

Application No: 22/00566/FULL Full Application

Site: The Lodge Annexe, Passford Farm Cottage, Southampton Road,
Boldre, Lymington, SO41 8ND

Proposal: Roof alterations; recladding; alterations to doors and windows; new porch; relocating of 2no.sheds; new 1m high fence with gate

Applicant: Mrs Hill

Case Officer: Carly Cochrane

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
DP18 Design principles
DP36 Extensions to dwellings
DP37 Outbuildings
SP16 The historic and built environment
SP17 Local distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

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. It is felt this building is inappropriate within close proximity of a picturesque Grade II listed building

and the whole proposal is made worse by the proposed fence and cladding. Also, the arguments opposing this application outweigh any possible benefits.

8. CONSULTEEES

Conservation Officer: No objection

9. REPRESENTATIONS

9.1 Two letters of representation have been received, making comments on the application. The material planning considerations raised are summarised as follows:

- Concern with regard the increased roof height and the visual intrusion of the building upon neighbouring amenity.
- Concern with regard noise levels

10. RELEVANT HISTORY

10.1 Application for a Certificate of Lawful Development for continued use of The Lodge as a single dwellinghouse (19/00501) refused on 15 August 2019, Appeal Allowed 28 March 2022

11. ASSESSMENT

11.1 The application site of 'The Lodge' is located within the wider Passford Farm site, to the western side of the A337 Southampton Road and shares its access with three other dwellings. It is an 'L' shaped building, with a primarily flat felt roof, constructed using timber cladding. By way of background, the use of The Lodge as an independent dwelling was found lawful at appeal in March 2022. As such, it benefits from permitted development rights which are limited by way of the National Park location and setting within the curtilage of a Listed Building, being Passford Farm Cottage.

11.2 This application seeks permission for numerous alterations to The Lodge, including the application of British red cedar cladding upon all elevations; changes to a large section of the roof from flat to hipped, with a ridgeline height of approximately 3.8 metres and using a natural slate; the creation of a new porch upon the south east elevation; the installation of replacement and new doors and windows upon all elevations; the erection of 2 outbuildings ('sheds') and the erection of a 1 metre high post and rail fence and set of five-bar gates along the north eastern boundary.

11.3 Any increase in floorspace would be explicitly contrary to policy DP36 due to the history of the site, in that the dwelling exists as a result of an unauthorised use. The proposal does not involve any increase in floorspace, and as the proposed porch has been designed so as to be open sided, the floorspace within it can be

excluded from the calculations. However, it is considered reasonable and necessary to condition that the porch remain open sided and does not become subsumed into the floorspace of the dwelling, in order to remain policy compliant.

- 11.4 The existing dwelling is of no architectural merit, and its piecemeal construction is evident. Although screened by boundary treatments, it is considered that The Lodge currently detracts from the setting of the Listed Building. The proposed use of natural materials and removal of a large section of flat roof would result in visual improvements to the dwelling and wider site, as well as complying with advice within the Authority's Design Guide, which discourages the use of flat roofs. The increased roof bulk by virtue of the change from flat to hipped would not materially increase the overall scale of the dwelling and would not resultantly compete with or appear dominant when viewed in the context of the Listed Building. The proposed 1 metre high timber post and rail fence and five-bar gate are of an appropriate design. Overall, it is not considered that the proposed changes would result in any significant adverse impact upon either the character and appearance of the existing dwelling, or upon the setting of the Listed Building.
- 11.5 Whilst the proposed change to the roof would increase the height of the dwelling and its visibility, there is sufficient distance between the dwelling and the boundary of Passford Farm Cottage that it would not result in any adverse impact upon neighbouring amenity.
- 11.6 In relation to the proposed outbuildings, Policy DP37 of the Local Plan sets out that domestic outbuildings will be permitted where they are proportionate and clearly subservient to the dwelling they are to serve in terms of scale and design; located within the residential curtilage; would be used for purposes incidental to the main dwelling and not include any habitable accommodation, and; would not reduce the private amenity space or parking provision around the dwelling to an unacceptable level. In this instance, the proposed outbuildings are small in scale and modest in their design. They would be located to the rear of the curtilage and would be incidental in their use, as sheds, and would not include any habitable accommodation. There would be no adverse impact upon amenity space, nor any resultant significant loss in parking spaces. The materials used are appropriate, and overall, the proposed outbuildings would not result in any adverse impact upon the character and appearance of the area, or upon neighbouring amenity.
- 11.7 It is therefore recommended that permission be granted, as the proposal is in accordance with Policies DP2, DP18, DP36, DP37, SP16 and SP17 of the adopted Local Plan 2016-2036.

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: Sheet 1 Rev B 01/07/2022, Sheet 2 Rev I 04/08/2022.

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. 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 hereby approved.

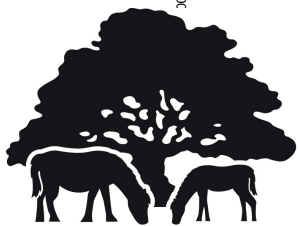
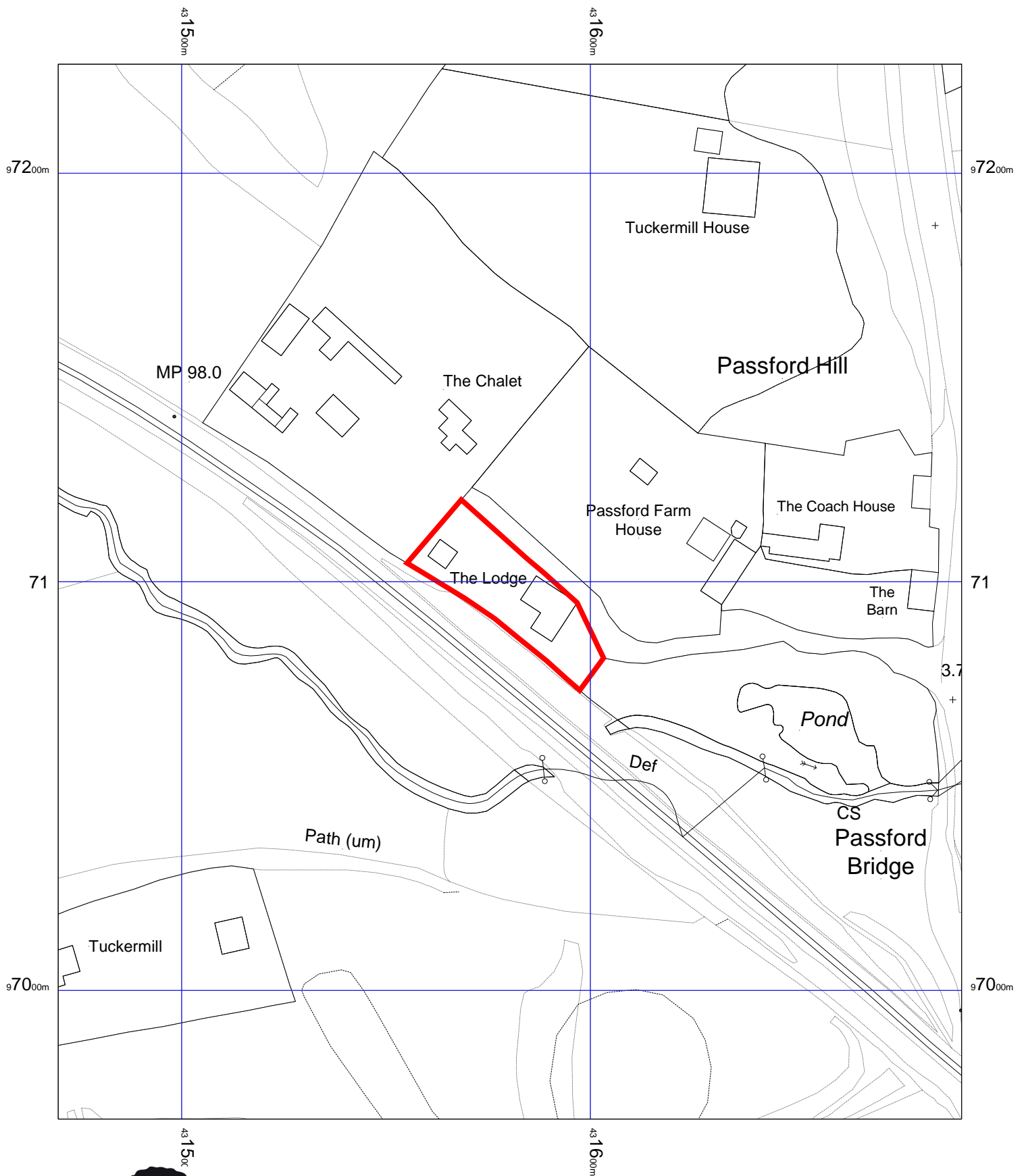
Reason: To ensure an acceptable appearance of the building in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

5. 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).

6. The open-sided porch shall at no point be in-filled or incorporated into the main dwellinghouse.

Reason: To ensure the dwelling complies with Policies DP35 and DP36 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).



NEW FOREST
NATIONAL PARK

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