

Application No: 23/00916FULL Full Application
Site: White Cottage, 23 Garden Road, Burley, Ringwood BH24 4EA
Proposal: Outbuilding; demolition of existing outbuilding
Applicant: Mr Rory Carman
Case Officer: Lindsey Chamberlain
Parish: BURLEY PARISH COUNCIL

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council View.

2. POLICIES

Development Plan Designations

Burley Conservation Area
Non designated Heritage Asset

Principal Development Plan Policies

DP2 General development principles
SP15 Tranquillity
SP17 Local distinctiveness
DP2 General development principles
DP18 Design principles
DP37 Outbuildings
SP16 The historic and built environment

NPPF

Sec 16 - Conserving and enhancing the historic environment
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

Burley Parish Council: Recommend refusal for the reasons listed below:

- Proposed outbuilding located immediately next to a 100 year old 'A F Clough' designed house;
- The outbuilding would not be proportionate and subservient to the main dwelling as required by Policy DP37;
- It would not preserve the character and appearance of the Conservation Area;
- Does not make a 'positive contribution' to the Conservation Areas as required by Policy SP16 (a iii);
- Standard 'catalogue' utilitarian outbuilding contrary to NPA Design Guide paragraph 4.17;
- "Nowhere in this area has such a large block of utilitarian subsidiary accommodation been permitted to challenge the attractive elevational views and integrity" of the host dwelling; and
- Question the layout and intended use of the outbuilding; office space would "be barely be fit for purpose".

5. **CONSULTEES**

Building Design and Conservation Officer: Support subject to conditions.

The design is relatively simple, the material choices appropriate for the site context, and the design quality is an improvement on the existing prefabricated garage.

The scale of the garage is considered the maximum appropriate, while still reading as subservient to the dwelling, but is considered acceptable in these particular circumstances, because the building will be set back from the house, so perspective will work to minimise the impact of bulk, when the garage is viewed in relation to the house. Moreover, the garage will be set down from the ground level of the garden which again reduces the impact of bulk. Therefore, on balance the proposals are considered to have a neutral to moderately positive impact upon the setting of the locally listed building and the character and appearance of the conservation area.

6. **REPRESENTATIONS**

Objections received from 21 Garden Road:

- The building is of little architectural merit, totally out of keeping with the Clough design ethos of the host and neighbouring dwellings.
- Potential for habitable accommodation.
- Over development.
- Height and lack of subservience of the proposed development.
- Height of the ground at number 23 Garden Road is higher than number 21. The building would therefore dominate the eastern boundary of the property given the height and proximity to the boundary – Topographic survey provided.
- It would obscure the sunlight onto private amenity space.

- Overlooking from upper floor accommodation into private amenity space (if they can be viewed, will be overlooked).
- Light pollution
- Existing building has been demolished.
- Neighbouring property Foxgloves, 10 Garden Road, has permission granted for a large outbuilding, it is 12-15 metres from the main dwelling on a larger plot and not effect neighbours.

Comments received from the applicant in support of the application:

- Outbuilding at Foxgloves has been granted planning permission and is similar with respects to cladding and height (5.85 metres). The use of wooden cladding and features are seen at other Clough houses and other roads within the Conservation Area of Burley.
- Shappen Stores can be viewed from the Clough Houses along Garden Road.
- No intention to use it for habitable accommodation.
- Appropriate to location and existing structures provided space for three garages.
- The original garage structure from the road showed no visual break from the street view (painting provided).
- Use of the building for home office would not be used in the evenings – so limited light pollution opportunities.
- The existing garage structures had no architectural or historic significance or added to the local character.
- One of the larger plots along Garden Road.

7. RELEVANT HISTORY

New entrance gates; brick piers; block paving; pedestrian gate (23/01421), grant subject to conditions, 3 January 2024.

Fell 3 x Conifer trees, (CONS/22/0104), raise no objections 28 March 2022. (Treetops, 1 Howard Close, Burley).

One and two storey extensions; extension to garage; demolition of 1no. garage (21/00580), grant subject to conditions, 16 August 2021.

8. ASSESSMENT

Application Site

- 8.1 White Cottage is a detached, early 20th century Arts and Crafts property, located in the Burley Conservation Area. Like many of the Arts and Crafts properties along Garden Road, White Cottage (designed by A F Clough) has been identified as being of local cultural and vernacular interest and is locally listed. It follows the character of many of the Arts and Crafts properties along the road, having a long, linear, roughly symmetrical form. It is constructed of rendered brick under a hipped roof covered by interlocking Bridgewater clay tiles.
- 8.2 During the 70s a double garage and carport were also built to the rear (north east) of the property. The carport has since been replaced with a

single garage. Planning permission was granted in 2021 to demolish the single garage and build a workshop on the east side of the double garage (21/00580). A large part of the garden area lies to the front of the property and is enclosed with a close boarded fence. Planning permission was granted earlier this month for new entrance gates; brick piers; block paving and pedestrian gate (23/01421).

- 8.3 White Cottage has neighbouring properties on all sides, all situated within reasonably generous plots.

Proposed Development

- 8.4 Planning permission is sought to demolish the double garage and replace it with a three-bay, one-and-a-half storey building which comprises of two carport bays, one storage bay and a home office in the roof accessed by an external staircase. The replacement outbuilding will be located in the north east of the plot to the rear of the dwelling, partially on the footprint of the existing double garage.

- 8.5 The height of the replacement outbuilding would be 5.5m and includes three rooflights on the front (west) elevation. The outbuilding would be 6.2m wide and 9.3m long, clad in timber horizontal boarding and finished with a slate roof.

Consideration

- 8.6 The key issues to assess are:
- whether the proposed outbuilding would be clearly proportionate and subservient to the host dwelling in terms of its design, scale, size, height and massing in accordance with Policy DP37;
 - whether the proposal would preserve the character and appearance of the Conservation Area and the host dwelling (as a non-designated heritage asset); and
 - whether there would be any unacceptable impact upon neighbouring amenity.
- 8.7 Policy DP37 permits domestic outbuildings where they are proportionate and subservient to the host dwelling, located within the curtilage and required for incidental purposes. There is a further requirement not to reduce private amenity space or parking provision to an unacceptable level.
- 8.8 Following earlier pre-application discussions, the design of the proposed outbuilding has been amended to minimise its impact on the setting of the locally listed building and the character of the wider conservation area. The design is considered to be relatively simple, the material choices appropriate for the site context, and the design quality is an improvement on the existing prefabricated garage. Dormers have been swapped for rooflights and the ridge height reduced to 5.5m, 1.4m lower than the ridge height of the host dwelling.

- 8.9 The design and intended use of the proposed outbuilding as a carport, store and home office are incidental in both appearance and function. Occupying a large plot, there would be plenty of remaining private amenity space and on-site parking provision.
- 8.10 The concerns of the Parish Council and adjoining neighbour are noted. Successive amendments haven been sought to the design (both at pre-application stage and during the consideration of the current application) to ensure that the outbuilding would appear subservient to the main dwelling in its scale, size, height and massing. It is considered that the use of contrasting external materials further help to differentiate the outbuilding from the main dwelling. The National Park Design Guide encourages the use of traditional materials in outbuildings (specifically mentioning weatherboarding) as well as open car ports. In terms of future use, the outbuilding can be suitably conditioned for incidental use only and not for any habitable purposes.
- 8.11 The Parish Council are particularly concerned about the impact of the proposal on the Conservation Area and a locally listed building (the host dwelling). The Authority has a duty under section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving or enhancing the character or appearance of a Conservation Area and non-designated heritage asset. Policy SP16 sets out that proposals should protect, maintain or enhance locally important sites and features of the historic and built environment, later setting out the requirement to not harm the special interest, character or appearance of the Conservation Area and non-designated heritage asset.
- 8.12 It is acknowledged that the proposed outbuilding would 'overlap' the rear of the main dwelling when viewed from Garden Road. However, it would be set down from the ground level at the front of the property, which together with its set back from the front of the house, would minimise the impact of the building when viewed in relation to the house. It is therefore considered that the outbuilding would not overly dominate the plot, the host dwelling or the street scene. Additionally, compared to the poor design and nonconforming materials of the existing double garage, it is felt that the proposed development would result in a neutral to moderately positive impact on the character and appearance of the Conservation Area and host dwelling (non-designated heritage asset).
- 8.13 Concerns have been raised by 21 Garden Road to the north of the dwelling, and closest neighbour along Garden Road, relating to the impact on their private amenity space, including overshadowing, overlooking and the development not being appropriate to the Conservation Area, non-designated heritage asset and plot.
- 8.14 Amended plans received re-located the rooflights to more than 1.7 metres above the floor level of the outbuilding. Although there might still be a perception of overlooking, the rooflights are high enough to avoid any direct overlooking or loss of privacy. The planning officer has visited number 21 and viewed the proposal from that side. The nearest window at 21 is obscure glazed. The window further into the plot at 21 has its

outlook to the right obscured by its own roof such that there would be limited effect upon neighbouring amenity. The external staircase would be located on the south elevation of the outbuilding.

- 8.15 The garden of 1 Howard Close is located at a higher level to the garden at White Cottage, albeit that the external staircase would have an upper platform at 1.15 metres above ground level. A privacy screen has been proposed at a height of 1.75 metres, to protect the amenity of 1 Howard Close. Subject to an appropriate condition, the raised platform and outbuilding is not considered to give rise to any adverse impact on the residential amenities of neighbouring occupiers.
- 8.16 A shading diagram has also been provided by the applicant showing the impact of the outbuilding on neighbouring properties at different times of the year. Although there is a small impact at specific times of year, the extent of impact is not considered to be unacceptable, and therefore the development is assessed to adhere to the requirements of Policy DP2 e).

Conclusion

- 8.17 For all these reasons, planning permission is recommended subject to conditions.

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

Drawing numbers: 01 Rev H, 02 Rev D.
Amended Location, Block & Site Plans; Proposed Plans & Elevations (Garage), DWG No. 01, Revision H

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 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 development shall take place above slab level until samples or exact details of the facing and 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 privacy screen attached to the external staircase shown on drawing number 01 Rev H shall be retained and maintained at a height of 1.75 metres.

Reason: To ensure the appearance and setting of the development is satisfactory and to safeguard the privacy of the adjoining neighbouring properties and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

6. All materials, machinery and any resultant waste materials or spoil shall be stored within the red line application site unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of protecting the New Forest Site of Special Scientific Interest in accordance with Policy SP6 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

7. 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).

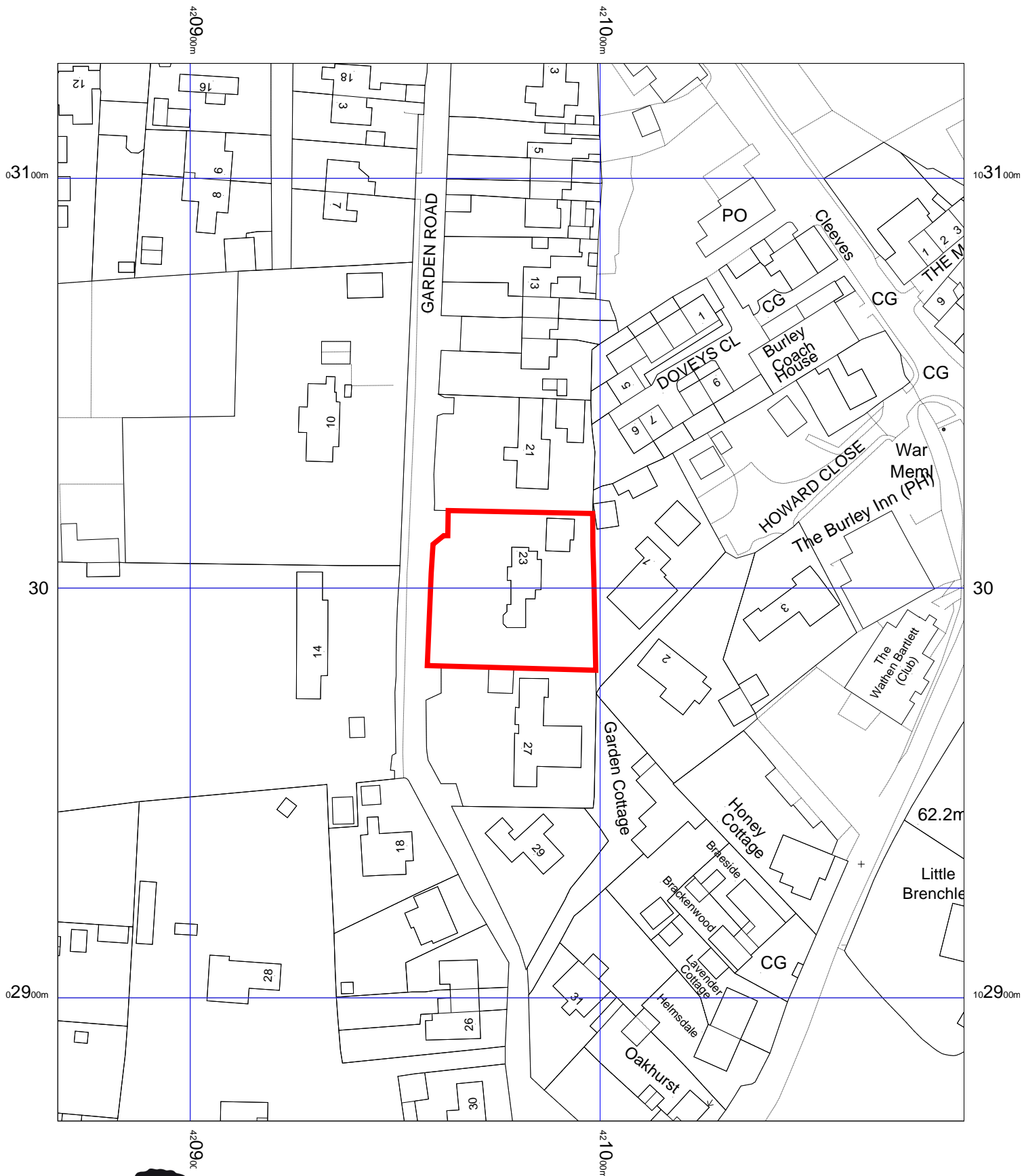
8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) England Order 2015 (or any re-enactment of that Order) no garage or other outbuilding (including alterations) otherwise approved by Class E of Part 1 of Schedule 2

to the Order shall be erected or carried out without express planning permission first having been granted.

Reason: With regards to the spatial context of the application site, it is considered necessary to remove permitted development rights for outbuildings to ensure the plot is not overdeveloped, to preserve the character and appearance of the Conservation Area and non-designated heritage asset and protect neighbouring amenity in accordance with Local Plan policies DP2, SP16, SP17, DP18, and DP37 of the Local Plan (adopted August 2019), Section 12, 15 and 16 of the NPPF.

Informative(s):

1. All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 41 of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given the relevant contact number for Natural England, which is 0300 060 3900.



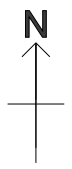
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