

Application No: 24/01125FULL Full Application

Site: Ashburn, 13 Forest Gardens, Lyndhurst SO43 7AF

Proposal: Outbuilding (demolition of existing)

Applicant: Martin & Jan Wheat

Case Officer: Joshua Dawes

Parish: Lyndhurst Parish Council

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. POLICIES

Development Plan Designations

Defined New Forest Village Lyndhurst
Conservation Area

Principal Development Plan Policies

DP2 General development principles
DP18 Design principles
DP37 Outbuildings
SP14 Renewable energy
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

Lyndhurst Parish Council: Recommend permission for the reasons listed.

The proposed outbuilding will not have an adverse impact on the street scene or neighbouring properties.

5. CONSULTEEES

Building Design and Conservation Officer: Unable to support: The proposed development, due to its scale, appearance and form is considered to impact the setting of the non-designated heritage asset and the character and appearance of the conservation area causing less than substantial harm. The scheme is also considered not to meet the standards of high-quality design set by Policy DP2 of the Local Plan which requires development to be appropriate and sympathetic in terms of scale, appearance, form, siting and layout. The proposal could be amended to address these concerns and create a scheme acceptable in design terms.

6. REPRESENTATIONS

None received.

7. RELEVANT HISTORY

No relevant planning history.

8. ASSESSMENT

Application Site

8.1 Ashburn is a locally listed detached dwelling located within the defined New Forest village of Lyndhurst and Lyndhurst Conservation Area. The dwelling is a brick constructed dwelling and a single storey detached garage building lies to the side of the property with a hedgerow and large mature tree forward of the door.

Proposed Development

8.2 This application seeks permission for a replacement outbuilding to be used as a garage and workshop. The proposed outbuilding would be 12.1m in length, 5m in width and 6m in height as compared to the existing outbuilding of 8.25m in length, 4.1m in width and 3.6m in height. The proposed outbuilding would be constructed of brick with timber weatherboarding to the upper section and gables. The proposed would have a pitched, clay tiled roof with a number of rooflights and a triangular dormer on the north elevation. The southern plane of the proposed pitched roof would include 22 solar panels.

Consideration

8.3 The key considerations in this case are:

- Compliance with Policy DP37 (Outbuildings);

- The impact on the character and appearance of the locally listed building, its curtilage and the conservation area; and
- The impact on neighbouring amenity.

8.4 Policy DP37 permits domestic outbuildings where:

- a) they are proportionate and clearly subservient to the dwelling they are to serve in terms of their design, scale, size, height and massing;
- b) they are located within the residential curtilage of an existing dwelling;
- c) are required for purposes incidental to the use of the main dwelling;
- d) are not providing additional habitable accommodation; and
- e) will not reduce private amenity space- including parking provision- around the dwelling to an unacceptable level.

8.5 The proposed outbuilding would be located within the residential curtilage without reducing private amenity space to an unacceptable level and would be used for purposes incidental to the dwelling. However, although there is no objection in principle to the demolition of the existing outbuilding, the Authority's Building Design and Conservation Officer has raised concerns over the scale and design of the proposal. Incorporating the garage and workshop into one continuous building would create a significant structure of some height which is not considered subservient within the setting of the non-designated heritage asset. The proposed building would be partially visible from the street scene, with some boundary hedging and trees covering it from view. However, the proposed increase in height and clearance of some of the hedgerows is likely to reduce the effectiveness of this visual shielding.

8.6 In relation to the proposed design, as noted within the Design Guide, new garages can be extremely large and bulky therefore they should be subservient in design and appearance and built of traditional materials (paragraph 4.17) This is also reiterated in paragraph 7.6 of the Conservation Area Character Appraisal: "the requirement for new domestic outbuildings such as garages and sheds etc. can have a significant cumulative impact on an historic area. Such outbuildings can be of traditional design and materials and so make a positive contribution to the area."

8.7 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended requires that with respect to development affecting buildings or other land in a conservation area, 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.' The proposed external design would include a mix of brickwork with horizontal timber cladding to the upper section with a number of uPVC casement windows, a large dormer to the northern elevation, and an "up and over" metal garage door. The Authority's Building Design and Conservation Officer has commented that,

notwithstanding its scale, incorporating features that are not considered traditional, for example the large dormer window, up and over door, UPVC windows, and glazed French doors, create a design that is overly domestic in character. The resultant outbuilding therefore appears more akin to a new dwelling, which fails to respect the character and appearance of the conservation area. Overall, the proposed development, due to its scale, appearance and form is considered to cause less than substantial harm to the character and appearance of the conservation area and the setting of the non-designated heritage asset.

- 8.8 Paragraph 208 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. Paragraph 209 sets out that, in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Policy SP16 supports proposals where they conserve and enhance the significance of designated or non-designated heritage assets. Whilst it is noted that the proposed development would be partially screened, it is assessed that the harm to the designated heritage asset is not outweighed by public benefits. Whilst the sustainability benefits from the proposed solar panels are noted, these are not considered to outweigh the harm.
- 8.9 In relation to impacts on neighbouring amenity, the proposed outbuilding would be visible from both neighbouring properties. The placement of the windows on the outbuilding would mean that there is not likely to be any impact on neighbours in relation to overlooking. The proposed outbuilding would be sited directly to the side of the southern neighbouring dwelling but is unlikely to cause an unacceptable level of visual intrusion or shading in accordance with Policy DP2.
- 8.10 It should be noted that attempts were made to secure reasonable amendments to the proposed development but these were not forthcoming.

Conclusion

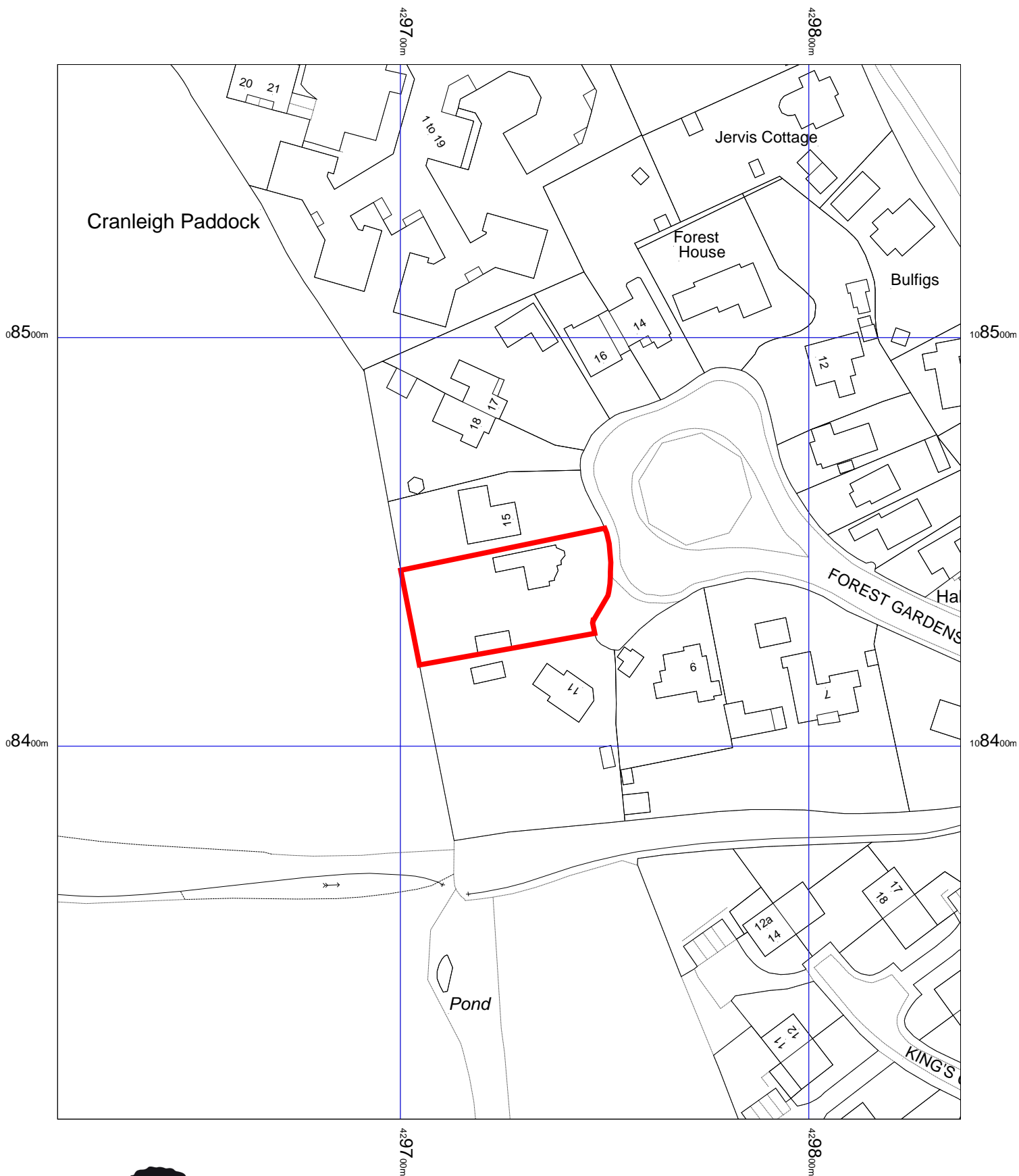
- 8.11 Whilst the proposal would meet criteria b), c), d) and e) of Policy DP37, the proposed scale and design are not considered to comply with Policy DP37 a) and would conflict with Policy SP16 and Section 15 of the NPPF. Refusal of the application is therefore recommended.

9. RECOMMENDATION

Refuse

Reason(s) for refusal:

1. The proposed replacement outbuilding by reason of its scale, and design would not be in keeping with or subservient to the main dwelling, a non-designated heritage asset. It would fail to be appropriate or sympathetic to its setting within the conservation area and would be contrary to the requirements of Policies DP2, DP18, DP37 and SP16 of the New Forest National Park Local Plan 2016-2036 (August 2019) and sections 12 and 16 of the National Planning Policy Framework and the Design Guide SPD.



NEW FOREST
NATIONAL PARK

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