

Application No: 23/01382FULL Full Application

Site: Brook Heath, Sandy Down, Boldre, Lymington SO41 8PL

Proposal: Single-storey outbuilding

Applicant: Mrs J Chakraverty

Case Officer: Lindsey Chamberlain

Parish: Boldre Parish Council

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view.

2. POLICIES

Development Plan Designations

Tree Preservation Order

Principal Development Plan Policies

DP2 General development principles

DP18 Design principles

DP37 Outbuildings

SP15 Tranquillity

SP17 Local distinctiveness

Supplementary Planning Documents

Design Guide SPD

NPPF

Sec 2 - Achieving sustainable development

Sec 12 - Achieving well-designed and beautiful places

Sec 15 - Conserving and enhancing the natural environment

3. MEMBER COMMENTS

None received

4. PARISH COUNCIL COMMENTS

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

There is concern over the impact on the street scene in this wooded area. As there is already a 'games room', and this proposed extra 'games room' is far from the dwelling and near the road, it would appear to be inappropriate with the potential, in future, to become a separate dwelling, as has happened in other proposals within the parish. The new site access could easily become permanent.

5. CONSULTEES

Tree Officer: Concern in relation to proximity to trees protected by Tree Preservation Order No. 19/13 towards the front boundary of this property. If alternative siting is not put forward, no objection on tree grounds subject to the provision of further information and conditions to safeguard the trees which are important to the visual amenities of the area.

6. REPRESENTATIONS

One supporting comment.

7. RELEVANT HISTORY

Outbuilding (demolition of existing garage) (19/00504) granted on 22 August 2019.

Two bay garage (19/00505) granted on 22 August 2019.

Replacement fence and entrance gates; widening of access (AMENDED PLANS) (13/98503) granted on 05 August 2018.

One and Two Storey Extensions and Alterations; Outbuilding (09/94753) granted on 29 January 2010.

8. ASSESSMENT

Application Site

- 8.1 Brook Heath is located in the rural setting on the north side of Sandy Down in Boldre. The property is set within a large plot with mature surroundings and the main dwellinghouse is set centrally within the plot. Brook Heath is within approximately 40 metres of SSSI and SAC sites. There are trees protected by TPO along the front boundary adjacent to the road.

Proposed Development

- 8.2 This application seeks permission for a single storey outbuilding to the south-west of the plot, nearest the access road, the internal floor area of the

outbuilding being 34.5 sq. metres and 4.5 metres in height, with a section of decking outside the front entrance of the outbuilding. There is an existing outbuilding within the property's curtilage and the design of this proposed structure matches this existing outbuilding. The materials for the proposal include: vertical timber cladding to the walls and a timber shingle roof, powder coated grey windows and doors and black uPVC rainwater goods. The outbuilding would be used for purposes incidental to the main dwellinghouse and more specifically as a games room. Due to the proximity to the TPOs on site and the numerous trees and vegetation on site, the structure is proposed to be built on screw/short bore drive pile foundations, as detailed in the Design and Access Statement. The proposed outbuilding is located towards the front of the plot.

- 8.3 The key considerations in this case are:
- Compliance with Policy DP37 (outbuildings);
 - The impact on protected trees;
 - The impacts on the character and appearance of the area;
 - The impact on neighbouring amenity; and
 - Whether the materials and design of the proposals would be aligned to policy (DP18).

Consideration

8.4 The outbuilding, the subject of this application is considered subservient in size and scale, given the internal floor area of the outbuilding is approximately 34.5 sq. m. It is proposed to be located within the residential curtilage, is proposed to be for incidental use as a games room and would not reduce private amenity space around the dwelling to an unacceptable level. The proposal is considered to comply with the requirements of Policy DP37, subject to a condition to control its use as an incidental outbuilding.

8.5 Efforts to relocate the outbuilding closer to the main dwellinghouse did not come to fruition despite the comments made by the Authority's Tree Officer. Whilst the siting of the outbuilding closer to the property could be achieved, the application details that the structure would be built on screw/short bore drive pile foundations to omit the need for concrete foundations, protecting the existing tree roots with a view to avoiding damage and compaction to the root protection areas. The Authority's Tree Officer has attended site and reviewed the application and has no objection to the application on tree grounds subject to the following information being provided:

- A revised site-specific Arboricultural Method Statement and Tree Protection Plan, which should include details of the temporary surface for access and areas identified for storage of materials.
- Engineering drawings of the pile and above ground beam foundations which should include a void beneath.

This would be secured by conditions in order to ensure the safeguarding of the protected trees during any works.

- 8.6 Temporary access to the site is proposed via the southern boundary, adjacent to T01. This would be in close proximity to protected trees and further information is required by condition as set out in paragraph 8.5 above to ensure the safeguarding of these trees. This access would not be a permanent feature and the fencing would be reinstated to ensure the foliage within the curtilage could again establish and form a screen adjacent to the access road.
- 8.7 With regards to the materials proposed, these are matching that of an existing outbuilding adjacent to the main dwellinghouse and would consist of vertical timber cladding to the walls and a timber shingle roof, powder coated grey windows and doors and black uPVC rainwater goods. Further to the consent that was obtained regarding the existing outbuilding, the windows included in this application would not be deemed to be excessive and would be appropriate to the locality and as previously a condition would be attached to any consent given restricting the further insertion of windows or rooflights in the building to ensure an acceptable appearance and impact on dark night skies. Given the materials in their entirety would match the design of the previous games room they are considered to be appropriate to the house and locality as wooden materials will be allowed to weather and blend into the surrounding.
- 8.8 The site is well screened from the neighbour to the west and thus there is considered to be no adverse impact on neighbouring amenity. The neighbour directly opposite would be able to view the proposed structure as the foliage adjacent to the roadside does not provide a thick screen, however, the natural materials the outbuilding is proposed to be constructed of would be allowed to weather aiding blending in of the outbuilding with the woodland.

Conclusion

- 8.9 The proposed outbuilding would comply with the criteria of Policy DP37. The location of the outbuilding is in close proximity to protected trees. However, subject to the provision of additional information in respect of the method of construction and the temporary access, which would be secured by condition, there is no objection on tree grounds. It is therefore recommended that permission be granted subject to conditions, as the proposal is in accordance with Policies DP2, DP18, SP15, SP17 and DP37 of the Local Plan 2016 - 2036 (Adopted 2019).

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 the following plans:
 - Block and Location Plan, DWG No.: 8735.110, Revision P1
 - Proposed Site, Floor Plans and Elevations, DWG no.: 8735.112, Revision P2

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 development, demolition or site clearance shall take place until the arrangements to be taken for the protection of trees and hedges on the site (to be identified by agreement with the Local Planning Authority beforehand), have been submitted to and approved in writing by the Local Planning Authority. The details shall include a revised site-specific Arboricultural Method Statement and Tree Protection Plan, which should include details of the temporary surface for access and areas identified for storage of materials.

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.

4. No development, demolition or site clearance shall take place until a method statement and engineering drawings for the foundation design of the approved development has been submitted to and approved in writing by the Local Planning Authority.

Development shall only take place in accordance with these approved details.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area.

5. No development, demolition or site clearance shall take place until a plan showing:
 - Service routes, including the position of soakaways;
 - Location of site compound and mixing areas;

are submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with these approved details.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area.

6. The external facing materials to be used in the development shall match those used on the existing outbuilding as approved under application 19/00504 and in accordance with the materials proposed on the application form, 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).

7. 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.

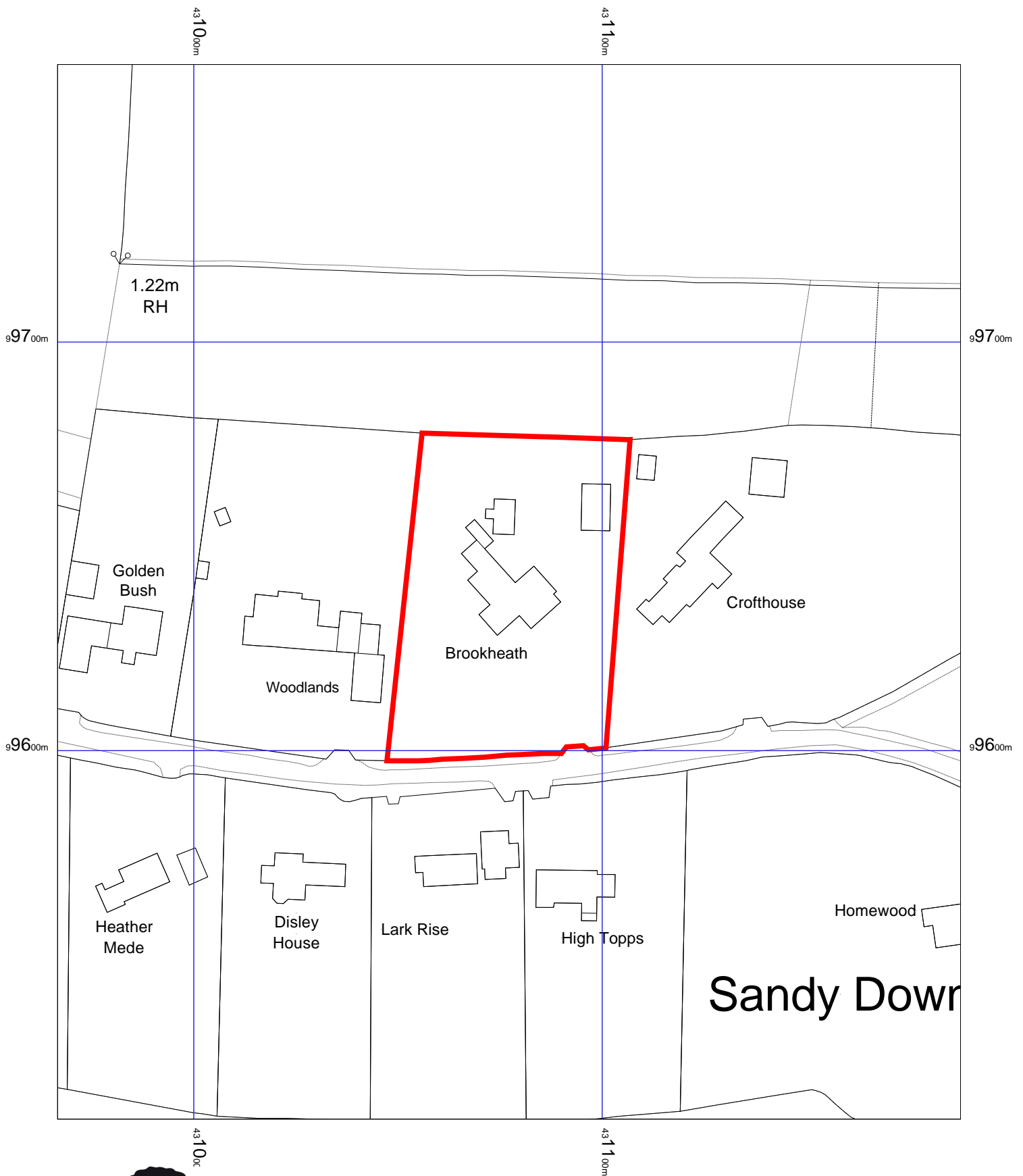
Reason: To protect the character and appearance of the countryside in accordance with Policies DP36 and DP37 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

8. 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).

9. No windows or rooflights other than those hereby approved shall be inserted into the outbuilding unless express planning permission has first been granted.

Reason: To safeguard the dark night skies of the National Park and to ensure it has an acceptable appearance in accordance with Policies SP15 and SP17 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).



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