

Application No: 24/00009FULL Full Application
Site: Roselands, The Lane, Cadnam, Southampton SO40 2PQ
Proposal: Outbuilding including decking & canopy
Applicant: Mr C Moody
Case Officer: Julie Blake
Parish: Copythorne 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

Supplementary Planning Documents

Design Guide SPD

NPPF

Sec 12 - Achieving well-designed and beautiful 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

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

- Outbuilding is too large; not subservient to dwelling; and disproportionate to site.
- Marked impact on neighbouring properties; very close to shared boundary.
- Concerns that may end being used for other purposes not compatible with an outbuilding.
- Not in keeping with - and out of character to - location.
- Concerns about types of materials being used.
- Feel that building may also be larger than suggested by plans submitted.
- We support concerns raised by neighbours.

5. **CONSULTEES**

Conservation Officer: Support subject to condition.

Whilst the outbuilding is sizeable and visible from the street, it is clearly subservient to the host dwelling and will be constructed from materials sympathetic to the character of the conservation area and New Forest.

6. **REPRESENTATIONS**

Two objections on the following grounds:

- Outbuilding/summer house has already started in its construction.
- Height and width of outbuilding in proximity to neighbouring property.
- Potential for non-incidental use.
- Potential noise and parking issues.
- Appearance of outbuilding.
- Lack of space to maintain Holly tree.
- Visibility is obscured down the lane.
- Overdevelopment of plot and out of character with local area.

7. **RELEVANT HISTORY**

None relevant.

8. **ASSESSMENT**

Application Site

- 8.1 Roselands is a chalet bungalow situated mid-way on the western side of The Lane and is one of two properties along this road. The property is situated in a small plot where the main garden is on its southern side. The front of the property, including the main garden is visible from the roadside and has a low fence and hedgerow as its boundary. The Lane is accessed via Old Romsey Road at the rear of the White Hart Public House. A public bridleway runs along the northern side of the property and the site is within the Forest Central North Conservation Area.

Proposed Development

- 8.2 The application seeks retrospective planning permission for an ancillary outbuilding including raised decking to accommodate a seating area with a canopy above.

Consideration

- 8.3 The key issues under consideration are:
- Compliance with Policy DP37;
 - The impact on the street scene;
 - The impact on the character and appearance of the conservation area; and
 - The impact on neighbouring amenity.
- 8.4 DP37 of the Local Plan sets out that 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. Outbuildings should be located within the residential curtilage of an existing dwelling and be required for purposes incidental to the use of the main dwelling. Outbuildings should not provide additional habitable accommodation and should not reduce private amenity space, including parking provision, around the dwelling to an unacceptable level.
- 8.5 The building is 3.8m high, 5m wide and 11m in length including its overhanging canopy (9.7m without). It also has raised decking at a height of 0.3m. The overhang provides a covered seating area which faces towards the main dwelling. The footprint of the outbuilding is 55sqm, the internal floorspace consists of space for a summer house, storage and a shower/WC. The outbuilding is located within the residential curtilage, would be for use for incidental purposes and would not reduce private amenity space to an unacceptable level in accordance with Policy DP37.
- 8.6 The outbuilding appears prominent within the plot due to the nature of the site and its irregular plot shape. However, it is not considered to be cramped or overdeveloped. The outbuilding is positioned along the rear boundary fence of the neighbouring property and to the side, slightly forward of the dwelling. The design of the outbuilding is typically found within the National Park and the use of natural timber is supported. As the timber would weather naturally, leaving it to do so would ensure that over time the outbuilding would blend into its surroundings, which would be appropriate in the conservation area location. To secure natural weathering, it would not be unreasonable to place a condition in relation to the finish of the cladding. It has been agreed with the applicant that the outbuilding would remain unpainted or stained in order to achieve a naturally weathered appearance. The roof has been partially completed using dark coloured corrugated sheet roofing. This material and its colour are supported by the Design Guide and would help blend in with its surroundings. It is noted from the application form that the roof is proposed to be finished using composite slate tiles. It is considered reasonable and necessary to condition submission of details of roofing

materials as either the use of corrugated sheet or natural slate to complete the roof would be more appropriate to ensure an acceptable appearance within the conservation area. The Authority's Building Design and Conservation Officer has been consulted and has no objection subject to conditions securing details of roofing and cladding finish. Subject to conditions, the proposal would accord with Policies DP2 and SP16.

8.7 In relation to potential impacts on amenity, there would not be an unacceptable adverse impact on the amenity of the immediate adjoining neighbour to the south side. At its nearest point the outbuilding is approximately 1.4m from the neighbour's outbuilding and 23m from the main house. At the time of the initial site visit, this property had a mature hedgerow screening the property from The Lane and had a high close boarded fence between its own outbuilding and the outbuilding the subject of this application. The visibility of The Lane and the property the subject to this application from the rear garden of the neighbouring property had already been impeded by the presence of a tree lined boundary. In addition, the neighbours have an existing outbuilding which is slightly higher than the boundary hedge and close boarded fence between the two properties. The outbuilding to be retained is higher than the boundary fence and the neighbour's outbuilding, however, the overall height is still under that which could be achieved under permitted development and the roof of any other size outbuilding would always be visible from the neighbouring first floor outlook. The outbuilding is not visible to the public house garden area as this is screened by trees and hedgerow and the development would not affect the public bridleway. The proposal would accord with Policy DP2.

8.8 Concern has been raised about potential noise. The outbuilding is for an incidental use within the curtilage of the dwelling. It is not considered that the proposal would exacerbate general noise levels expected and created by a residential garden. Granting planning permission does not in any way indemnify against statutory nuisance being investigated and action being taken by Environmental Protection.

Conclusion

8.9 Whilst the outbuilding is sizeable and visible from the street, it is clearly subservient to the host dwelling and complies with Policy DP37. Subject to conditions, it would be constructed from materials sympathetic to the character of the conservation area and New Forest. It is recommended that permission is granted subject to conditions.

9. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

1. Development shall only be carried out in accordance with plans: 001 Proposed Elevations and Floor Plan; Site Location Plan; Site Plan and Block 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).

2. No further development shall take place until samples or exact details of the roofing materials and details of the proposed finish to the cladding 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.

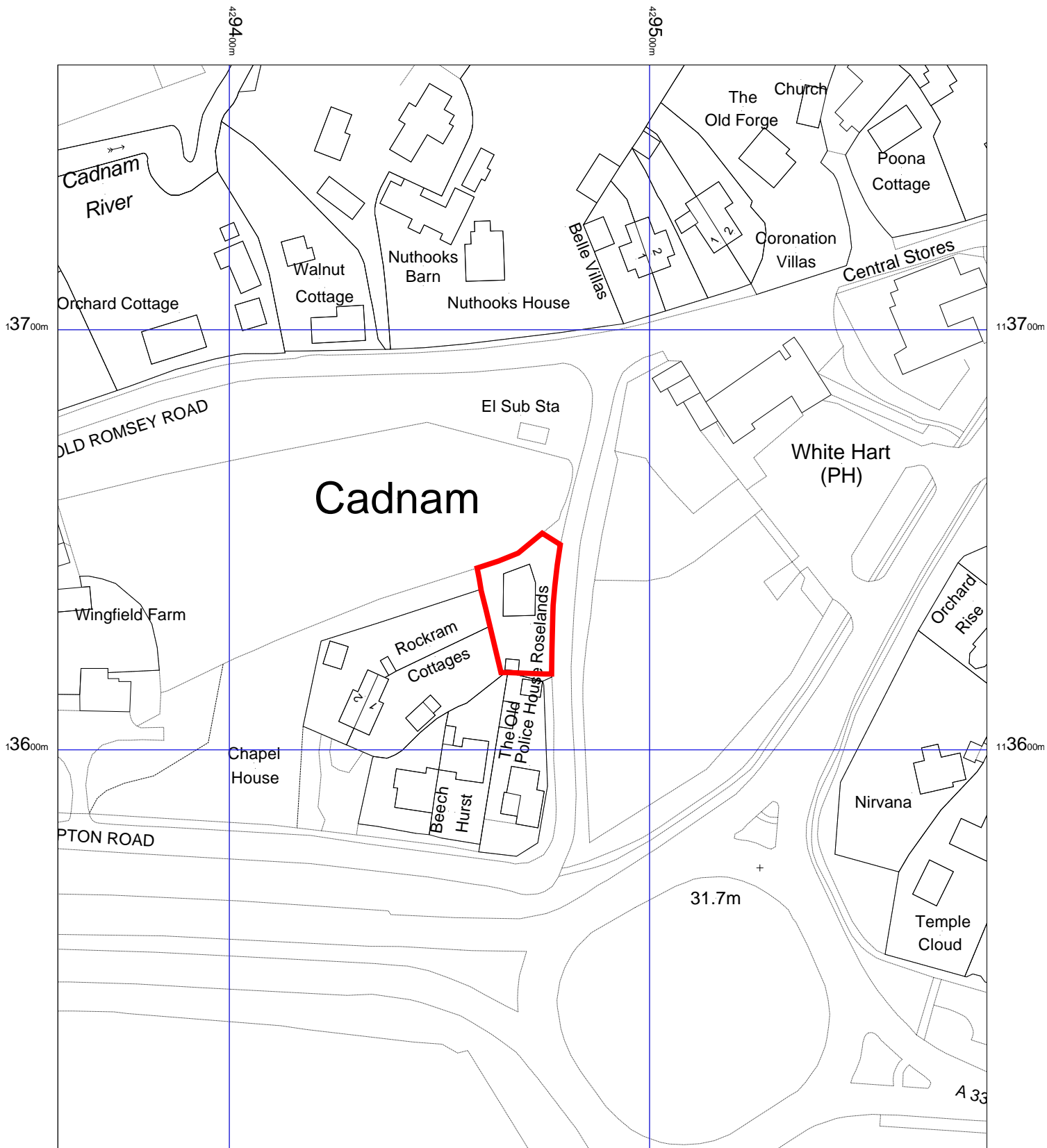
Reason: To ensure an acceptable appearance of the building in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

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).



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