

**Application No:** 23/00686VAR Variation / Removal of Condition

**Site:** Park Farm House, Lyndhurst Road, Minstead, Lyndhurst, SO43 7FY

**Proposal:** Application to vary condition 2 of planning permission 22/00970VAR for variation of condition 2 of planning permission 21/01081 for replacement dwelling with attached outbuilding; 1no. detached outbuilding; demolition existing dwelling and 1no. outbuilding; associated landscaping and ancillary works to allow minor material amendment

**Applicant:** Mr Colin Bunday

**Case Officer:** Carly Cochrane

**Parish:** MINSTEAD PARISH COUNCIL

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**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. POLICIES**

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

Local Plan:

DP2 General development principles

DP18 Design principles

DP35 Replacement dwellings

DP36 Extensions to dwellings

DP37 Outbuildings

SP15 Tranquillity

SP16 The historic and built environment

SP17 Local distinctiveness

**3. MEMBER COMMENTS**

None received

**4. PARISH COUNCIL COMMENTS**

Minstead Parish Council: Recommend refusal. Agree with the Conservation Officer's reservations provided as part of 23/00776.

## **5. CONSULTees**

Building Design & Conservation Area Officer: Comment on concurrent application reference 23/00776: Preferable to keep the rear bays at the scale and proportions as per the 2021 permission. No objection to the two proposed dormers, alterations to the placement of the facing materials and relocation of the garage.

## **6. REPRESENTATIONS**

None received.

## **7. RELEVANT HISTORY**

Application to vary condition 2 of planning application 21/01081 (Replacement dwelling with attached outbuilding; 1no. detached outbuilding; demolition existing dwelling and 1no. outbuilding; associated landscaping and ancillary works) to allow minor material amendment (22/00970) granted on 05 April 2023

Replacement dwelling with attached outbuilding; 1no. detached outbuilding; demolition existing dwelling and 1no. outbuilding; associated landscaping and ancillary works (Amended plans) (21/01081) granted on 15 September 2022

Sun room and store (attached to existing garage) for use as a future sauna (NFDC/78/10322) granted on 22 June 1978

Double garage (NFDC/77/07010) granted on 18 March 1977

Alterations and additions of hall and cloakroom with bathroom over and utility room with bathroom over (NFDC/71/05851) granted on 22 September 1976

Alterations and extension of utility room and additions of lobby and toilet together with alterations and addition of bathroom over (NFDC/75/03774) granted on 07 January 1976

## **8. ASSESSMENT**

Application Site

- 8.1** The application site is located to the southern side of Minstead Road and comprises a detached two storey dwellinghouse with detached outbuildings. The site shares its access with the neighbouring property to the north of Pipit's Green; its southern boundary is shared with the residential property of Park Farm Cottage, and to the west is the residential property of Stable Cottage along with commercial units and equestrian uses. The land to the east and front of the property is agricultural. The site is within the conservation area.

By way of background, planning permission was granted in September 2022 for a replacement dwelling with a detached outbuilding (reference 21/01081). The proposal for the replacement dwelling was subject to a number of amendments during the course of the application, primarily in respect of its scale and to ensure compliance with the floorspace limitations of Policy DP36. Since then an application to vary the approved plans in relation to the garage outbuilding adjacent to the dwelling has been granted (reference 22/00970), which included the addition of two further air source heat pumps and two additional windows. This permission is extant and expires in September 2025.

A full application which includes the changes proposed below, as well as additional changes and additions, has also been submitted under reference 23/00776.

### Proposed Development

**8.2** This application seeks to vary the plans under Condition 2 of permission reference 22/00970 to make the following changes:

- Addition of a brick plinth and lower brick courses and additional fenestration at ground floor of the detached outbuilding at the north western corner of the site;
- Re-siting of the detached garage outbuilding adjacent to the dwelling, further east;
- Enlargement of the rear two storey projections upon the main dwelling and introduction of Juliet balconies
- New dormer window upon the eastern side elevation
- New dormer window upon the western side elevation
- Change in materials configuration

### Consideration

**8.3** There is no statutory definition of what constitutes a 'minor material amendment' for the purposes of this application, and the scope is broad. However in general, the amendments being sought cannot alter or change the operative part of the planning permission.

In relation to the proposed changes to the dwelling; the additional floor space to be created would not result in any conflict with Policy DP36. The rear two storey projections would be enlarged by approximately one metre in depth, and the width of the eastern projection would increase by approximately 200mm. The eaves and ridgeline heights would not change. It is not considered that the changes to the rear projections would result in any additional significant bulk to the overall dwelling which would have any adverse impact in respect of design, impact upon the character and appearance of the conservation area, or in respect of neighbouring amenity. The addition of the Juliet balconies would not give rise to any new opportunity for overlooking as the 2021 scheme included windows in these locations and it was concluded at that time that there would be no significantly harmful impact upon neighbouring amenity in relation to overlooking. The reconfiguration of the materials would not result in the introduction of a new material not already approved, and

some of the elevations would appear 'simplified' in that there would be less of a mix of materials present. The proposed new dormer windows would be located upon the side elevations of the rear projections and would be modest in scale and appropriate in their design, and would not give rise to any neighbouring amenity impacts.

The relocation of the detached garage outbuilding is inconsequential, and the changes to the detached outbuilding to the rear of the site are not considered to conflict with the criteria of Policy DP37 as the use would remain incidental. Similarly, the addition of a brick plinth and additional windows at ground floor level to the incidental outbuilding within the north western corner of the site would also comply with the criteria of DP37, and would not result in any additional impact upon the character and appearance of the conservation area or neighbouring amenity.

Overall, the amendments proposed as part of this application are not considered to change the operative part of the extant permission. The amendments would not deviate significantly from the scheme already approved, and therefore would not significantly alter the overall character or appearance of the dwelling when compared to the extant scheme. It follows then, that the proposed amendments would not result in any exacerbated or increased impact upon the character and appearance of the conservation area, or upon neighbouring amenity.

#### Conclusion

- 8.4** Therefore, subject to the re-imposition of all previously imposed conditions that remain pertinent, it is recommended that the variation to Condition 2 of permission reference 22/00970 be granted. The relevant drawing numbers would be amended under Condition 2.

### **9. RECOMMENDATION**

Grant Subject to Conditions

#### **Condition(s)**

1. The development hereby permitted shall be begun before:

15 September 2025; or

The carrying-out of any further extension or enlargement to the dwelling otherwise permitted under Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order subsequently revoking or re-enacting that Order;

whichever is the sooner.

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 and to ensure the dwelling remains

of an appropriate size in accordance with Policies DP35 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

2. Development shall only be carried out in accordance with

01.B, 04.D, 05.D, 06.E, 07.E, 08.C, 09.B, 10.C

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. 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).

4. No development shall take place above slab level until samples or exact details of the facing and roofing materials 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).

5. 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 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).

6. Upon completion of the development, confirmation of the installation of the ecological mitigation, compensation and enhancement measures as set out within the Biodiversity Report hereby approved, shall be submitted to the Authority. This should be undertaken by a professional ecologist, and can be in the form of an email/photos.

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 development, demolition or site clearance shall take place until the following information has been provided:

A plan showing the exact route of all services to the outbuilding  
The exact Tree Protection Fencing to be installed as suggested in the Arboricultural Impact Assessment

Clarification and correction for the following aspects of the submitted Tree Protection Plan:

Point 1.2 in relation to contact details, as the site is within the National Park

Point 5.1 in relation to Statutory Tree Protection, as the site is within a Conservation Area

The agreed arrangements shall be carried-out in full prior to any activity taking place and shall remain in-situ for the duration of the development.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

8. 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.

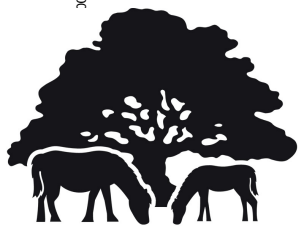
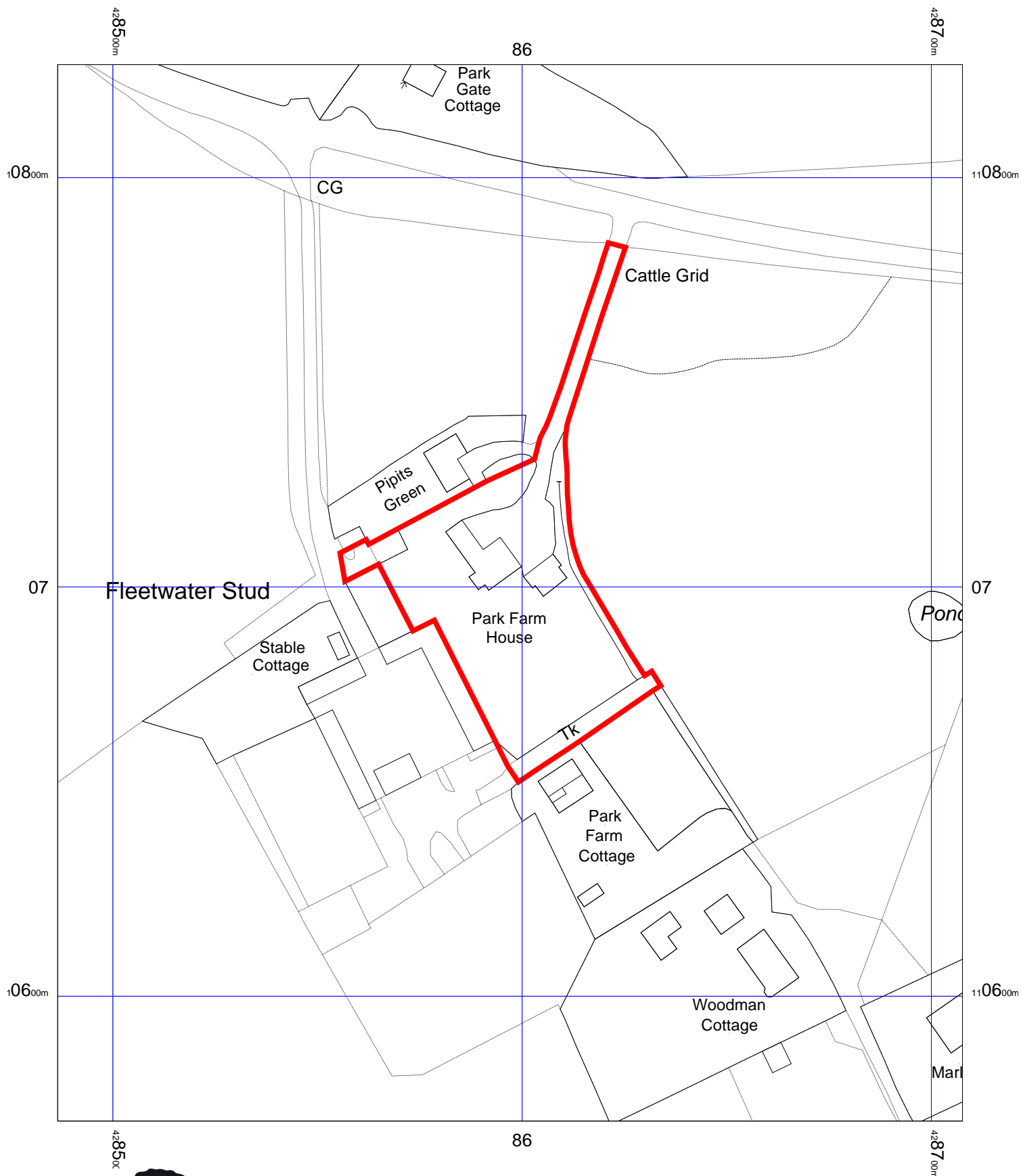
Reason: To protect the character and appearance of the countryside in accordance with Policies DP36 and DP37 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

9. 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).

10. 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).



NEW FOREST  
NATIONAL PARK

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