

Application No: 22/00617 Full Application

Site: Hatteras, Furzey Lane, Beaulieu, Brockenhurst SO42 7WB

Proposal: Outbuilding; air source heat pump to dwelling

Applicant: Mr & Mrs Larsson

Case Officer: Carly Cochrane

Parish: BEAULIEU

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. POLICIES

Development Plan Designation

Conservation Area

NPPF

Sec 12 - Achieving well-designed places

Sec 15 - Conserving and enhancing the natural environment

Sec 16 - Conserving and enhancing the historic environment

Principal Development Plan Policies

DP2 General development principles

DP18 Design principles

DP37 Outbuildings

SP16 The historic and built environment

SP17 Local distinctiveness

Supplementary Planning Documents

Design Guide SPD

3. MEMBER COMMENTS

None received

4. PARISH COUNCIL COMMENTS

Beaulieu Parish Council: Recommend refusal for the following reasons:

1. The proposed games room is still considered to be too large to be incidental and subservient to the main dwelling and is therefore not compliant with planning policy DP37 on outbuildings.
2. In view of a number of neighbouring properties bordering this site, still have concerns that a games room will become a noise nuisance for these surrounding properties and may not be compliant with SP15 on tranquillity.
3. The air source heat pump's proposed site is within approximately 1 metre of the boundary with the next door property and, in that these pumps can be noisy, recommend it is positioned further away from the boundary.

5. CONSULTEES

No consultations required

6. REPRESENTATIONS

None received

7. RELEVANT HISTORY

- 7.1 Application for a Certificate of Lawful Development for proposed outbuilding; swimming pool (22/00449) withdrawn on 04 August 2022
- 7.2 Outbuilding (pool house and games room); swimming pool (22/00195) withdrawn on 06 June 2022
- 7.3 Two storey extension; single storey extension; pitched roof to existing garage (20/00750) granted on 04 December 2020
- 7.4 Two storey extension; single storey extension; pitched roof to existing garage (17/00966) granted on 09 January 2018
- 7.5 Addition of bathroom on first floor (87/35085) granted on 30 July 1987

8. ASSESSMENT

Application Site

- 8.1 The application site is located to the eastern side of Furzey Lane, within the conservation area and immediately adjoining the New Forest SSSI at its front boundary, with open heathland beyond. The site comprises a detached dwellinghouse set adjacent to its northern boundary, with the garden wrapping around and projecting eastwards. The site is surrounded by neighbouring residential properties, and boundary treatments are primarily hedgerows.

Proposed Development

- 8.2 This application seeks permission for the erection of a single storey outbuilding located to the rear of the dwellinghouse, immediately adjacent to the northern boundary. The proposed outbuilding would measure

approximately 9.5 metres in width, 5 metres in depth, 2.3 metres in height to the eaves and 3.4 metres in height to the ridge. The proposed outbuilding would be constructed using a natural timber cladding stained grey, mid-grey linear bricks and natural slate tiles. Internally, the outbuilding would provide a games room and storage area. The application also seeks permission for the installation of an air source heat pump upon the northern side elevation of the dwellinghouse, at ground floor level.

- 8.3 By way of background, planning permission for a two and single storey extension to the dwelling was granted in 2017 (17/00966) and in 2020 (20/00750), and an application for an outbuilding of a different siting and scale to that proposed now, as well as a swimming pool, was withdrawn in 2022 due to negative Parish and neighbour comments.

Consideration

- 8.4 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. Concern has been raised by the Parish Council that the building would not be subservient to the main dwelling. The dwelling, once extended, would measure a maximum of approximately 18 metres in width and depth, 4.7 metres in height to the eaves and 7.5 metres in height to the ridge. The dwelling would be comprised of single and two storey elements and would feature glazing at ground floor level. Even if it were the case that the extensions to the dwelling were not implemented, the dwelling would still have a width and depth of approximately 18 metres. The longest elevation of the outbuilding would be parallel to the boundary, and the southern elevation, facing into the garden area, would project approximately 5 metres from this boundary and roughly align with northern side two storey elevation of the main dwelling. In terms of the height of the outbuilding, its eaves and ridge would not be dissimilar to that of the single storey elements approved as part of the extension. The proposed outbuilding, then, would clearly be of a proportionate and subservient scale, and would not appear dominant or compete with the main dwelling.
- 8.5 Whilst adjacent to the boundary, the proposed outbuilding would be clearly within the residential curtilage of the host dwelling, and at a distance of circa 20 metres from the rear elevation of the dwelling at its furthest point and would relate well to the main dwelling. The proposed outbuilding would be used as a games room and for storage; these uses are considered incidental and appropriate within an outbuilding. No habitable floorspace is proposed, and a condition can reasonably be attached to ensure that the outbuilding is only used for purposes incidental to the main dwelling. The dwelling sits on a generous plot, and it is not considered that the outbuilding would compromise or impact the private amenity space. As the proposed outbuilding is located to the rear of the house, it would also not impact upon parking provision, which is to

the front of the plot. Overall, it is considered that the proposal would accord with Policy DP37.

- 8.6 Concern has also been raised by the Parish Council in relation to noise levels generated as a result of the use of the outbuilding as a games room and the impact upon the tranquillity of the area. As aforementioned, a games room is considered an incidental use. The use of the outbuilding as such does not automatically mean that it would generate levels of noise which would cause significant harm to neighbouring amenity; an incidental use covers a wide range of uses, and it would be inappropriate of the Authority to suggest that a games room would result in a noise nuisance but that the use of the outbuilding as, for example, a home gym, workshop or garden room, would not. It is also noted that, whilst the plans indicate the use of the outbuilding as a games room, it could interchange between the aforementioned wide range of incidental uses without the requirement for planning permission. It is also noted that the dwelling is served by a large garden area which could host any range of activities associated with the enjoyment of the dwelling. On this basis, it is not considered that the proposal would be contrary to Policy SP15 of the Local Plan.
- 8.7 The proposed outbuilding would be of a relatively low height, and there is a hedge at the boundary separating the application property from its neighbour to the north. Overall, it is not considered that the proposal would result in any adverse impact upon neighbouring amenity in relation to loss of light, loss of privacy or have an overbearing appearance.
- 8.8 The proposed materials palette uses natural materials as supported within the Design Guide, however the grey finish would have a more contemporary appearance. On the basis that these materials would be used on an incidental outbuilding, this will highlight its subordinate use and, in this instance, is considered appropriate. The proposed outbuilding would not be visible within the street scene, and whilst not decisive in itself, it is not considered that the proposal would result in any adverse impact upon the character and appearance of the conservation area.
- 8.9 Concern has also been raised by the Parish Council in relation to noise generated by the proposed air source heat pump upon the side elevation facing the boundary with the neighbouring property. This meets the criteria of permitted development, and whilst this element has been included within the application, this is considered a legitimate fallback position. Policy SP14 supports small-scale renewable energy generation serving individual households such as the proposed subject to there being minimal visual impact and no adverse impact upon the special qualities of the National Park. Overall, it is not considered that the air source heat pump would result in any significantly harmful impact.

Conclusion

- 8.10 It is therefore recommended that permission be granted subject to conditions, as the proposal is in accordance with Policies DP2, DP18, DP37, SP14, SP15, 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: 2108_PP-001, 2108 PP-002, 2108 PP-004, 2108 PP-010, 2108 PP-014, 2108 PP-016, 2108_450.

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 outbuilding 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. All materials, machinery and any resultant waste materials or spoil shall be stored within the red line application site unless otherwise agreed in writing by the local planning authority.

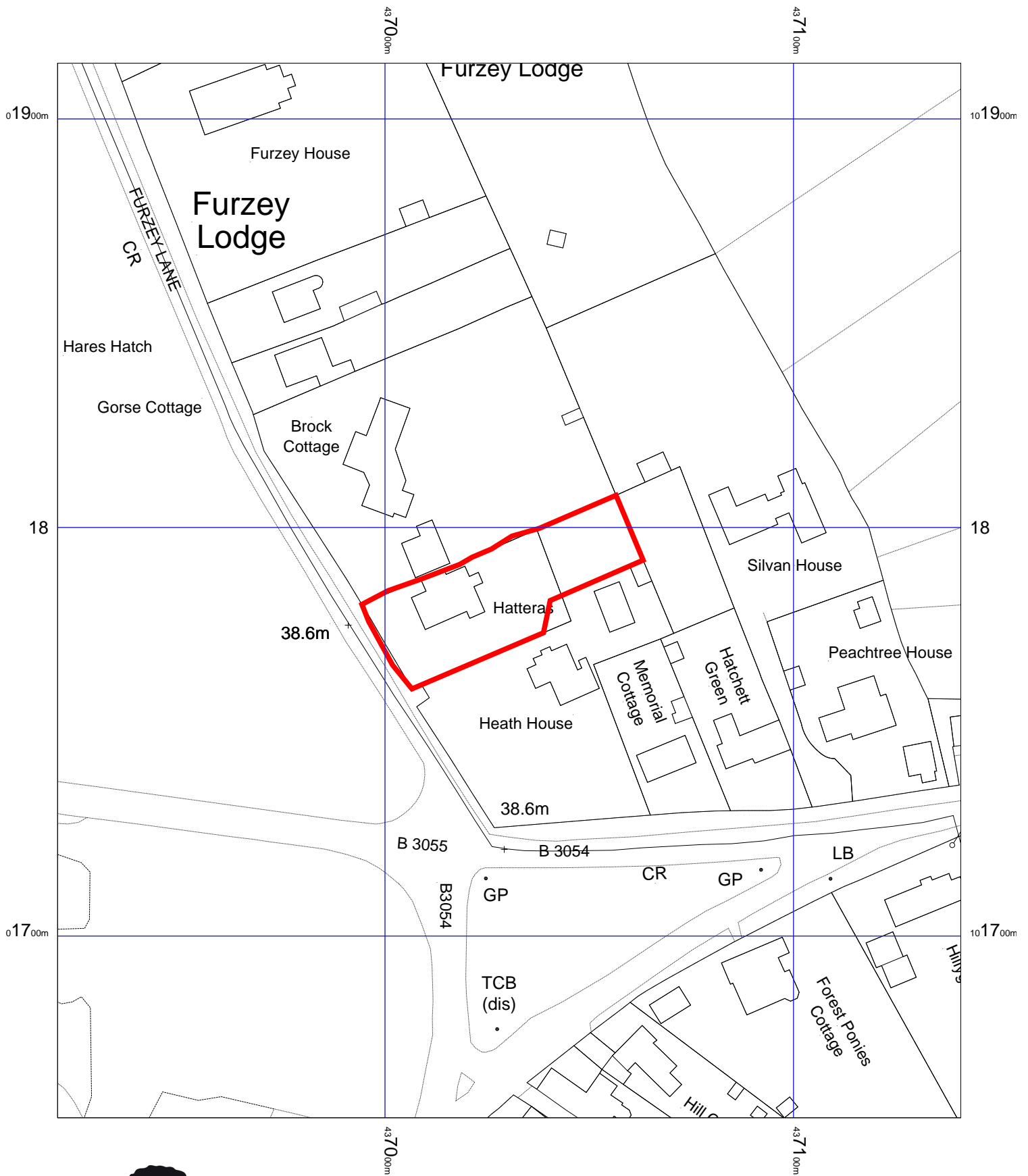
Reason: In the interests of protecting the New Forest Site of Special Scientific Interest in accordance with Policy SP6 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

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).

Informative(s):

1. It is noted that the development hereby approved involves construction on or near a boundary with an adjoining property. The applicant is advised that this planning permission does not authorise any other consent which may be required in accordance with the Party Wall Act or other legislation.



NEW FOREST
NATIONAL PARK

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Date: 05/01/2023

Ref: 22/00617

Scale: 1:1250

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