

Application No: 22/00492/FULL Full Application

Site: 5 Boldre Lane, Boldre, Lymington, SO41 8PA

Proposal: Outbuilding for use incidental to the dwelling; relocation of 1no. outbuilding; demolition of 1no. outbuilding

Applicant: Mr Lightbody

Case Officer: Ethan Townsend

Parish: BOLDRE

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP2 General development principles
DP18 Design principles
SP17 Local distinctiveness
DP37 Outbuildings

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

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Boldre Parish Council: Recommend refusal, for the reasons listed.

This also appears to have potential as a separate dwelling which would be contrary to Policy DP37 d).

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 Detached garage (16/00421) granted on 16 August 2016

10.2 Application for a certificate of lawful development for a proposed single storey rear extension (15/00589) granted on 20 August 2015

10.3 Two storey side extension (15/00043) granted on 9 March 2015

11. ASSESSMENT

11.1 The application site comprises one of a small enclave of properties located off Boldre Lane and is accessed by a crescent slip road off the east side of Boldre Lane. The dwellinghouse is detached and two storeys in height. It is built in brick with tile hanging on the front elevation and a concrete tiled roof.

11.2 This application seeks consent for a new outbuilding located to the side of the dwellinghouse. The outbuilding would be located to the rear of the existing garage at the dwellinghouse; the proposed site plan indicates that they would not be physically connected. The existing utility building located to the side of the dwellinghouse will be demolished and the garden structure would be relocated to the patio in the north east corner of the garden. The outbuilding would be approximately 9.25 metres in length, 3.40 metres in width and have an internal footprint of 21 square metres. The outbuilding would have two ridge heights; part of the outbuilding would have a ridge height of 3.6 metres whilst the other part would have a ridge height of 4 metres (to match the existing garage).

11.3 The issues to be assessed are whether the proposed outbuilding complies with Policy DP37; whether it would be appropriate and sympathetic to the house and its curtilage and whether there would be any adverse impact on neighbouring amenity.

11.4 Policy DP37 of the New Forest National Park Local Plan 2016-2036 (August 2019) requires all outbuildings to be proportionate and clearly subservient to the dwelling they are to serve. Parking and amenity space should not be reduced to an unacceptable level and the building should be required for purposes that are incidental to the use of the dwelling. This application proposes a subservient outbuilding. The proposed

outbuilding is significantly smaller in height than the dwellinghouse which has a ridge height of 7.3 metres. The footprint of the outbuilding is similar to that of the combined existing utility room and garden structure which are to be demolished/relocated. The application is not proposing any habitable accommodation; the outbuilding is proposed to be used as a utility room and home office which would be suitable for incidental use. A condition should be attached to ensure that its use remains incidental and it cannot be used as habitable accommodation in the future. This outbuilding would not reduce amenity or parking space within the site to an unacceptable degree. Therefore, this outbuilding would comply with Policy DP37.

- 11.5 The proposed building would be built in traditional, low key materials which would be suitable for the dwellinghouse and the rural area. Furthermore, it would appear congruous with the existing outbuilding at the site (the garage). The proposal would therefore comply with Policy DP18 which requires development to be appropriate and sympathetic with no adverse impact on the character of the wider National Park.
- 11.6 Policy DP2 seeks to ensure all development would be appropriate and sympathetic and have no adverse impacts on amenity. The proposal is located to the side of the dwellinghouse, close to the boundary with 4 Boldre Lane. The main difference between the existing and the proposed is the increase in height of the proposed outbuilding, yet it is not considered that this proposal would adversely impact this neighbour. Whilst there is glazing on the rear of the outbuilding, this outbuilding is situated rear of the neighbouring property and is not considered to impact upon neighbouring amenity. The development would not be visible from the road, therefore it would not have an impact upon the street scene. The proposal would have no material adverse impacts and would comply with Local Plan Policy DP2.
- 11.7 There is no objection to the proposed relocation of the wooden garden structure. This structure would be situated on an existing patio in the rear garden. There are no neighbours located to the rear of this property; the nearest neighbour (6 Boldre Lane) is some 30 metres away from the proposed relocated structure. The trees and vegetation surrounding the site would ensure that it would not have a harmful impact upon neighbours.
- 11.8 For the reasons outlined above, it is recommended that permission is granted subject to conditions.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

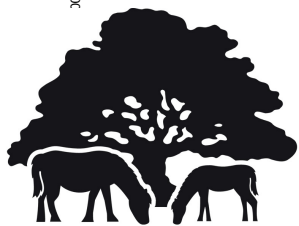
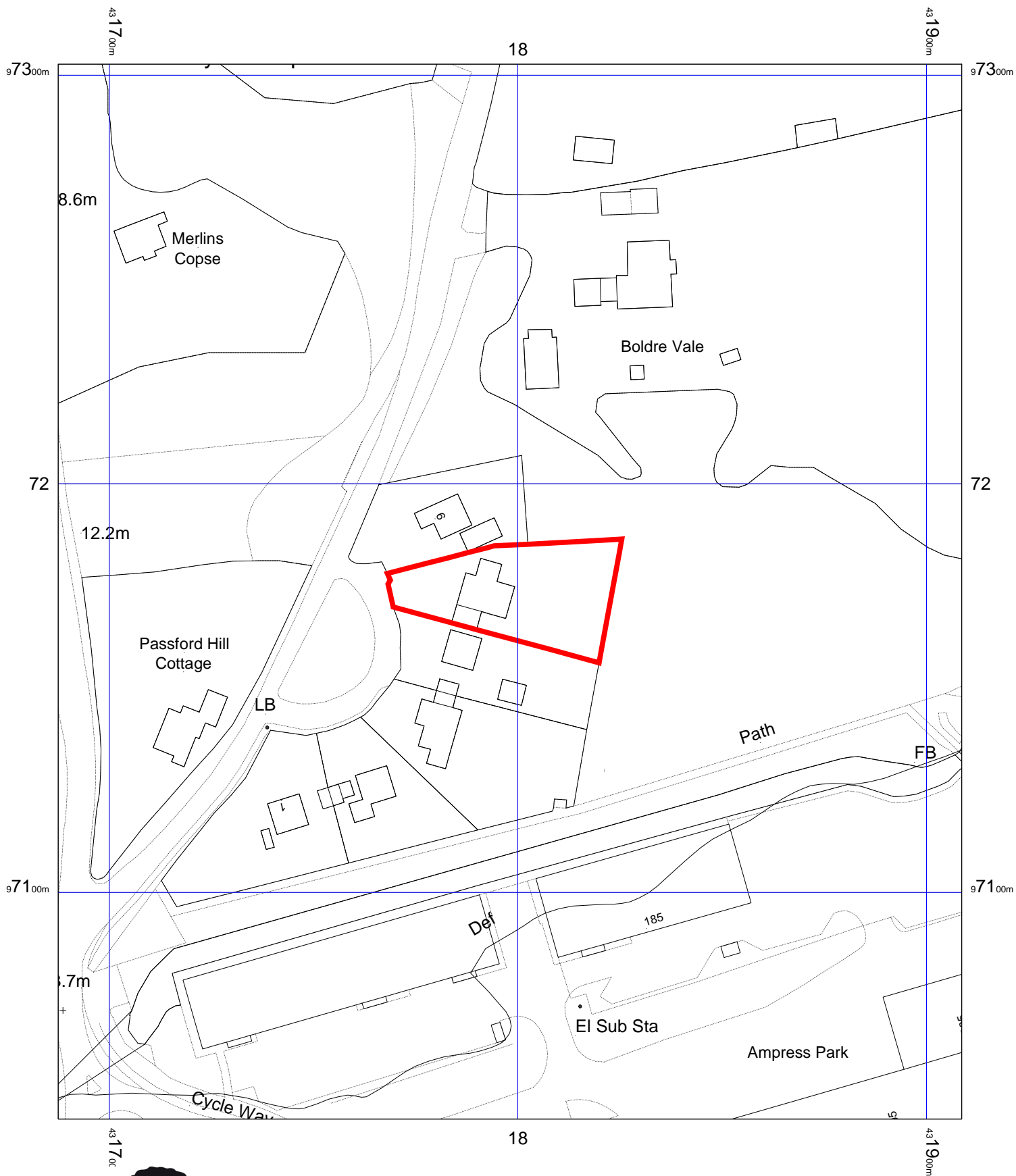
- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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: 08 Rev A, 09, 10 Rev A, 11 Rev B, 12 Rev A, 13 Rev B, 14 Rev A, 001 Rev A, 100 Rev A and 101 Rev A. 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 be as stated on the application form and drawings hereby approved, 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 buildings 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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Date: 02/09/2022

Ref: 22/00492

Scale: 1:1250

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