

Application No: 23/00133FULL Full Application

Site: Beechwood House, Royden Lane, Boldre, Lymington SO41 8PE

Proposal: Freestanding carport and garage

Applicant: Neil Fletcher

Case Officer: Claire Woolf

Parish: BOLDRE PARISH COUNCIL

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. POLICIES

Development Plan Designations

Conservation Area

Principal Development Plan Policies

DP2 General development principles

DP18 Design principles

DP37 Outbuildings

SP15 Tranquility

SP16 The historic and built environment

SP17 Local distinctiveness

NPPF

Sec 12 - Achieving well-designed places

Sec 15 - Conserving and enhancing the natural environment

Sec 16 - Conserving and enhancing the historic environment

3. MEMBER COMMENTS

None received

4. PARISH COUNCIL COMMENTS

Boldre Parish Council: Initial comment:

Recommend refusal for the reasons listed.

Concerned that this application is to service existing buildings which are being used for residential purposes that are not permitted to be used for these purposes.

Two of the consultations given for this present application come from owner/occupiers at 'Stables' Beechwood House and 'The Studio' Beechwood House. Therefore, residents of the development are being asked to comment on this.

Planning application - 19/00133 - for a large animal stables was granted in 2019. It is not known which outbuilding 'The Studio' Beechwood House refers to. No drawings of the site including the location of the consultees was made available to the Parish Council.

Second comment:

Boldre Parish Council maintains its view:

The 'agent's' email does not explain why two large garage blocks are required for this property or why the named consultees are owned by the applicant and one is a stable block. Surely these views are of no value?

Initial planning comments still stand. The additional letter only increased our concern about the status of the outbuildings at Beechwood that have a separate council tax and business rates and were listed as consultees on the planning application for yet more garaging. All rather a strange situation that the comments which the Parish Council do not consider to be addressed.

5. CONSULTEES

Tree Officer: No objection.

6. REPRESENTATIONS

None received.

7. RELEVANT HISTORY

Single storey extension; orangery (20/00935) granted on 23 March 2021.

Stable block (19/00243) granted on 25 September 2019.

First floor extension; dormer window (18/00238) granted on 29 May 2018.

Tennis court and chain link enclosure fence (04/81500) refused on 28 June 2004. Appeal allowed 16 March 2005.

Erect outbuilding comprising of garages and boat store (demolish existing outbuildings) (02/75330) granted on 26 July 2002.

Ground and first floor additions and roof alterations (99/66961) granted on 09 September 1999.

House & access - extn of time limit on PP 47135 (NFDC/96/58320) granted on 08 March 1996.

Change of use to within garden curtilage (99/67782) refused on 04 January 2000. Subsequent appeal allowed on 04 October 2000.

Erection of a house and access (demolish existing) (NFDC/91/47135) granted on 26 April 1991.

Erect house and access alts (dem extg house) (NFDC/90/45752) refused 27 September 1990. Subsequent appeal dismissed on 30 November 1990.

8. ASSESSMENT

Application Site

- 8.1 Beechwood House, previously Lower Riversdale and Riversdale Cottage, is a detached dwelling located in the Forest South East Conservation Area. The property is a two-storey dwelling, built mainly of brick and tile with some render and tile hanging features. It is located on a generous plot on the west side of Roydon Lane. There is a large outbuilding close to the front boundary, set on a gravel parking area. The site rises to the rear of the house and the boundaries are mature planting.

Proposed Development

- 8.2 Permission is sought for a detached outbuilding for the storage of three cars. Two of the bays would be open to the front elevation, and one enclosed by oak doors. The external materials would be plain clay tiles, timber weather boarding, brick plinth and vertical tile hanging. The outbuilding would be 5.4 metres in height and would have a 50 square metre internal area.

Consideration

- 8.3 The key issues to assess are:
- Whether the proposed development would accord with Policy DP37;
 - The impact upon the character and appearance of the conservation area, plot and street scene;
 - The impact upon trees; and
 - The impact upon neighbouring amenity.
- 8.4 Policy DP37 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 their design, scale, size, height and massing. The proposed outbuilding would be designed as a carport and garage with differing materials to the host dwelling, such that it would be easily distinguishable from the host dwelling and be of a height, scale, size and

massing which is considered to appear clearly proportionate and subservient to the dwelling which would be viewed approaching the dwelling from the access. The proposed outbuilding would be located within the established curtilage of the host dwelling and adjacent to the land granted as garden curtilage following an appeal in 2000. The proposed outbuilding would be used for the storage of cars associated with the occupiers and visitors to the property and not for or associated with any commercial use and not providing additional habitable accommodation. An appropriate condition would be applied. The proposed outbuilding and dwelling are located in a spacious plot, such that the private amenity space and parking provision would be retained at an acceptable level in accordance with Policy DP37.

- 8.5 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 proposed outbuilding would have a half-hip feature, which has already been used in the adjacent outbuilding, such that the outbuildings would have very similar roofing form and materials. The height of the proposed outbuilding would be lower than the existing building, also identifying it as a subservient outbuilding. The proposed outbuilding would use materials to match the existing outbuilding of timber cladding and clay roof tiles. A condition is recommended requesting the materials of the proposed outbuilding to ensure an acceptable appearance to the proposed building to accord with Policies DP2, SP16 and SP17.
- 8.6 The proposed and existing outbuilding would form a courtyard layout with the buildings framing the access which is located between. The Parish Council raised concerns regarding the need for a further outbuilding at this site for garaging. The planning agent has set out the outbuilding would be used for cars associated with the occupiers of the house and visitors and the enclosed area for a lawn mower and bikes. The addition of the proposed outbuilding would not result in the overdevelopment of the plot and is therefore considered to comply with the requirements of this policy. The proposed outbuilding would match the existing built forms and materials on the site and would therefore blend into the character of the conservation area in this location. The outbuilding would not be readily visible from the street scene due to its location set back from the road and intervening outbuilding and vegetation. The proposal is considered to accord with Policy SP16.
- 8.7 Trees on and adjacent to this property are protected by virtue of growing within the conservation area. The Authority's Tree Officer has considered whether there would be any impact upon trees. The proposed carport and garage would have no direct impact on any important amenity trees. The removal of a small clipped Cypress hedge and a small apple tree would have little or no impact upon public visual amenity and there are no objections to the application on tree grounds.
- 8.8 The application form sets out that 'subtle' external downlights are proposed. A condition is recommended requiring the details to be submitted setting out the specification and location of the lighting, in order

to ensure that any proposed lighting would be appropriate to the conservation area and site context in accordance with Policies DP2, SP15, SP16 and SP17.

- 8.9 The proposed outbuilding would be located within a large plot, away from any other properties, and as such would not result in any unacceptable adverse neighbour amenity impact in accordance with Policy DP2 e).
- 8.10 The Parish Council raised concerns following consultations sent on the application, which included letters being sent to 'Stables' and 'The Studio', all within the ownership of Beechwood House. Concern has been raised in relation to the use of the buildings for commercial purposes or providing separate residential accommodation on the site with the link to this application being that the garaging proposed could serve unauthorised uses.
- 8.11 The planning agent has set out the scenario relating to these buildings. The matters raised in connection with the annexe building and stable are not considered to be material in themselves to the consideration of acceptability of the proposed outbuilding under policies DP2, SP16, SP17 and DP37 of the New Forest National Park Local Plan.

8.12 **Conclusion**

For the reasons set out above, permission is recommended subject to conditions.

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 numbers: 02 Rev C, Location Plan (showing proposed garage), Location Plan.

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 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).

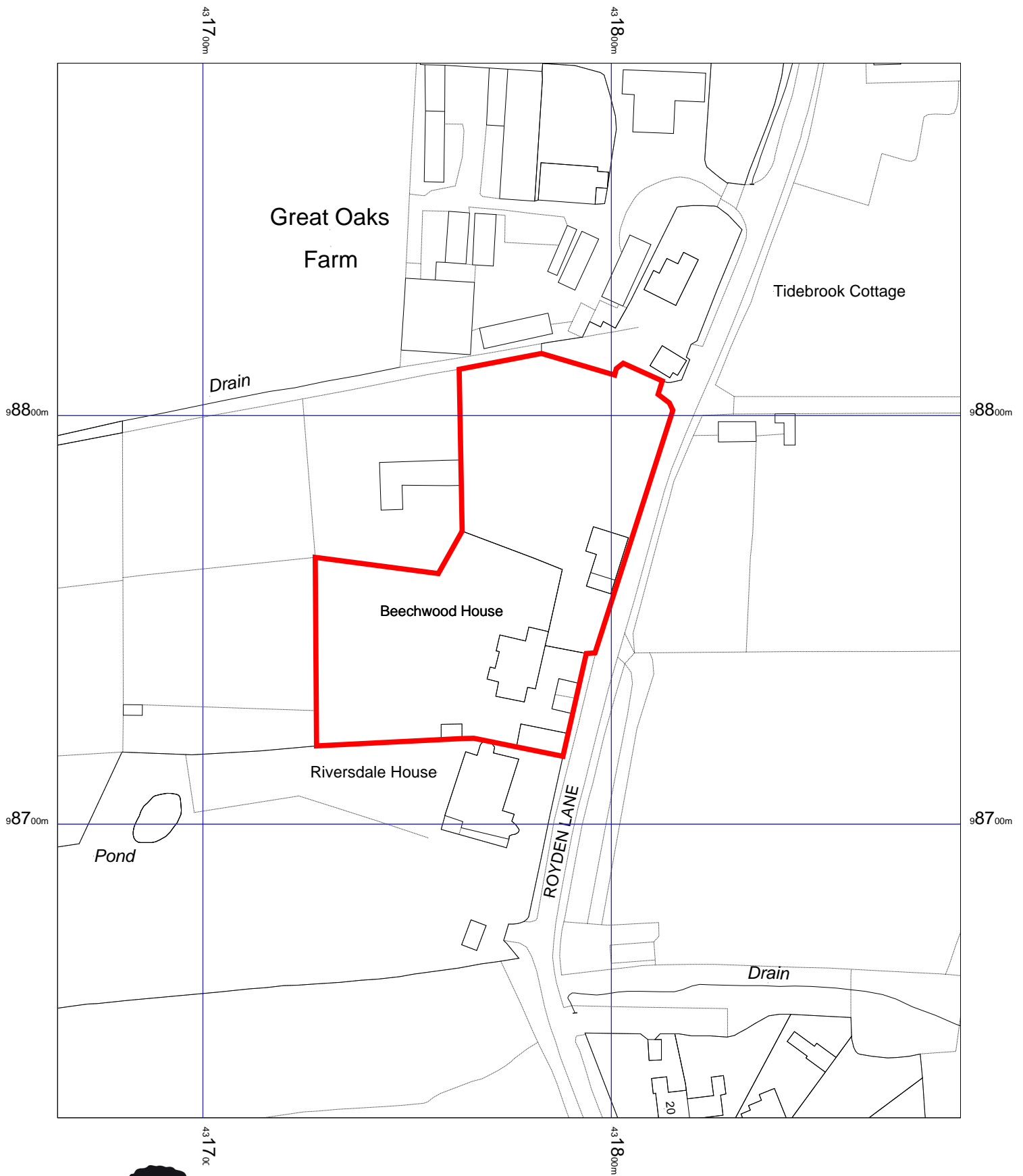
4. No external lighting shall be installed on the site unless details of such proposals have been submitted to and approved in writing by the New Forest National Park Authority.

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).

5. 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).



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