

Application No: 22/00086/FULL Full Application

Site: Violet Cottage, Newbridge, Cadnam, Southampton, SO40 2NW

Proposal: Replacement conservatories; outbuilding for use as home office; workshop; roof alteration; porch; alterations to doors and windows; PV panels; patio; gates (AMENDED PLANS)

Applicant: Mr Deighton

Case Officer: Liz Marsden

Parish: COPYTHORNE

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
SP16 The historic and built environment
SP17 Local distinctiveness
SP6 The natural environment
DP36 Extensions to dwellings
DP37 Outbuildings

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

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

Copythorne Parish Council: Recommend refusal:

- The replacement outbuildings are not in keeping with location and are disproportionate to the main building.
- The overall application seems to be leading to a commercialisation of the site.
- Strong objections have been received from several neighbours, all of which are supported by the Parish Council.

8. CONSULTEEES

8.1 Building Design & Conservation Area Officer: No objection subject to condition requiring details of materials to be approved.

- Initial objections to the proposals, on the grounds that the design of the new windows and garage link were unsympathetic to cottage and the extent of brick pavements on the drive and solid gates which are out of keeping with the rural setting. Outbuildings should be subservient to the host dwelling.
- Amended plans considered to address a number of previous concerns.

9. REPRESENTATIONS

9.1 10 letters of objection received in response to the original application on the grounds of:

- The site had been extended to the maximum possible prior to addition of rear conservatory.
- The replacement conservatories don't meet policy criteria and one is bigger than the existing, resulting in floor space exceeding policy limits.
- Covered walkway out of keeping and alterations will alter the character of the New Forest cottage to its detriment.
- Excessive use of block paving more suited to urban areas and potential to result in increase in flood risk.
- Outbuildings are too large, detract from character and appearance of the area and are unlikely to be for personal use.
- Operating a business use from the site would result in increased traffic that would be hazardous to users of this narrow road.
- Commercial use would be unacceptable in this area.
- Potential for noise from workshop to adversely affect grazing animals in nearby paddocks.
- Proposals harmful to the special interest of the conservation area.
- Loss of outlook and adverse impact on neighbouring properties.
- Site encroaching into former paddock areas.
- Works have been carried out to remove hedgerow, install foul drainage system and electrics which appear to be preparatory

to sub-dividing the site and creating the potential for a new property

- Adverse impact on biodiversity due to loss of hedgerows.
- Inaccurate ownership certificate signed.

Following the submission of amended plans, eight further letters received (no new objectors):

- Revisions addressed some of the previous objections but not the primary concern about the potential development of the area excluded from the application site and the potential for business use.
- Foul drainage installed in south paddock and other infrastructure been provided which could serve additional units.
- Comments from conservation officer intended to mislead as not associated with NFDC.
- Loss of hedgerows and trees.

10. RELEVANT HISTORY

- 10.1 Ground and first floor additions and erect detached garage (NFDC/94/55221) granted on 18 October 1994
- 10.2 Ground and first floor additions and new access (NFDC/94/54571) refused on 10 August 1994

11. ASSESSMENT

- 11.1 Violet Cottage is a detached, two-storey building, identified as being locally listed, centrally located within a large plot with a long road frontage and within the designated conservation area. The site slopes from the roadside boundary to the east, down to the boundary of the curtilage with open fields to the west. Judging from historic aerial photographs and local knowledge, the site was in three sections, with the dwelling occupying the central part of the site, with paddocks to the south and a small orchard to the north, though there are no longer any internal dividing features. This part of Newbridge is characterised by detached properties located either side of a narrow road, that does not provide a through route for traffic, and is predominantly rural in character and appearance.
- 11.2 The cottage is currently being renovated and the application seeks a number of alterations and additions to the property. The plans have been amended during the application process to remove or alter elements of the original proposal, notably:
- Removal of an open car port link between the house and detached garage.
 - Replacement of block paved drive and turning area with a gravelled surface.

- Alteration of vehicle access gate from a tall solid timber gate.
- Removal of solar panels from front elevation of dwelling.

The proposals that are now being applied for are:

- Replacement of two conservatories, one on the south side elevation and one on the rear (west) elevation.
- The alteration of a pitched roof over a single storey rear section of the house to a lean-to roof to tie in with the adjacent replacement conservatory.
- Two outbuildings to serve as a home office (35 sq.m in area, maximum height to the ridge of 4.15m) and workshop (50 sq.m in area, maximum height of 3.7m). The existing dilapidated timber and corrugated iron structures to be cleared from the site.
- Solar panels to rear and south side roofs of the cottage.
- Traditionally designed timber vehicular access gate and areas of hardsurfacing.

11.3 The key issues to consider are:

- The implications for Policy DP36 in terms of floor area;
- Whether the proposed outbuildings accord with the criteria of Policy DP37;
- Whether the proposals are appropriate to the dwelling and its curtilage;
- The impact on the street scene and character and appearance of the conservation area;
- Any impact on neighbour amenity.

11.4 With regard to Policy DP36, the proposal does not result in an increase in the floor area of the existing cottage. The conservatories are not restricted by condition and therefore their replacement by structures of the same size, albeit with a more solid construction and roof, would not conflict with the policy. The size of the original rear conservatory has been queried but photographs, taken prior to its demolition, confirm that it did extend beyond the rear of the adjacent single storey section of the dwelling and the replacement is on the same footprint. The removal of the covered link, between the garage and the house, ensures that there is no potential for its future infill to facilitate the inclusion of the garage into the residential floorspace and the application does not therefore result in a greater area of habitable floorspace than currently exists.

11.5 The dwelling is being extensively renovated and it is considered that the proposed alterations, including the small open porch on the front elevation, the change of the pitched roof over the single storey rear addition to a lean-to form and the relocation of windows/door, would not have a material or adverse impact on the vernacular detailing of the original cottage that resulted in it being identified as a locally listed building.

- 11.6 Concern has been raised about the extent of hard surfacing, in the form of block paved access drive and patios around the cottage, which it is considered would have an urbanising effect, inappropriate to this rural area. However, it should be noted that the provision of hard surfaces, incidental to the enjoyment of a dwellinghouse, is permitted development and have only been included in the application for the sake of clarity. Amendments have been sought to alter the surface of the access drive from block pavements to gravel, which together with the use of a more traditional field style gate, would ensure that the entrance to the site would retain its rural character in accordance with Policy SP17.
- 11.7 With regard to the outbuildings, the assessment must be made as to whether they conform to the criteria of Policy DP37. The principle requirement is that outbuildings should be proportionate and subservient to the dwelling in terms of their size, scale and design. In this case, two outbuildings are proposed, located adjacent to the southern boundary of the site and in place of a collection of existing dilapidated sheds and a former brick building, the majority of which has fallen down, though the gable end nearest to the road is still visible. The new outbuilding, closest to the road in this location, referred to as a home office, is to be a single storey structure, with a maximum height to the ridge of 4.1m and with a footprint equivalent to a double garage. The building would be constructed with natural timber cladding and a slate roof, the door and windows would be located in the northern elevation (the elevations on the initially submitted plans were incorrectly labelled and an amended plan has been received) facing into the garden. There would be rooflights in the southern elevation. It is considered that the overall size and scale of the proposed home office would be subservient and proportionate to the house and the simple design and construction materials are in keeping with the dwelling.
- 11.8 The other new outbuilding is located to the west of the home office and is a slightly narrower and longer building, with an internal floor area of around 47 square metres and a height of 3.4m. It is shown to be divided into two areas to provide workshop and garden storage. It is to be constructed of the same materials as the home office, though with solid timber doors (opening onto the garden) and no windows or rooflights. It should perhaps be noted that whilst the building is sizeable, in terms of its overall dimensions, it could be erected as permitted development and permission is only required due to its location to the side of the dwelling and proximity to the boundary of the curtilage.
- 11.9 In terms of meeting the other requirements of Policy DP37, the proposed uses of the outbuildings are considered to be incidental to the dwelling and this can be controlled by appropriate conditions. There is no habitable accommodation proposed and

the generous size of the site ensures that the remaining amenity area available to the dwelling is acceptable. As noted previously, there is some query about whether the entire site, as defined by the red line, can be considered to be curtilage, but the proposed outbuildings are located in place of existing structures, the openings of which also face into the garden and can reasonably be assumed to form part of the curtilage.

- 11.10 The site is located in the conservation area and, under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area. Policy SP16 requires development not to harm the special interest, character of a conservation area. In this case, the alterations to the dwelling would not materially alter the appearance of the building and the primary visual impact would be from the new outbuildings, in particular the home office adjacent to the road. However, the fact that a building is visible does not necessarily result in harm and where, as in this case, the buildings are proportionate to the site and that the design and materials to be used are appropriate to the rural location, it is considered that the overall impact of the proposals would not be unduly intrusive in the surrounding area or detrimental to the special interest of the conservation area. The proposal would also result in the removal of some extremely dilapidated structures that do little to enhance the appearance of the conservation area.
- 11.11 In terms of impact on neighbouring properties, the dwelling and the outbuildings are at a sufficient distance, the closest being Firview to the south of the site 19m away from the proposed workshop, to ensure that there is no adverse impact on the amenities of the occupants, through loss of light, outlook or privacy. Concern has been raised about the potential commercial use of the outbuildings having an adverse impact through increased noise and traffic. However, both the home office and workshops would be restricted to uses that are incidental to the occupation of the house and their use for commercial purposes would represent a change of use that would require planning permission.
- 11.12 It is noted that the chief concerns raised by local residents relate to the potential use of the field to the south of the site, where works have taken place to remove the hedgerow along the road frontage and the creation of a wide driveway which has been surfaced with hard core. It is also asserted that electricity, water and drainage have been put in close to the site and it is queried whether this could be preparatory to turning the outbuildings into independent units of living accommodation. However, the site that is being referred to does not form part of the current application and it is necessary to consider the proposal on the merits of what has been submitted, in this case the alterations to the dwellings and the proposed outbuildings that are shown as

incidental to it. The issue of the hedgerow removal has been addressed in a retrospective hedgerow removal application (HRN/21/0355) which concluded that it did not meet the criteria for classification as important in terms of the Hedgerow Regulations. It is, however, recognised that the existing hedgerow along the road frontage of the site is of importance to the visual amenities and character and appearance of the area, together with its contribution to biodiversity, and a condition requiring its protection during construction and subsequent retention and maintenance would be appropriate.

- 11.13 It has been noted that the ownership certificate was incorrectly filled out in that the applicant is not the owner of the site. However, he has confirmed that this was a genuine error and his partner, who is the owner, has also confirmed in writing that she is fully aware of the application proposals. The error does not therefore prejudice the interests of any party so as to invalidate the application.
- 11.14 The proposed alterations to the dwelling would not exceed policy restrictions and are in keeping with the dwelling. The outbuildings are capable of being accommodated on the site without adverse impact on the character and appearance of the conservation area or neighbour amenity. The proposal is therefore in accordance with Policies DP2, SP16, SP17, DP18, DP36 and DP37 of the Local Plan.

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:
- 001 Rev C- Location and block plan
003 Rev D- Proposed site plan
005 Rev B- Proposed dwelling plans and elevations
006 Rev B- Proposed outbuildings plans and 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 buildings in accordance with Policies SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 3 No development shall take place above slab level until samples or exact details of the materials to be used for the facing and roofing of the outbuildings and driveway area have been submitted to and approved in writing by the New Forest National Park Authority.

Development shall only be carried out in accordance with the details 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 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).

- 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 hedgerow along the road frontage of the site shall be protected during construction works, with the gap created by the existing gate planted with similar species to the adjacent sections of hedgerow. The entire hedgerow shall thereafter be retained in perpetuity and maintained in good condition.

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).

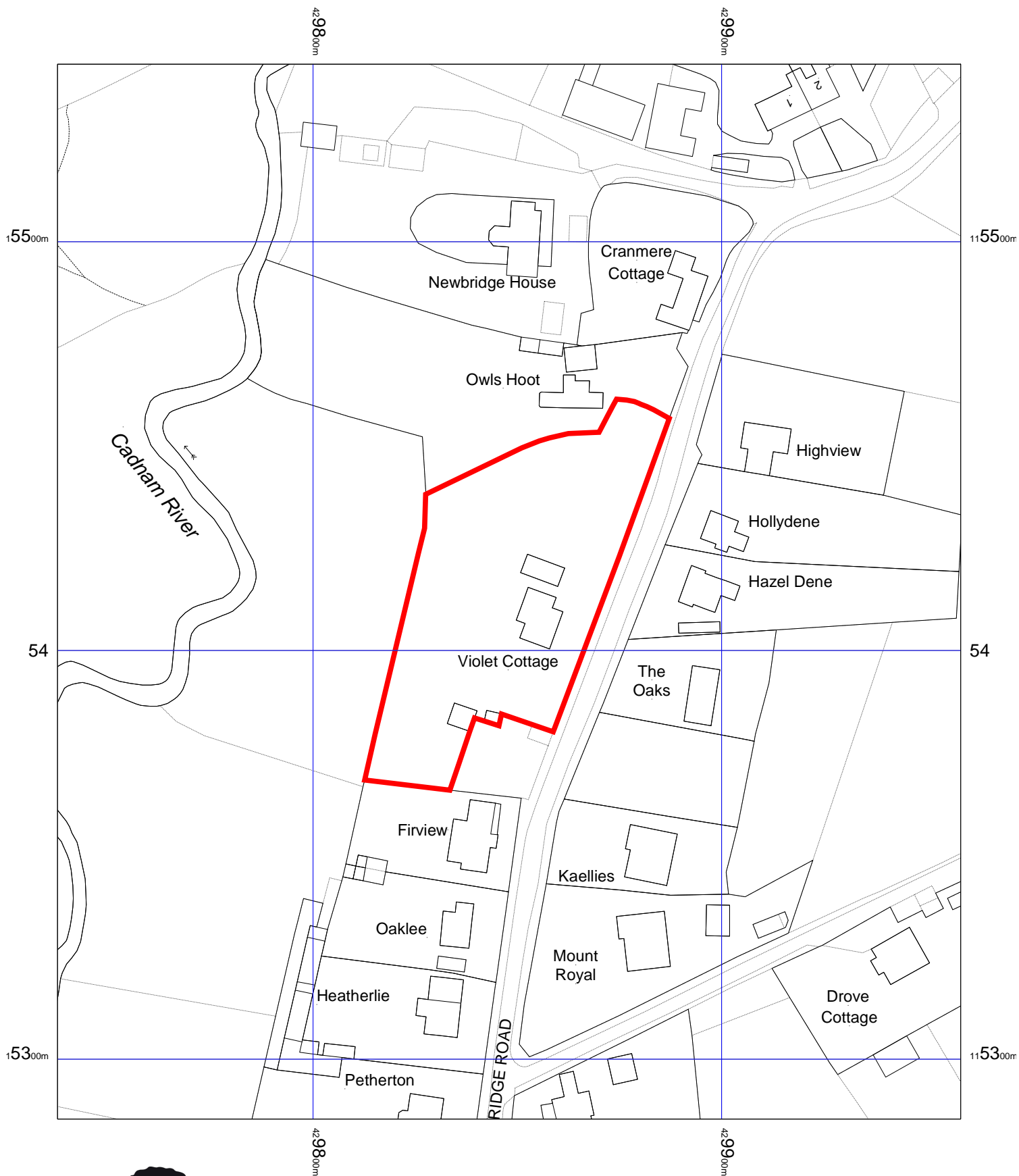
- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) England Order 2015 (or any re-enactment of that Order) no extension (or alterations) otherwise approved by Class C of Part 1 of Schedule 2 to the Order, garage or other outbuilding otherwise approved by 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 that any future development proposals do not adversely affect the visual amenities of the conservation area through the proliferation of additional outbuildings and to comply with Policies DP35, DP36, SP16 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

Informative(s):

- 1 The applicant is advised that not all the land included within the red edge of the application is considered to be residential curtilage and that the advice of the National Park Authority should be sought prior to any development within the area (notwithstanding that permitted development rights for some Class E has been removed by condition).



NEW FOREST
NATIONAL PARK

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

Tel: 01590 646600 Fax: 01590 646666

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