

**Application No:** 23/01177FULL Full Application

**Site:** 8, Pundle Green, Bartley, Southampton, SO40 2LG

**Proposal:** Outbuilding

**Applicant:** Mr M Pink

**Case Officer:** Lindsey Chamberlain

**Parish:** Copythorne Parish Council

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**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. POLICIES**

**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

**Supplementary Planning Documents**

Design Guide SPD

**3. MEMBER COMMENTS**

None received.

**4. PARISH COUNCIL COMMENTS**

Copythorne Parish Council: Recommend refusal, for the reasons listed below:

- DP37 - The additional circa 20% of enclosed space (over that for which planning permission – 22/00072 – was granted) gives rise

to a building that is not proportionate and subservient to the dwelling.

- It is unclear as to whether the owner of the property is aware that the use of the proposed amended outbuilding has altered from that for which their approval was previously given in a letter dated December 14 2021 and attached to the previous planning application (20/00072). The letter sent by the applicant's agent to them on September 13 2023 still references a log store.

## **5. CONSULTEES**

No consultees.

## **6. REPRESENTATIONS**

None received.

## **7. RELEVANT HISTORY**

Outbuilding (22/00072) granted on 31 March 2022.

Single storey rear extension (Application for a Non Material Amendment to planning permission 20/00075) (20/00397) no objection raised on 19 June 2020.

Single storey rear extension (20/00075) granted on 23 April 2020.

## **8. ASSESSMENT**

### **Application Site**

- 8.1 The application site is a semi-detached, brick-built property, located adjacent, not within, the conservation area. Following an investigation by the Authority's Enforcement Team, the applicant was invited to submit a retrospective application (outbuilding partially constructed) for a detached outbuilding, denoted solely as a workshop. The applicant previously had consent granted for a detached outbuilding for use as a workshop and adjoining open log store under application reference: 22/00072.

### **Proposed Development**

- 8.2 The 2022 approved application was for a workshop with an internal floorspace of 23.64m<sup>2</sup>, and an open attached log store. This revised application encloses the entire space, over the existing concrete base, with the total internal floor space increased to 28.05m<sup>2</sup>.
- 8.3 It also includes alterations to the fenestration in that there is the removal of one of the windows on the western elevation, however, inclusion of a roof light, to the same aspect. The materials proposed are the same as that

previously approved: clay tiles and a brick plinth and untreated waney edge board cladding to the walls of the structure.

## **Consideration**

- 8.3 The key issues under consideration are compliance with Policies DP37, the visual impacts of the outbuilding and any other impacts on the neighbouring properties (Policies DP2, DP18 and SP16).
- 8.4 In terms of Policies DP37, it should be noted that any outbuilding should remain clearly subservient and proportionate to the main dwelling. The historic plans indicate that the original dwellinghouse had an internal floor area of 79m<sup>2</sup>, this has been extended to 93m<sup>2</sup> and the current application relates to an outbuilding with an internal floorspace of 28m<sup>2</sup>, approximately 35% of the total internal floorspace of the original main dwellinghouse. Whilst this outbuilding has increased by 20% from 2022 application, this increase is in the location of the previously consented log store and it is considered that this proposal is subservient to the main dwelling in terms of floor area and height. In addition, the outbuilding is and shall remain conditioned to be incidental to the main dwellinghouse.
- 8.5 The nature of the plot in which the property is located is rather acute at the south-eastern boundary tapering off to a point. The outbuilding is located within this area and as such makes use of an area of garden that is somewhat unusual. The outbuilding is located adjacent to the neighbouring semi-detached boundary, however, there is sufficient room to access the side of the outbuilding and fence for maintenance. There is also some screening from vegetation. Given consent was previously granted in 2022 for an outbuilding in this location there are no grounds to there being any additional adverse impact to neighbouring amenity as a result of the increase in size. There are no windows or openings facing the neighbouring property and therefore it is considered that there is no detrimental impact to neighbouring amenity in terms of visual intrusion or shading as a result of the outbuilding.
- 8.6 With regards to the design of the outbuilding, consideration to the materials has been given and the use of natural materials is supported by the Authority and therefore, in terms of the design, this is aligned to Local Plan Policy DP18 and the Design Guide and would preserve the character and appearance of the adjoining conservation area.

## **Conclusion**

- 8.7 The application is for a change to the outbuilding approved in 2022. The additional size of the outbuilding is not contrary to policy and therefore is considered acceptable. The works set out in this application would have limited visual impact and the outbuilding is considered subservient and proportionate to that of the main dwelling. Therefore, this application is in accordance with Policies DP37, DP18, DP2, SP16 and SP17 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. 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.

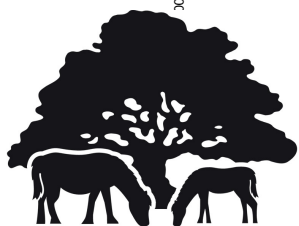
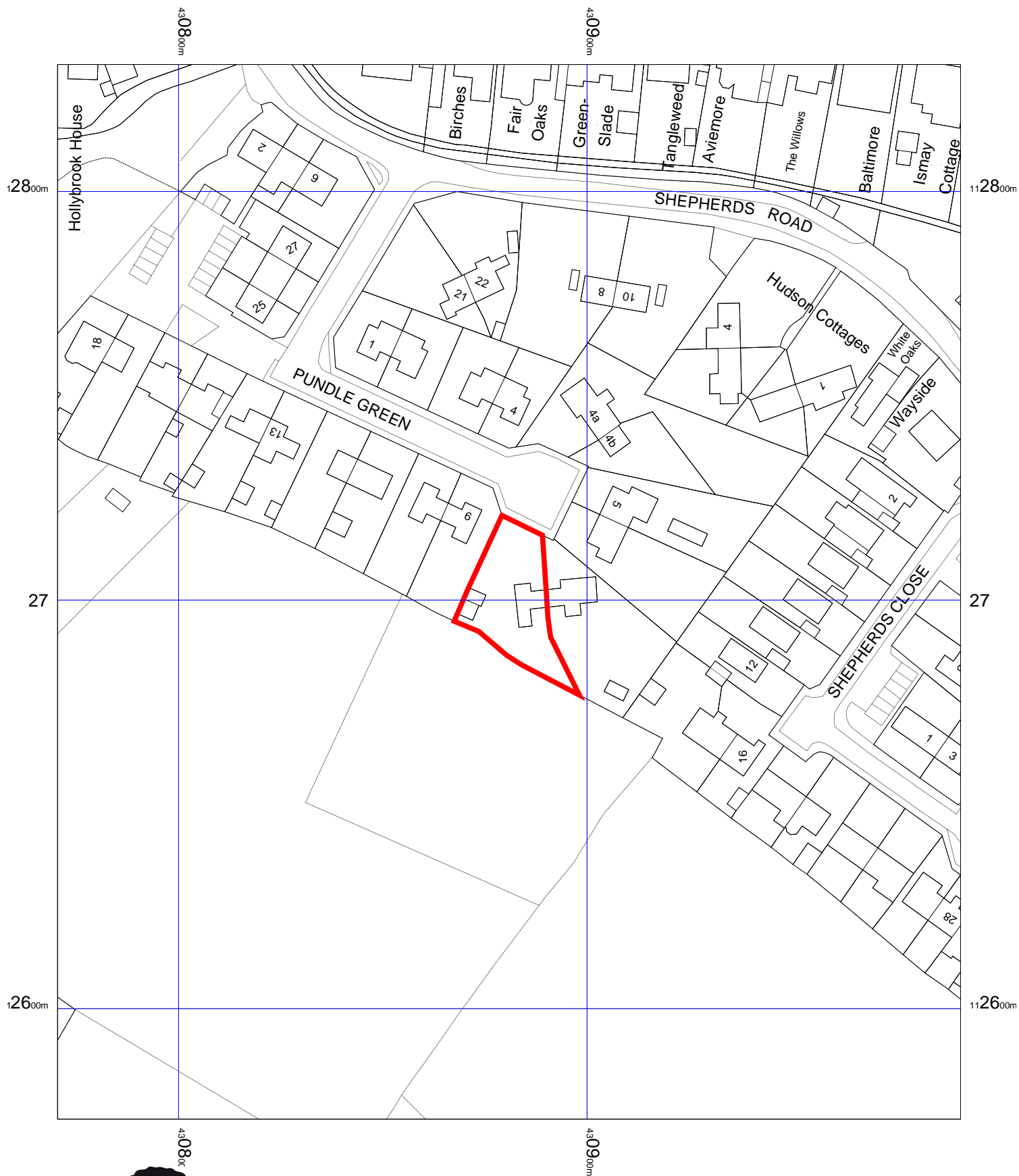
Reason: To protect the character and appearance of the countryside in accordance with Policies DP36 and DP37 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

3. Development shall only be carried out in accordance with:

- Location Plan, Drawing Number: DR1
- Existing and proposed layout and proposed floor plans and elevations, Drawing Number: FES/2460/01
- Existing and proposed site and block plans, Drawing Number: FES/2460/02

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).



NEW FOREST  
NATIONAL PARK

New Forest National Park Authority  
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