

Application No: 24/00332FULL Full Application

Site: Victoria Cottage, Lyndhurst Road, Minstead, Lyndhurst SO43 7FY

Proposal: Outbuilding (demolition of existing) and associated landscaping

Applicant: Mr S Fisher

Case Officer: Rhian Arquier

Parish: Minstead Parish Council

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view.

2. POLICIES

Development Plan Designations

Conservation Area

Principle Development Plan policies

DP2 General development principles

DP18 Design principles

DP37 Outbuildings

SP6 The natural environment

SP15 Tranquillity

SP16 The historic and built environment

SP17 Local distinctiveness

Supplementary Planning Guidance

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

Minstead Parish Council: Recommend refusal, the proposal does not appear to be subservient to the main building. Because of where it is and what it is, we believe it should have a report from a conservation officer. We consider the height and bulk to be excessive and will impact the character of the conservation area. A condition should accompany any possible permission granted that it is not to be used for accommodation at any point in the future.

Having been provided with the Conservation Officer's comments, the Parish reviewed the case again at their next meeting and provided the following comments: Having considered the conservation officer's report, we do not change our original response and comment on this application.

5. CONSULTEES

Building Design and Conservation Officer: No objection.

The proposed location and design of the outbuilding are in an acceptable style and design for this rural location. It will not be visible from the front of the site where planting is denser but may be visible from the rear. However, whilst relatively large with three bays, it will be subservient to the historic cottage and will be sympathetic to its setting within the Conservation Area. Recommend a condition to secure details of materials.

6. REPRESENTATIONS

None received.

7. RELEVANT HISTORY

Single storey rear extension (17/00915) granted on 19 December 2017

Retention of outbuilding (15/00296) granted on 01 June 2015

8. ASSESSMENT

Application Site

- 8.1 Victoria Cottage, formally known as Park Farm Cottage, is a two storey, detached, traditional thatched cottage to the south of Minstead within the Forest Central (South) Conservation Area. It is one of a few dwellings in this secluded, rural surrounding accessible by a gravel track off Lyndhurst road. The property has been identified

as a non-designated heritage asset (NDHA) and has been extended to the rear (under planning application 17/00915). It is accessed via a gravel driveway which extends along the width of the site and opens on to a gravelled parking area. The house and garden are enclosed from the driveway by fencing, hedge planting, and several trees.

- 8.2 The front (south) boundary of the site is adjacent to a detached cottage "Woodman Cottage" of a similar size whilst Park Farm House lies to the north (rear). Agricultural land lies to the east and west of the site.
- 8.3 The existing timber outbuilding, proposed for demolition, is in the south-west (front) corner of the garden, close to the western boundary which backs on to a field associated with Park Farm.

Proposed Development

- 8.4 The proposal is for an Oak-framed, timber clad garage and store, of dimensions 6.0 metres by 9.0 metres, comprising two open bays and an enclosed store at ground floor level. The overall height would be 5.6 metres with an eaves height of 2.4 metres. External steps on the north (side) elevation would extend the length by a further metre and would lead to a domestic storage area above. It would be clad in horizontal timber weatherboarding and the roof would be clad in slate with two rooflights on the eastern (front-facing) roof slope. It would involve the removal of a portion of established hedge and the existing timber outbuilding mentioned above, but it has been noted that an existing Oak within the hedge will remain.

Consideration

- 8.5 The key issues to assess are compliance with Policy DP37; the impact on the host dwelling (NDHA); the character and appearance of the surrounding Conservation Area and neighbourhood amenity; and whether the design and materials of the proposal would be aligned to policy.
- 8.6 Policy DP37 of the Local Plan sets out that domestic 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. They should be located within the residential curtilage; be required for purposes incidental to the use of the main dwelling; not providing additional habitable accommodation; and should not reduce the private amenity space around the dwelling to an unacceptable level.
- 8.7 The main dwellinghouse has a ridge height of 6.4 metres, and an eaves height of 2.8 metres. Whilst it is appreciated that the proposed outbuilding is relatively large, its ridge and eaves height remain less than the main dwellinghouse, and as such it is considered

subservient in its proportions. It would be of timber construction with partially open sides and the Authority's Building Design and Conservation Officer has considered that it would be "subservient to the historic cottage and will be sympathetic to its setting within the Conservation Area". Furthermore, it is within the residential curtilage, and would not reduce the private amenity space to an unacceptable degree. The building is proposed for incidental purposes and this would be secured by condition. As such it is considered to accord with Policy DP37.

- 8.8 The proposed outbuilding would be constructed with an Oak frame, with horizontal feather edge Douglas-Fir weatherboarding, Charnwood Hampshire red brick plinth and natural slate to the roof, following advice from the Authority's Building Design and Conservation Officer. These are traditional materials seen on outbuildings in the New Forest and in alignment with the Design Guide SPD. The exact details of the slate have not been provided, and it is considered reasonable to condition that samples or exact details of the slate product are provided to ensure they are in keeping with the character of the area.
- 8.9 The siting of the proposed outbuilding would be in the south-western corner of the garden, close to the western boundary, and adjacent to the existing driveway. It would not be visible from or impact negatively upon the amenity of the neighbouring dwelling to the south, being screened by vegetation and outbuildings belonging to the neighbouring dwelling. Due to its position, it would not be visible from the street, and whilst it would be seen from Park Farm's field on the western boundary, it would not obscure or impact upon any sensitive views within the landscape. It is considered to be a more visually appealing replacement to the poor-quality wooden shed, which would be removed as part of the application. The siting of the proposed outbuilding would be sympathetic to the dwelling and its setting within the conservation area and, as such, would preserve and enhance the character and appearance of the conservation area in accordance with Policy SP16.
- 8.10 Two modest roof lights are proposed on the eastern (front-facing) roof slope. This is to allow some natural light into the domestic storage area. To ensure the design is sensitive to the historical character of the main dwellinghouse, it is considered appropriate to condition that these are conservation roof lights. Given the location of the proposed outbuilding within the conservation area, it is also considered reasonable and necessary to include a condition in relation to external lighting.

Conclusion

- 8.11 For the reasons set out above, it is recommended that permission be granted subject to conditions, as the proposal is in accordance with

Policies DP37, SP15, SP16, DP18 and DP2 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 plans:

Location Plan, Block Plan, A101, DWG VC003.

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 be as stated on the application form and drawings hereby approved, 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. No development shall take place above slab level until samples or exact details of the roofing materials 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).

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.

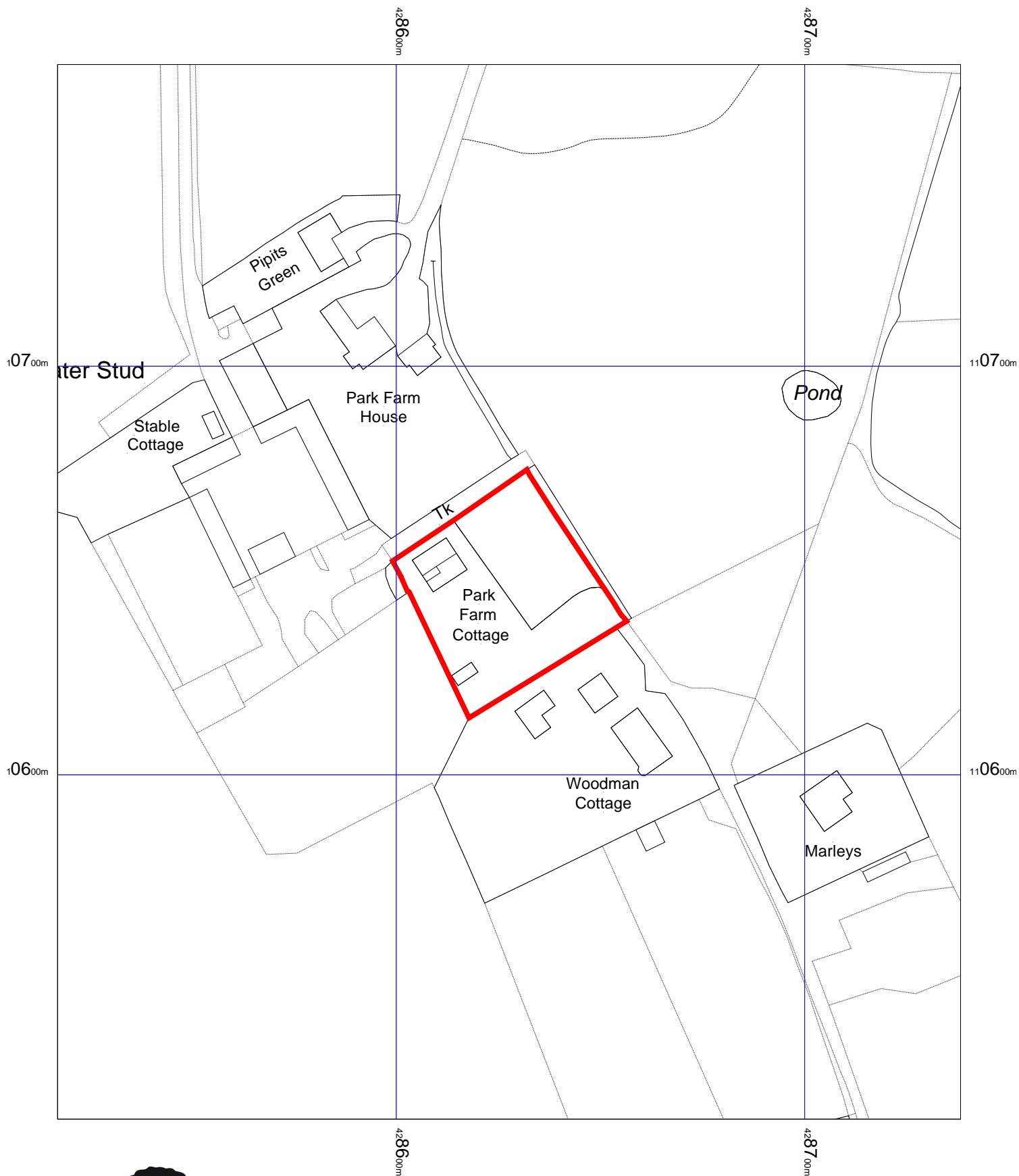
Reason: To protect the character and appearance of the countryside in accordance with Policies DP36 and DP37 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

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 architectural interest of the building in accordance with Policies DP2, DP18 and SP16 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).



NEW FOREST
NATIONAL PARK

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