

Application No: 22/00556 Full Application

Site: Woodside, Church Lane, Burley, Ringwood BH24 4BD

Proposal: Two storey side and rear extensions; new outbuilding; alterations to doors and windows; removal of existing conservatory

Applicant: Ms Barron

Case Officer: Richard Castro-Parker

Parish: BURLEY

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view.

2. POLICIES

Development Plan Designations

Conservation Area

NPPF

Sec 12 - Achieving well-designed places

Sec 15 - Conserving and enhancing the natural environment

Principal Development Plan Policies

SP17 Local distinctiveness

DP2 General development principles

DP18 Design principles

SP6 The natural environment

DP36 Extensions to dwellings

DP37 Outbuildings

SP16 The historic and built environment

Supplementary Planning Documents

Design Guide SPD

3. MEMBER COMMENTS

None received

4. PARISH COUNCIL COMMENTS

Burley Parish Council: Recommend refusal:

- Loss of symmetry of the front elevation would result from the proposed substantial side extension and the corresponding adverse effect such a change would have on the property's architectural integrity & identity within the Burley Conservation Area.
- Note the changes already requested by the Planning Officer, particularly to the proposed rear outbuilding. That feature appears to be badly out of keeping in design, massing and position with this cottage curtilage and its status as a 'Non-designated heritage asset'.
- The applicant does not yet appear to have verified the claim that the proposed extensions will comply with Planning Policy DP36 in terms of the 30% limit by providing professionally measured drawings confirming the present dimensions & current uses of the existing contiguous accommodation. Moreover, we remain doubtful that NPA's officers have inspected the property internally in order to confirm the factual basis of the case before us.
- The Building Design & Conservation Area Officer's comments dated 22 August 2022 have noted the lack of recognition in this application of any heritage significance of this property. That is despite the NPPF requirement for such efforts to demonstrate the steps taken in response to that significance.
- To date, the measures indicated to achieve a sense of 'sub-serviency' of the side extension to the main cottage frontage appear to be inappropriately sizeable and close to the existing front elevation, resulting in an expected major loss of the traditionally symmetrical New Forest cottage that 'Woodside' exhibits -very much out of keeping, therefore, with the other similar detached dwellings in the lane - and so characteristic of Burley village generally.
- Latest proposals do not reflect the requirements of the recently updated 'NFNP Design Guide'. The Introduction of this publication stresses 'The importance of good design' going on to comments that 'Good design requires a careful understanding of this local context. Appreciating what makes the New Forest special is key to achieving a scheme that reflects its local distinctiveness and character'. Both this guide and the 'Burley and Fritham Conservation Area Character Appraisals' show examples of archetypal New Forest cottages similar to 'Woodside' as it currently exists.

- Whilst we acknowledge the significance of Planning Policy DP36 in the consideration of side extensions, we would submit those provisions cannot supersede the importance of maintaining good design in the conservation of the basic characteristics of humbler dwellings and their contribution to the unique nature of the New Forest National Park – and Burley Village's role within that.
- Therefore, Burley Parish Council urges the Local Planning Authority (NFNPA) to seek to maintain the character of 'Woodside' within Burley by ensuring that a literal application of Policy DP36 is not used as an excuse to undermine the iconic character of this cottage and thus setting a precedent for policy interpretation that could so easily then undermine the much-loved identity of so many other similar examples of late 19th/early 20th century domestic house building in Burley and the New Forest generally.

5. **CONSULTEES**

Ecologist: no objection subject to condition

Building Design and Conservation Officer: Objection to outbuilding.

- Initial comments made stating that the proposed extensions would be improved with alterations. Following amended plans, consider the proposed extension is acceptable.
- Objection raised with regard to the proposed outbuilding. The alterations to the outbuilding are not sufficient to allay concerns. Outbuilding considered too large and a reduction in size to 6 x 4 would be a more proportionate size taking cues from the proportions of the host cottage.

6. **REPRESENTATIONS**

Two letters of objection have been received and are summarised as follows:

- The proposed changes would affect the rural look and rural character of cottage. Would affect its symmetrical design with a central front door and porch.
- Would aggrandise the façade of a cottage where gentrification is out of place.
- Considered out of keeping with adjacent cottages.
- Woodside may be a small dwelling.

- May jeopardise the smaller dwelling size where smaller properties are in short supply.
- Parking issues raised – further extension into the forest would be destructive. More parking required if let to holiday visitors.
- Proposed garden building could be used as additional accommodation.
- Noise issues raised form potential use of the proposed outbuilding.
- Issues raised with regard to proposed outbuilding – would be visible from rear track and out of keeping with surrounding rural environment. Issue with size.
- Concern with siting of proposed outbuilding
- Concern existing garage and outbuildings could be converted to habitable use in future.
- External pedestrian access to rear would be made difficult
- Concern about proximity of footings close to boundary of Old Manse which would compromise mature laurel hedge.

7. RELEVANT HISTORY

Two storey side and rear extensions; outbuilding; external alterations (21/00313) withdrawn on the 27 May 2021.

8. ASSESSMENT

Application Site

- 8.1 Woodside is an attractive and prominent site which lies within rural surroundings within the Burley Conservation Area. The dwelling is positioned within a moderately sized, rectangular plot and forms part of a group of dwellings of a similar character on the forest edge. The dwelling has been previously extended to the rear, although these earlier additions clearly read as subservient elements and respect the narrow form and steeply pitched, gabled roofline of the main building. The main frontage of the building is characterised by a symmetrical form which typifies buildings of this type and the dwelling is noted locally for its vernacular interest. It is therefore considered to be an undesignated heritage asset and makes a positive contribution to the character and appearance of the conservation area. The site lies directly adjacent to the New Forest SSSI, SAC, SPA and Ramsar designations.

Proposed Development

- 8.2 Consent is sought to add two storey extensions to the side and rear of the main house, replacing the existing conservatory. The additions would accommodate an extended kitchen area, utility room with additional bedroom and ensuite above. External facing materials (slate, painted brick and timber joinery) would match those on the existing building. In addition to the extension, an outbuilding (intended to be a garden room) is proposed in the rear garden.
- 8.3 By way of background, the current proposals differ from the withdrawn application (reference: 21/00313). The differences include a reduction in the width of the proposed extension, bringing it in from the hedge to the common boundary of adjoining property The Old Manse. The previously proposed porch to the front of the proposed two storey side extension has been removed and the porch has been left as existing. Additionally, wood cladding has been proposed at first floor on the two storey extensions.

Consideration

- 8.4 The main issues under consideration would be:
- The extent of floor space increase based upon the house as it stood in 1982 (Policy DP36);
 - The impact the development would have upon the character and appearance of the conservation area;
 - The extent to which the proposed outbuilding would meet the requirements of Local Plan Policy DP37 in terms of being proportionate and subservient to the main house;
 - Any potential loss of amenity to neighbouring residents; and
 - Impacts upon the natural features and ecology of the site.
- 8.5 In respect of Policy DP36, the property is located outside of the defined New Forest villages and is not a small dwelling. As such, it is subject to the 30% additional floorspace limitation of Policy DP36. The existing floor space is calculated as 117 square metres. The proposed floor space is calculated as 149.4 square metres. The resultant increase is 27.69%. It is therefore calculated that the proposal would meet, but not exceed, this limitation. The attached garage and stores to the side have been excluded from the calculations as per the guidance within the Planning Information Leaflet (January 2022), which states that such outbuildings may be excluded where there is no internal connection, they retain the appearance and all the characteristics of a garage and their future use can be suitably controlled by condition. This is the case here, and therefore the outbuildings will be conditioned to remain as such, and not be converted for habitable use. The front porch which is open on one side, is of a size less than the permitted development allowance (of 3sqm). Therefore, having regard to the Planning Information Leaflet (2022) the porch has been excluded from floorspace calculations.

- 8.6 With regard to the design of the proposed extension, it is noted that, as the proposed extension would be set in from the front elevation and set down from the ridge of the dwelling, it would appear as an addition, particularly when viewed from directly opposite the front elevation. The proposed materials would be acceptable in accordance with Policy DP2.
- 8.7 Gaps between dwellings within the streetscene are noted but they vary with some properties closer to each other/the boundary than others. While the proposals would increase the width of the dwelling such that it would bring the built form closer the boundary and the outbuilding at adjoining property the Old Manse, it is considered that it would not lead to a terracing effect. On the opposite side the existing garage is single storey which helps to maintain the limit any terracing effect and maintain a feeling of separation between the dwellings, in particular Kirkwood. It is not considered that the proposed extension would look out of place or cramped, as the properties along this section of Church Lane are fairly closely packed already and the drops in heights to the side extension and garage break up the bulk of the building line. The proposal is considered to comply with Policy SP17.
- 8.8 The Building Design and Conservation Officer commented that a Heritage Statement was not submitted and the Parish Council have noted this in their comments. A Heritage Statement has since been received on the 04 December 2022. Therefore, it is considered that the application would comply with the requirements of paragraph 194 of the NPPF (2022) where local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting, in a heritage statement.
- 8.9 With regard to the impact upon the conservation area and non-designated heritage asset, the Building Design and Conservation Officer does not object to the proposed extensions, noting that the proposal would not be read as a wraparound extension from the public realm. Overall, it is considered that the proposed extensions would be appropriate to the rural appearance and rural character of the non-designated heritage asset and its symmetrical design, with a central front door and porch and would not harm the significance of the heritage assets in accordance with Policy SP16.
- 8.10 Having regard to the size, scale, massing, design, boundary screening separation distance of the adjoining properties it is considered that the proposed two storey extension would not have a detrimental impact on the residential amenity of the occupiers of adjoining dwellings, with regard to overbearing impact, overshadowing and loss of light/sunlight in accordance with Policy DP2.
- 8.11 With regard to overlooking, notwithstanding the encroachment towards the boundary with the property called The Old Manse, the proposal would not give rise to any direct harm to the living conditions of the occupants of

this property as the impact would be partly mitigated by the neighbour's substantial outbuilding and the hedging which lies on this boundary along with the fact that the additional windows proposed to the side and rear (which would serve a stairwell and ensuite) could reasonably be conditioned to be obscurely glazed. With regard to Leafy Screen to the rear, given that it is set at an angle away from the application site at over 30 metres it is considered that no detrimental overlooking would occur toward it. Some overlooking would occur to the rear private amenity area of Kirkwood but it would be at an acute angle and would not be so significant as to warrant refusal. As such, it is considered that the proposed extensions would not lead to detrimental levels of overlooking that would warrant refusal.

- 8.12 In respect of the proposed outbuilding, amended plans have been received moving the proposed outbuilding further away from the host dwelling. The Building Design and Conservation Officer notes that it has been setback from the house by about 4.5 metres which is welcome but considers that a different location and scale would be more appropriate. They consider a suitable location could be to rotate the proposal 90 degrees and set either further north or south in the plot by a boundary with a more appropriate size taking cues from the proportions of the host building.
- 8.13 Whilst the proposed outbuilding would be fairly substantial and could be made smaller, it nonetheless would relate closely to the main house, would not include habitable uses and would lie wholly within the curtilage. It is noted that a building of a slightly more modest height could be erected under permitted development in this location and there would not be any direct conflict with the requirements of Policy DP37. This has been highlighted in the submitted Heritage Statement. There would be a distance of 4.5 metres between the outbuilding and the house and this separation would be sufficient to ensure it could not be incorporated into the habitable accommodation of the main house without undertaking a further enlargement to the dwelling. It is also noted that the proposed outbuilding would be smaller than that of the outbuilding/garage at adjoining property the Old Manse. It is considered that the centralised position of the outbuilding would minimise any impact on the adjoining neighbours. The building would also be well distanced from the rear boundary and would not impact significantly upon the wider area even though it would be seen from the path to the rear of the dwelling. Overall, it is considered that the proposed outbuilding would not have a detrimental impact on the character of the conservation area in line Policy SP16 of the Local Plan or the application dwelling which is a non-designated heritage asset.
- 8.14 An objection has been raised with regard to noise from the proposed outbuilding. The proposed use of the outbuilding as a garden room is not in itself considered to be a use that would create noise levels such that the application should be refused. It is considered that should any harmful noise levels occur as a result of the use of the proposed

outbuilding/garden room this would be a matter for the New Forest District Council Environmental Health Officer should a complaint be made.

- 8.15 With regard to the impact of the outbuilding on the occupiers of residential dwellings, it is considered that given its size scale massing, design, siting along with the boundary screening it would not have a detrimental impact with regard to overshadowing, overing impact and loss of light/sunlight. With regard to overlooking it is considered that no detrimental overlooking would occur out toward the occupiers of adjoining dwellings The Old Manse given the significant screening in the form of boundary hedging, Leafy Screen Cottage as it would be set well over 30 metres from the rear elevation of the proposed outbuilding and Kirkwood as there is an out building on the boundary which would provide screening along with the fact that a 2.0 metre high fence could be erected to the boundary which would screen the side facing windows.
- 8.16 Comments have been received regarding the proximity of footings close to the boundary of adjoining property Old Manse. It is noted that the proposal would come closer to the existing laurel hedge. However, the applicants have not indicated that they intend to remove the Laurel hedge which provides screening.
- 8.17 The proposed development lies immediately adjacent to the New Forest SSSI, SAC, SPA and Ramsar sites and the access to the dwelling runs across these designations. The Authority's Ecologist has no objection to the proposals subject to them being carried out in accordance with recommendations of the ecology report and subject to the imposition of relevant conditions to avoid harm to SSSI/SAC and open forest.
- 8.18 In relation to light spill, the proposed extensions lead to the removal of the existing glazed conservatory that is considered already has an impact with regard to light spill. The amended plans have reduced the number of folding doors proposed by one pane/door to each of the elevations and have reduced the width and height of the proposed lantern light. As such it is not considered that any light spill would be so significant as to warrant refusal.

Conclusion

- 8.19 It is therefore recommended that permission is granted, subject to conditions, as the proposal accords with Policies DP2, DP18, DP36, DP37, SP6, SP16 and SP17 of the adopted Local Plan 2016-2036.

9. 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.

101 Revision A Site Location Plan and Block Plan,
 022 Revision C Ground Floor Plan Proposed,
 023 Revision C First Floor Plan Proposed,
 025 Revision B Proposed Roof Plan
 026 Revision A Proposed Floor Plan and Roof Plan Garden Room
 027 Revision C Front Elevation Proposed
 028 Revision D Proposed Right Side Elevation
 029 Revision B Proposed rear elevation
 029 Revision C Proposed Rear Elevation (showing outbuilding and extensions)
 030 Revision A Proposed Left Side Elevation (showing existing garage)
 031 Revision B Proposed Garden Room Elevations

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 the proposed cladding to first floor shall be as per the email received on the 06 December 2022 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 outbuilding/garden room 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. The attached garage and stores (labelled as 'garage and store) on submitted and approved drawing numbers 002 Ground Floor Plan - Existing and 022 Revision C Groundfloor Plan - Proposed shall only be used for purposes incidental to the main dwelling. No internal access shall be created between the attached garage and dwelling and no external alterations shall be made unless express planning permission has been granted.

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

6. Unless otherwise agreed in writing by the National Park Authority, development shall only take place in accordance with the recommendations for ecological mitigation and enhancement which are set out in the ecological report, dated June 2022, hereby approved. The specified measures shall be implemented and retained at the site in perpetuity.

Reason: To safeguard protected species in accordance with Policies DP2 and SP6 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).

8. All materials, machinery and any resultant waste materials or spoil shall be stored within the red line application and outside of the small section of SSSI to the front of the site unless otherwise agreed in writing by the local planning authority.

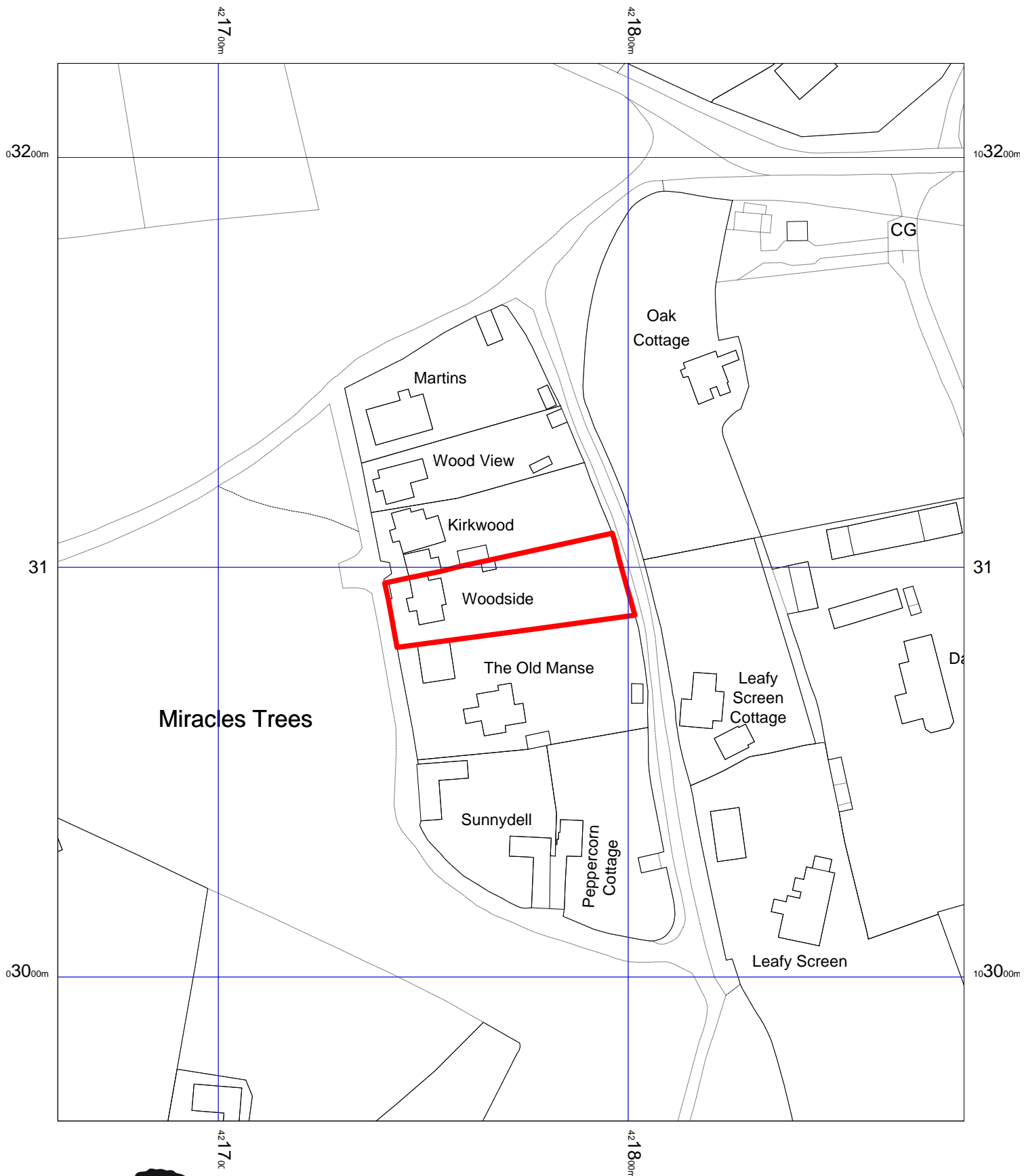
Reason: In the interests of protecting the New Forest Site of Special Scientific Interest in accordance with Policy SP6 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

9. 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).

10. The first floor windows serving the ensuite and main bathroom hereby approved shall at all times be obscurely glazed and top hung opening only .

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).



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

Tel: 01590 646600 Fax: 01590 646666

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