

Application No: 23/00815FULL Full Application
Site: Myrtle Cottage, Royden Lane, Boldre, Lymington SO41 8PJ
Proposal: Outbuilding
Applicant: Mr Joe Purcell
Case Officer: Claire Woolf
Parish: Boldre Parish Council

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. POLICIES

Principal Development Plan Policies

SP17 Local distinctiveness
DP2 General development principles
DP18 Design principles
DP37 Outbuildings
SP16 The historic and built environment

NPPF

Sec 16 - Conserving and enhancing the historic environment
Sec 12 - Achieving well-designed places
Sec 15 - Conserving and enhancing the natural environment

Supplementary Planning Documents

Design Guide SPD

3. MEMBER COMMENTS

None received

4. PARISH COUNCIL COMMENTS

Boldre Parish Council: Recommend refusal, for the reasons listed.

This traditional Forest cottage and Heritage Asset has become increasingly overdeveloped, and BPC cannot support this application. This application seeks to change the whole ambience of this very narrow, rural lane and the special qualities of the National Park.

5. CONSULTEES

Building, Design and Conservation Officer: No objection.

6. REPRESENTATIONS

None received.

7. RELEVANT HISTORY

Replacement first floor; replacement roof; two porches; side extension, repair works (including repointing and some reinstatement) to retained ground floor walls; outbuilding; chimney; replacement timber windows, (23/01039FULL)- pending decision.

2no. Outbuildings; vehicular and pedestrian access; hardstanding; demolition of 4no. outbuildings (Application for a Non-Material Amendment to planning permission 21/00690) (23/00704NMA) withdrawn on 26 June 2023.

Application to vary condition 3 of planning permission 21/00020 for one & two storey extensions; porch; alterations to doors and windows; removal 1no. chimney; demolition of existing single storey extension to allow minor material amendments (22/00532) granted on 07 September 2022.

Outbuilding (22/00228), grant subject to conditions, 21 June 2022.
2no. Outbuildings; vehicular and pedestrian access; hardstanding; demolition of 4no. outbuildings (21/00690) granted on 15 February 2022.

2no. outbuildings; vehicular and pedestrian access; hardstanding; demolition of 4no. outbuildings (21/00440) withdrawn on 07 June 2021.

One & two storey extensions; porch; alterations to doors and windows; removal 1no. chimney; demolition of existing single storey extension (21/00020) granted on 29 March 2021.

Application for a Certificate of Lawful Development for Proposed outbuilding and replacement roof tiles (20/00625) certificate issued (permitted development) on 29 October 2020.

One & two storey extensions including creation of roof terrace; porch; re-roofing; alterations to fenestration; re-roofing (demolition of existing single storey extension) (19/00748) refused on 29 November 2019. Subsequent appeal dismissed.

Two storey rear extension, conservatory; replacement porch; alterations to fenestration; re-roofing (Demolition of existing conservatory) (19/00473) refused on 08 August 2019.

Addition of a sun porch, (85/28850), grant 04 April 1985.
Alterations and extension to dining room and addition of bedroom over (existing conservatory to be demolished and store re-sited) (NFDC/80/17887) granted on 05 December 1980.

Conservatory (NFDC/79/14693) granted on 07 December 1979.

Alterations and extension to lounge and addition of kitchen with bathroom and bedroom over (existing lean-to to be demolished) (NFDC/77/06695) granted on 02 February 1977.

8. ASSESSMENT

Application Site

- 8.1 Myrtle Cottage is a detached, two-storey dwelling located in rural surroundings. The dwelling is currently being developed. The northern boundary of the site is directly adjoined by a public right of way. The cottage has a traditional end-on alignment with Royden Lane. Open fields adjoin the western boundary. Mature hedgerows define the residential curtilage, and there is a low post and rail fence and timber field gate at the roadside boundary of the site. There is an outstanding application for development to the dwelling, which is currently under consideration.

Proposed Development

- 8.2 Permission is retrospectively sought for an outbuilding to the south of the dwelling. The proposed outbuilding would be 4.3 metres tall, 6 metres wide, and 9.6 metres long. The building would have an eaves height of 2.75 metres. The outbuilding would be used as a home office/garaging and store.
- 8.3 By way of background, application reference: 21/00690 granted an outbuilding in this location with an eaves height of 2.55 metres, ridge height of 4.5 metres, width of 6 metres and length of 9.6 metres to end of log store, with timber cladding, brick plinth and hipped roof.
- 8.4 The changes between the two applications include the repositioning of vehicle and pedestrian doors on the front elevation, internally repositioning the stairs from ground to first floor internally. Changing the formation of the main roof to have a central flat roof element, but with the appearance of a ridged roof form from the front elevation. The overall height is 0.2 metres lower, with an eaves height 0.20 metres higher than application reference: 21/00690. The wood store has been repositioned, and the roof of the side store is of similar design, but with a more substantial presence.

Consideration

- 8.5 The key issues to assess are,
- Accordance with Policy DP37;
 - The impact and appearance of the street scene; and
 - The impact on neighbouring amenity.
- 8.6 The outbuilding would be located within the established residential curtilage of the dwelling and is annotated for use for the storage of two cars, work bench, fire wood store, bike store and refuse bin store, with

the first floor area used for two home offices and stair well. The uses referred to are considered to be capable of being used for purposes incidental to the host dwelling and not providing additional habitable accommodation. A condition is recommended requiring use for incidental, non-habitable purposes. The proposed outbuilding would not result in an unacceptable level of private amenity or parking provision being available at the dwelling. The proposed outbuilding would be narrower and shorter than the footprint of the host dwelling, and would be smaller in design, scale, size, height and massing, such that it would appear as subservient and proportionate to the host dwelling. The outbuilding the subject of this application, has a lower height than previously submitted. The proposal would therefore adhere to the requirements of Policy DP37.

8.7 In terms of neighbouring amenity, the three rooflights to the rear of the building would overlook fields to the rear of the outbuilding, and for this reason, it is not considered there would be a significant adverse effect upon neighbouring amenity. The building is located more than half a metre from the boundary with Merrie Mead, and more than 20 metres from the side of the dwelling. For these reasons, there would be no significant adverse effect upon overlooking, overshadowing or additional effects upon Merrie Mead in accordance with Policy DP2.

8.8 The proposed building uses natural materials, which include a natural untreated waney edge weather boarding and clay rooftiles which are acceptable, high quality materials suitable for an incidental outbuilding.

8.9 The Parish Council have raised concerns regarding the character and appearance and special qualities of the rural lane, heritage asset and National Park and that the outbuilding results in overdevelopment. A taller outbuilding of the same footprint and materials has previously been permitted under the same Local Plan policies. The outbuilding in its current form would not have a significantly greater impact upon the character and appearance of the rural lane, heritage asset, National Park or amenity space on the plot than the previous granted application, such as to warrant a refusal. For this reason, it is recommended it would not be reasonable to sustain an objection to the application.

8.10 **Conclusion**

Permission is recommended subject to conditions.

9. **RECOMMENDATION**

Grant Subject to Conditions

Condition(s)

1. 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).

2. Development shall only be carried out in accordance with

Drawing numbers: 01 Location and Block Plan, 02, 03, 04, 05 Rev A, 06 Rev A, 07 Rev A, 08 Rev A, 09 Rev A, 10 Rev A.

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. 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).

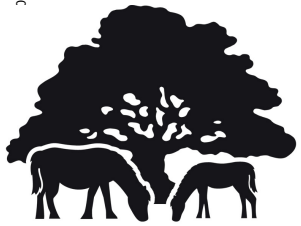
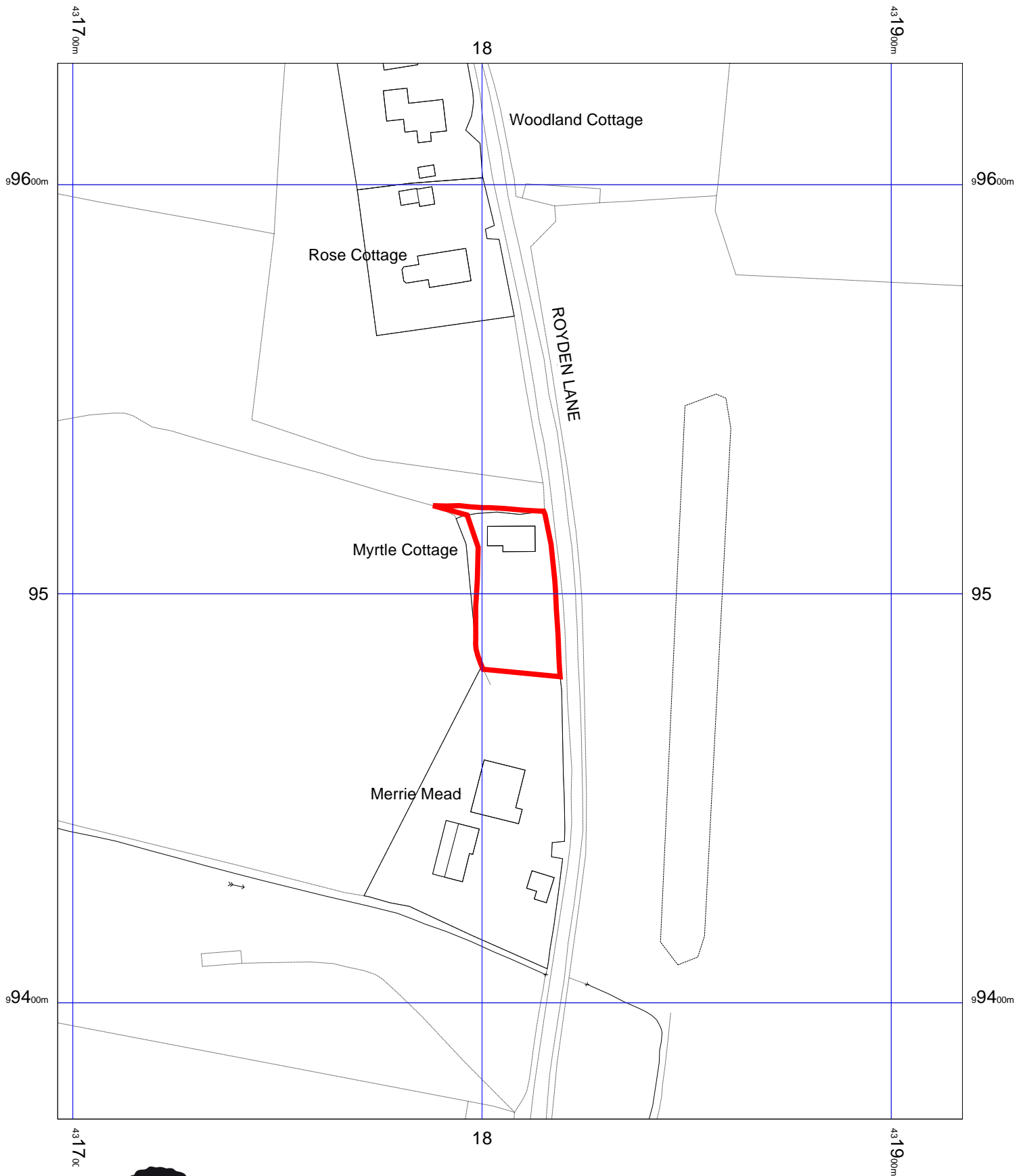
4. Within 3 months of the date of this decision, a scheme of landscaping shall be submitted to the Local Planning Authority for approval in writing. The scheme shall include:

- (a) the existing trees and shrubs which have been agreed to be retained;
- (b) a specification for new planting (species, size, spacing and location);
- (c) areas for hard surfacing and the materials to be used;
- (d) details of any means of enclosure;
- (e) a method and programme for its implementation and the means to provide for its future maintenance.

All hard and soft landscape works shall be carried out in accordance with the approved details and shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, unless otherwise agreed in writing by the Local Planning Authority

Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policies DP2, SP16 and SP17 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).



NEW FOREST
NATIONAL PARK

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Date: 18/08/2023

Ref: 23/00815

Scale: 1:1250

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