone, if all other requirements are met. The restrictive condition is

enforceable, relevant and reasonable, and necessary to ensure that the building would be retained for incidental purposes in accordance with Policy DP37. Subject to this and other conditions mentioned above, consent is recommended.

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: 23-001, 23-004, 23-009 Rev A, 23-010, 23-011 Rev A, 23-014 and 23-015. 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 and drawings 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 trees/hedges on the site which are shown to be retained on the approved plans, as recommended in the submitted arboricultural report, 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, in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
- 5 All hard and soft landscape works shall be carried out in accordance with the approved details shown on plan number

23/009A, unless otherwise agreed in writing with the National Park Authority. The works shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner.

Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the National Park Authority gives written consent to any variation.

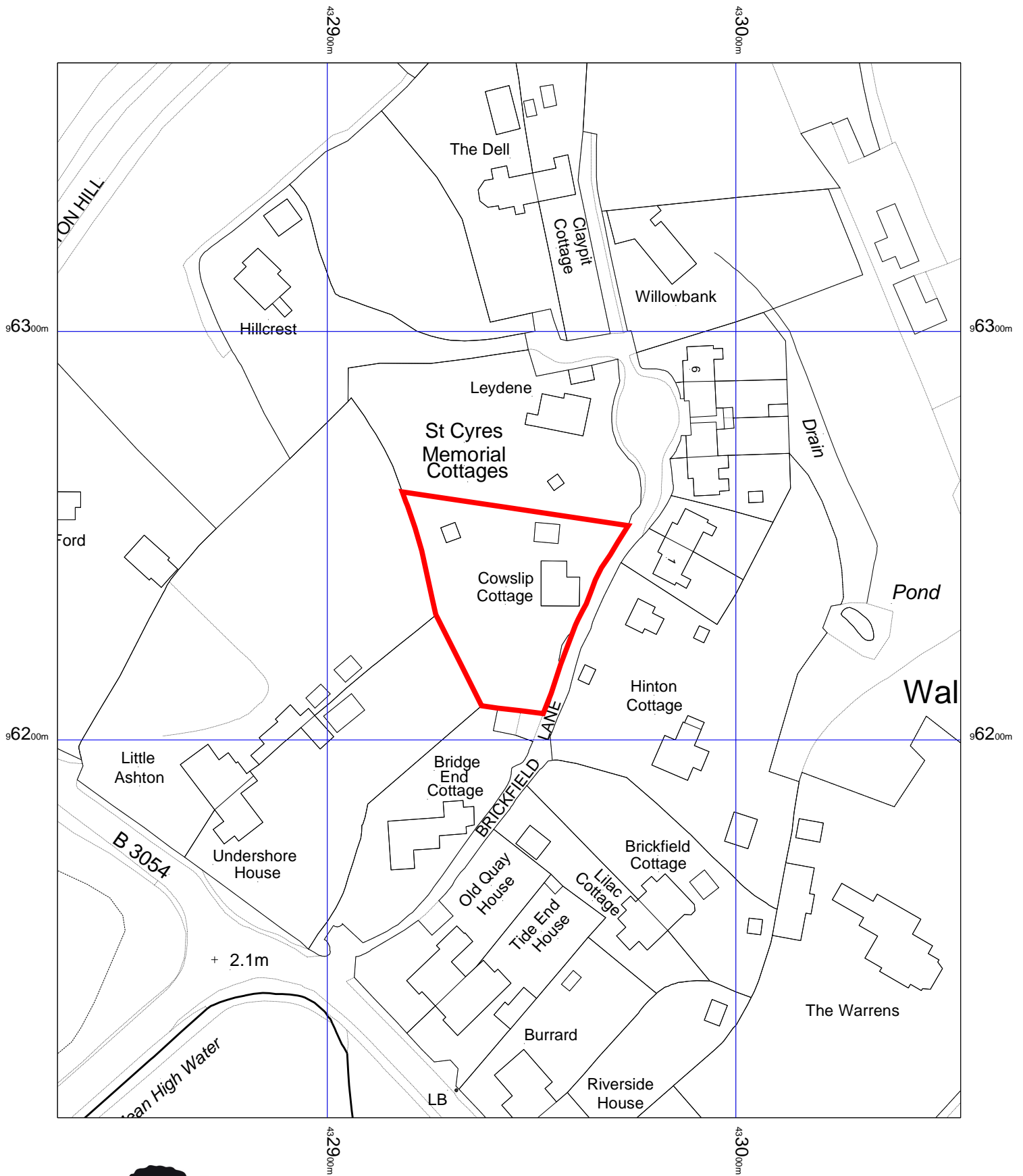
Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 6 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).

- 7 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).



NEW FOREST
NATIONAL PARK

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