

Application No: 22/00228/FULL Full Application

Site: Myrtle Cottage, Royden Lane, Boldre, Lymington, SO41 8PJ

Proposal: Outbuilding

Applicant: Mrs Purcell

Case Officer: Claire Woolf

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

4. SUPPLEMENTARY PLANNING GUIDANCE

Boldre Parish Design Statement
Design Guide SPD

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. This application for an enormous outbuilding does not enhance this non-designated Heritage Asset (SP16) or its' very rural setting adjacent to the Roydon Woods

Nature Reserve and SSSI, and adds to the suburbanising effect (SP17). It is not felt to be appropriate or sympathetic in scale and being alongside a well-used bridleway will have an adverse impact on the rural pleasure experienced by walkers and riders on this path (DP2, DP36, and DP37). There is also concern that it could be used, as is so often the case in this parish, as separate accommodation or even a new dwelling.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

- 9.1 One comment from the Hampshire and Isle of Wight Wildlife Trust (owns the land adjacent) - the proposed tile roof would not have a detrimental impact on Wildlife or the Trust's interest as your neighbour. No objection.

10. RELEVANT HISTORY

- 10.1 2no. Outbuildings; vehicular and pedestrian access; hardstanding; demolition of 4no. outbuildings (21/00690) granted on 15 February 2022.
- 10.2 2no. outbuildings; vehicular and pedestrian access; hardstanding; demolition of 4no. outbuildings (21/00440) withdrawn on 07 June 2021.
- 10.3 One & two storey extensions; porch; alterations to doors and windows; removal 1no. chimney; demolition of existing single storey extension (21/00020) granted on 29 March 2021.
- 10.4 Application for a Certificate of Lawful Development for Proposed outbuilding and replacement roof tiles (20/00625)- certificate issued (permitted development) on 29 October 2020.
- 10.5 One & two storey extensions including creation of roof terrace; porch; re-roofing; alterations to fenestration; re-roofing (demolition of existing single storey extension) (19/00748) refused on 29 November 2019. Subsequent appeal dismissed on 26 March 2020.
- 10.6 Two storey rear extension, conservatory; replacement porch; alterations to fenestration; re-roofing (Demolition of existing conservatory) (19/00473) refused on 08 August 2019.
- 10.7 Addition of a sun porch (NFDC/85/28850) granted on 04 April 1985.
- 10.8 Alterations and extension to dining room and addition of bedroom over (existing conservatory to be demolished and store re-sited) (NFDC/80/17887) granted on 05 December 1980.

- 10.9 Conservatory (NFDC/79/14693) granted on 07 November 1979.
- 10.10 Alterations and extension to lounge and addition of kitchen with bathroom and bedroom over (existing lean-to to be demolished) (NFDC/77/06695) granted on 02 February 1977.

11. ASSESSMENT

- 11.1 Myrtle Cottage is a detached brick built property located outside of the defined villages and conservation areas. It is sited side on to Royden Lane with the vast majority of the private amenity space located forward of the principal elevation. To the rear of the property, and separated by a close boarded fence and ditch is a bridleway. The dwelling has an external appearance of brickwork with a slate roof and traditional features of a New Forest Cottage. It is a non-designated heritage asset outside of the conservation area. The dwelling is currently accessed via a pedestrian gate onto Royden Lane and a vehicular access from the side of the property to park to the rear of the property. The New Forest Site of Special Scientific Interest is located circa 160 metres to the east. Land to the west of the site is owned by the Hampshire and Isle of Wight Wildlife Trust.
- 11.2 By way of background, the application site has been the subject of several applications in recent years. Planning permission was granted for extensions and alterations to the property (21/00020) which are shown in the current application as 'approved' elevations. Also within these details, details of the certificate of lawfulness (20/00625) are provided. This was determined to be permitted development and comprised an outbuilding to the rear of the property and replacement roof tiles of the dwelling (slate to tile). At the time of the officer's site visit the development proposed in the lawful development certificate and planning application (21/00020) had not commenced.
- 11.3 Permission is now sought for an outbuilding to the rear of the property. The building would have an external footprint of 46 square metres, measure 17.4 metres in length and would be 2.6 metres wide. It would have an external appearance of waney edge timber, clay roof tiles and brick plinth. The proposed outbuilding would have the same footprint as that contained with the lawful development certificate. The key differences between the lawful development certificate and this application are as follows:
- Change from flat roof (2.5 metres height) to dual pitched roof (3.5 metres);
 - Clay roof tiles as opposed to felt roof;
 - Reduction in glazing on the 'front' elevation of the building.

A dual pitched roof would not be permitted development in this location due to the height restrictions of Class E, Part 1, Schedule

2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) at this proximity from the site boundaries.

11.4 The key issues to assess are:

- The impact upon the setting of the non-designated heritage asset;
- Compliance with Policy DP37;
- The impact on residential amenity; and
- Other material considerations.

There would be no amenity trees effected by the proposal.

11.5 In relation to the location of the proposed outbuilding, the outbuilding would be located within 0.3 metres of the host dwelling. Taking into account the extant consents, the outbuilding would not physically touch the external walls of the property and would be separated by a gap of 0.3 metres from wall to wall and a gap of 0.13m from dwelling wall to the edge of the roof of the outbuilding. The roof at the rear of the property is two storey and whilst there is an overlap at height between the dwelling roof and the outbuilding, this is the same scenario as the lawful development certificate. By obtaining a lawful development certificate for an outbuilding in this location, the applicants have clearly expressed the intention of providing such a building and could do so at any time. This represents a “fallback position” which is a material planning consideration in the determination of the application.

11.6 Having regard to the fallback position determined within the lawful development certificate, the proposed outbuilding with dual pitched clay roof would result in a more traditional, enhancement upon the flat, felt roofed outbuilding (not commenced) and is not assessed to harm the special interest character or appearance to or from the heritage asset or the rural locality. The materials of clay roof tiles would match those permitted on the outbuildings and proposed for change on the dwelling in the previous approvals and these would be conditioned. The dual pitched roof of the outbuilding and rear elevation of timber cladding would be visible from the bridleway at the rear of the property and would result in an enhancement upon the flat roof of the permitted development works. It is therefore assessed to accord with Policy SP16.

11.7 The outbuilding would be within the residential curtilage of the property and be used for a games room and store which are capable of being incidental and non-habitable in use and should be subject to a condition. The applicant has confirmed in writing the proposed uses of the building and a willingness to accept the standard outbuilding use condition. The outbuilding would be clearly subservient by being single storey and would have an

external appearance of waney edge boarding to provide the outbuilding with a subsidiary and subservient appearance. The outbuilding would have one pedestrian door with two small side windows on the road side elevation, no fenestration on the rear elevation adjacent to the close boarded fence, bridleway and field, and two double doors on the 'front' elevation of the outbuilding with shutters and within close proximity to the boundaries limiting the buildings potential uses. In relation to parking provision and amenity space, parking provision would be provided for through planning permission reference: 21/00690. Amenity space for the property would be located towards the centre of the plot and is considered to be adequate. Taking account of the planning history at the site, it is assessed to accord with Policy DP37.

- 11.8 Policy SP17 relates to impacts on the existing character of the National Park and states that development that would erode the existing character of the National Park or have a gradual suburbanising effect will not be permitted. The proposal would via the materials and subservient appearance be in keeping with the street scene. Whilst the development would result in some infilling of the space at the rear of the property, parking provision would be provided for as per application reference: 21/00690 and sufficient amenity space would be retained.
- 11.9 The outbuilding would not result in any adverse impacts upon residential amenity in relation to visual intrusion, overlooking or shading in accordance with Policy DP2. The Hampshire and Isle of Wight Trust have no objection to the use of clay tiles on the roof of the outbuilding.
- 11.10 The Parish Council have recommended refusal for the application on the basis that the building would not enhance the non-designated heritage asset, or be appropriate to the rural setting adjacent to Roydon Woods Nature Reserve and SSSI and would result in a suburbanising effect, enormous, and concern relating to it being used as a separate unit of accommodation. Taking account of the fallback position, this application provides the opportunity for the Authority to condition the proposed outbuilding and would enhance the appearance of the outbuilding compared to the flat roof determined to be permitted development and is therefore considered to be more appropriate to the rural locality. A condition is not required in relation to the SSSI due to the location of these compared to the application site. The shape, form and positioning of the proposed building would not result in a building that could reasonably be used as separate habitable accommodation and the applicant has confirmed in writing agreement to a condition limiting the use of the outbuilding to incidental and non-habitable purposes.
- 11.11 Permission is recommended 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: 01 Rev A, 13 Rev B, 14 Rev B, 15 Rev B, 16 Rev B, 17 Rev B, 18 Rev B.

No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

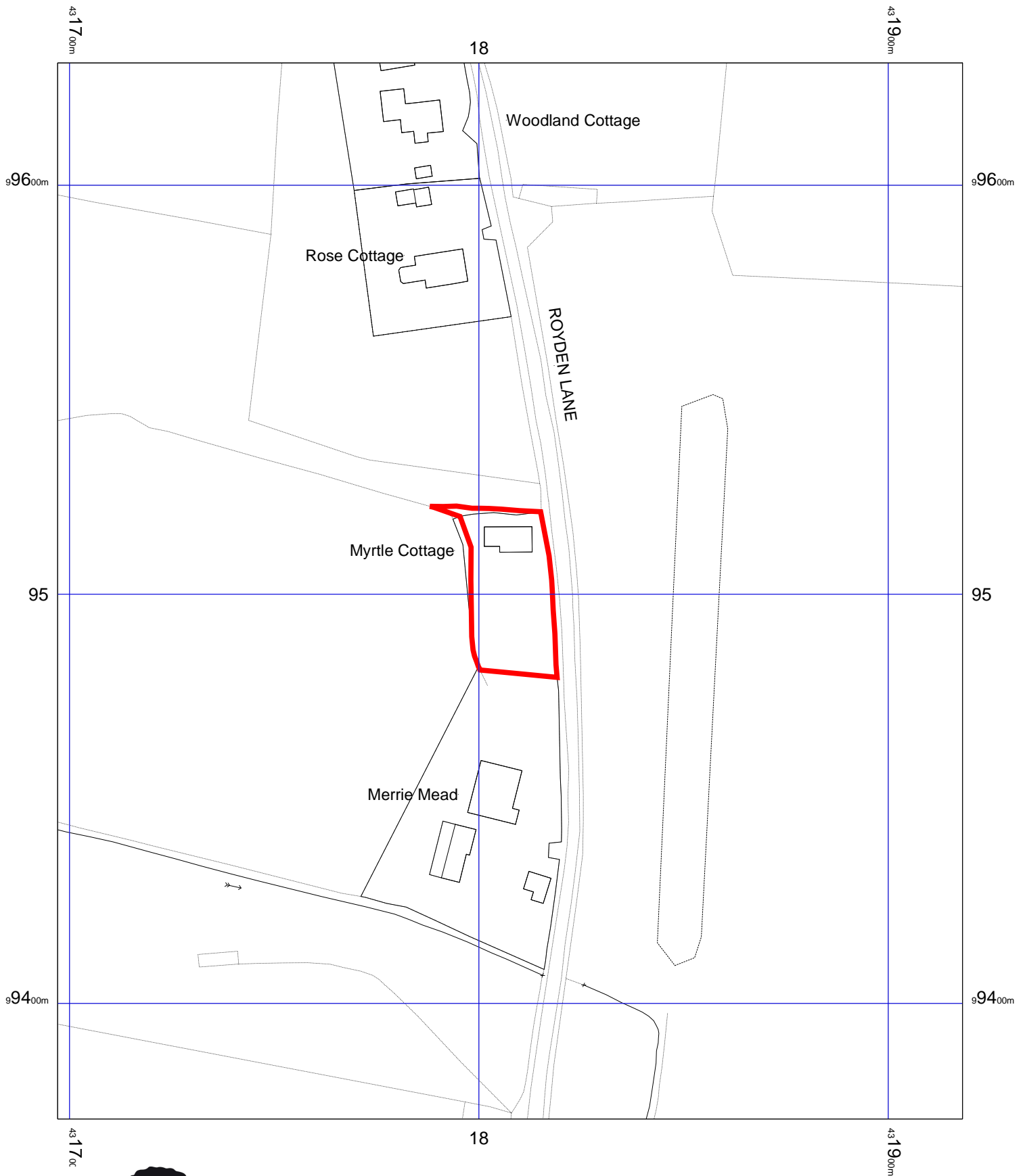
Reason: To ensure an acceptable appearance of the building in accordance with Policies SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
- 3 Development shall only be carried out in accordance with the following materials

red bricks to match the existing; (submitted 07/06/2022)
waivey edge natural timber horizontal cladding (submitted 06/06/2022);
Handcrafted clay roof tiles - Coalport Autumn (submitted 06/06/2022)

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, SP16, SP17 and DP18 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
- 4 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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Date: 01/06/2022

Ref: 22/00228

Scale: 1:1250

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