

Application No: 23/00876FULL Full Application

Site: Mead Cottage, Hundred Lane, Portmore, Lymington,
SO41 5RG

Proposal: Outbuilding (AMENDED PLANS)

Applicant: Mr Cherry

Case Officer: Lindsey Chamberlain

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 Tranquillity
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

Supplementary Planning Documents

Design Guide SPD

3. MEMBER COMMENTS

None received

4. PARISH COUNCIL COMMENTS

Boldre Parish Council: Recommend refusal. This Heritage Asset has a problematic planning history, the Council cannot support the application. This is overdevelopment contrary to NPA policies with regard to the special qualities of the National Park. The height of the garage does not appear subservient to the main dwelling and the proposed extension is unreasonably close to the neighbour's boundary.

5. CONSULTEES

Building Design and Conservation: Notes ridge height on 2017 approved drawings. Side extension makes a slightly larger outbuilding but it is a modest 19.5m² addition, which is no taller than the original garage's flat roofed section. Its location on the east side of the garage means it will be screened from the principal dwelling so any impact on its setting will be limited. Overall, the flat-roofed side addition makes minimal difference to the overall bulk or impact of the approved garage, and therefore is unobjectionable. Requests removal of rooflights on the eastern slope given the buildings proximity to the neighbouring boundary.

Tree Officer: No Objection. Trees on and adjacent to this property are protected by virtue of growing within the Conservation Area and the neighbouring TPO 1401. As of 20/07/23 construction works on site for these proposals appeared to be nearing completion and there was no evidence of associated works having affected any important amenity trees.

6. REPRESENTATIONS

Four representations from two neighbouring properties, objecting on the following grounds (summarised):

- Differing measurements of the ridge heights, specifically drawing, DSL01, the south and west elevations.
- Concerns over the height of the garage and a second floor being included.
- The usage of the garage structure, potentially for commercial means.
- Linkage of the garage with the summerhouse located behind.
- Impact on the character of the area and threat of urbanisation.
- Light pollution.
- Siting of the storage container.

7. RELEVANT HISTORY

Two storey rear extension; single storey side extension; summerhouse; replacement garage (17/00540) granted on 17 August 2017.

8. ASSESSMENT

Application Site

- 8.1 Mead Cottage is a semi-detached, two storey house which comprises a Non-Designated Heritage Asset (NDHA). The property is located on the north side of Hundred Lane in Portmore. It is built with rough cast render walls under a tiled roof. The majority of the garden lies to the side of the house, at the eastern end.

Proposed Development

- 8.2 This application seeks retrospective planning permission for an enlargement to a garage outbuilding. In 2017, under application 17/00540FULL, planning permission was granted for an outbuilding with hipped gable ends, this structure is under construction and under the 2017 planning permission is conditioned to remain incidental.
- 8.3 The application seeks no alteration to the size and scale of the 2017 proportion of the outbuilding and only relates to the addition of the side store. Following comments from neighbouring properties and that raised also by the Parish Council within this current application, amended plans have been received. The 3no. roof lights originally on the eastern elevation, nearest that of the Haven, have been removed, and the number of roof lights on the side store reduced from 3no. to 2no in total. As such, there are now only 2no. roof lights on the western elevation, facing the main dwellinghouse, and 2no. on the side addition.

Consideration

- 8.4 By way of background, in 2017, an application was approved for a replacement garage, this was part of a series of works under application reference 17/00540 for a single storey extension to the main dwellinghouse and a summerhouse, located to the rear of the replacement garage.
- 8.5 The historic garage structure had a pitched roof and a flat roof side extension that ran alongside the boundary with the Haven, at a height of 2.7 metres. The 2017 approved garage structure consisted of a hipped roof structure building, without the inclusion of the flat roofed side addition. Following the commencement of the work to replace the garage, it was noted that the construction was not being built in accordance with the plans. This application relates to the inclusion of the wedge-shaped, flat roof side extension to the hipped roof garage structure. It should be noted that this wedge-shaped flat roof side extension is being constructed at the same height that previously existed prior to the application in 2017. The 2017 approved plans detailed the garage to be positioned 1.75m, at the closest point, to the boundary location with the Haven. The resultant side addition to the replacement garage has a similar appearance to the historic garage formation, with the structure

being 0.38m from the boundary with the neighbouring property (the Haven).

- 8.6 The key considerations in relation to this application relate to Policies DP37 (Outbuildings), SP17 (Local Distinctiveness), SP16 (The historic and built environment) and DP2 (General Development Principles).
- 8.7 The main dwellinghouse and the adjoining neighbour, West Cottage, have been identified as non-designated heritage assets (NDHAs) and the location of the property is within the conservation area. The Authority's Building Design and Conservation Officer has commented on the application noting that the height of the proposed outbuilding in relation to the host property is disappointing but also noting that the height of 5.4m was detailed on the 2017 approved plans. As such, the issue under consideration in relation to heritage assets, is the impact of the flat-roofed side addition on the conservation area and the setting of the locally listed host dwelling.
- 8.8 While the side extension does make for a slightly larger outbuilding (with a resultant area of 59.5 sq.m), it is a modest 19.5 sq.m addition, which is no taller than the original garage's flat roofed section. Its location on the east side of the garage means it would be screened from the principal dwelling so any impact on its setting would be limited. Due to the shape of the extension the eastern elevation will run closely parallel to the boundary, but due to the boundary treatment most of the extension would be screened from the Haven and have little additional impact beyond that which was experience with the original garage. Overall, the flat-roofed side addition makes minimal difference to the overall bulk or impact of the approved garage, and therefore there is no objection in conservation terms.
- 8.9 In respect of the impact of the proposed rooflights, it is noted that the 2017 approved application allowed for a total of 3no. roof lights to be installed, these to be positioned on the eastern slope of the garage. A series of revisions to the drawings have been carried out and the number of roof lights has since been revised, in response to concerns raised, to incorporate two on the western slope and then two on the flat roof side addition to the garage, denoted as a store. The roof lights are set relatively low down in the pitch roof structure, with a view to minimise the impact on neighbouring amenity yet maximising the amount of natural light to the single-storey structure. It is noted that the roof lights on the western elevation, facing the neighbouring property, the Haven, have all been removed and therefore there is to be no direct impact on this property.
- 8.10 It is noted from the objections that the hipped roof of the partly constructed proposed garage is visible from neighbouring properties and from the access road, however, given the nature of the plot associated to Mead Cottage being predominately to the side of the property, running alongside Hundred Lane, this would by virtue be more visible to the street

scene. The comments and objections from the two neighbouring properties has been reviewed, however, given there are no forward-facing windows on the garage outbuilding there are considered to be no overlooking issues. However, it is considered reasonable and necessary to remove permitted development rights to prevent alterations which could have a future adverse impact.

- 8.11 In relation to Policy DP37 of the adopted Local Plan, noting the above consideration of the height of the outbuilding, the main dwellinghouse is 6.4 metres in height and the outbuilding relating to this application would be lower than that of the main dwellinghouse. The garage/workshop and side incidental store is and will continue to be conditioned to remain incidental and would not provide habitable accommodation. The building is located within the residential curtilage and would not reduce private amenity space, including parking provision, around the dwelling to an unacceptable level. Overall, the proposal is considered to accord with Policy DP37.
- 8.12 As part of the objections, it is noted that there is a substantial amount of disturbance at the property with objectors advising that the project has been ongoing for six years and there is a general concern that this building would be utilised for commercial gain. The use of the garage and workshop is and will be conditioned to remain for incidental use for the enjoyment of the occupants of Mead Cottage.
- 8.13 Within the curtilage of Mead Cottage is currently sited a storage container, this has been referenced by the objections raised. The removal of the container would be conditioned, within a timely fashion, on the completion of the works, given the aforementioned structure will be surplus to requirements. The removal of the structure will reduce the built form along that of Hundred Lane and would benefit the character of the area.
- 8.14 As noted by one of the objections in relation to the drawings and elevations in 2017 there was a discrepancy within the hand drawn plans that were submitted. This has been rectified following a series of plan submissions and the plans are now consistent. The height of the structure is confirmed and is a consistent height of 5.4 metres for the overall ridge height of the partially constructed garage outbuilding.
- 8.15 It is also noted that the objections reference the main dwellinghouse and tree works that are not associated to this application 23/00876, as such only the comments relating specifically to the proposed and partly constructed garage and incidental store can be reviewed, and no comment can be made with regards to these applications.
- 8.16 It is therefore recommended that permission be granted subject to conditions, as the proposal is in accordance with Policies DP2, SP15, SP16, SP17, DP18 and DP37 of the adopted Local Plan.

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:

- Proposed Floorplans, Drawing Number: DSL 03 Rev C
- Proposed Elevations, Drawing Number: DSL 01, Rev B
- Proposed Elevations, Drawing Number: DSL 02, Rev 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. The external facing materials to be used in the development shall match those used on the existing building, 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 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

4. 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 development is appropriate to its location within the countryside and to comply with Policies DP2 and SP16 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

5. 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).

6. 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.

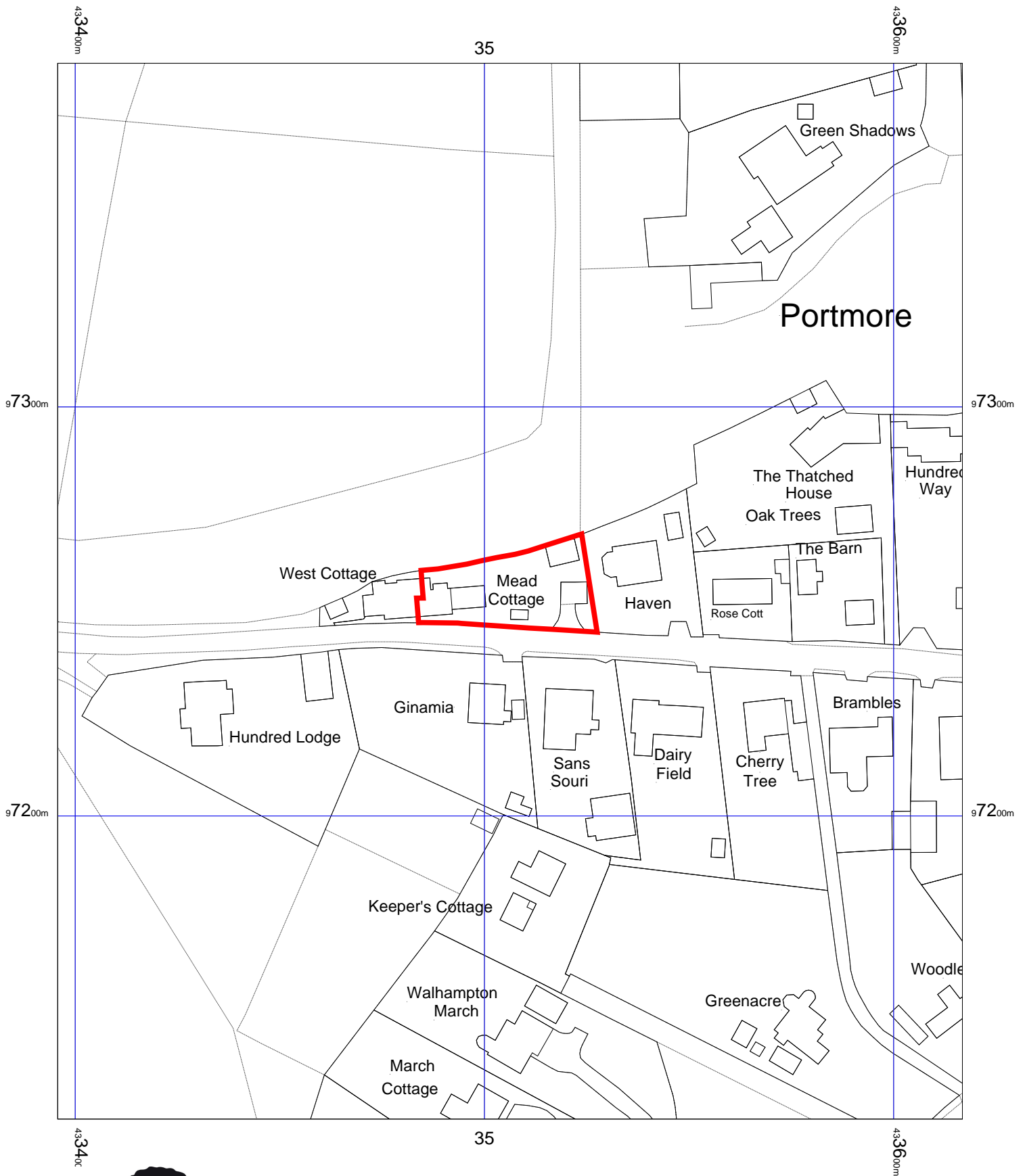
Reason: To protect the amenities of the area in accordance with Policies DP2 and SP15 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

7. All new roof lights shall be of a 'Conservation' type and shall be fitted so that, when closed, their outer surfaces are flush with the plane of the surrounding roof covering.

Reason: To protect the character and appearance of the area in accordance with Policies DP2, DP18 and SP16 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

8. Within 3 months of the completion of the proposed outbuilding, application 23/00876FULL, the existing temporary storage container should be removed from site.

Reason: To protect the appearance of the conservation area, local distinctiveness and the special character of the non-designated heritage asset in accordance with Policies DP2, SP17 and SP16 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019)



NEW FOREST
NATIONAL PARK

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