

Application No: 26/00618FULL Full Application

Site: Hollybank, Gorley Lynch, Hyde, Fordingbridge SP6 2QA

Proposal: Outbuilding (demolition of existing outbuildings)

Applicant: Mr & Mrs Purdy

Case Officer: Julie Blake

Parish: Hyde 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
SP6 The natural environment
SP7 Landscape character
SP15 Tranquillity
SP16 The historic and built environment
SP17 Local distinctiveness

Supplementary Planning Documents

Design Guide SPD

NPPF

Sec 3 - Decision-making policies
Sec 4 - Achieving sustainable development
Sec 14 - Achieving well-designed places
Sec 19 - Conserving and enhancing the natural environment
Sec 20 - Conserving and enhancing the historic environment

3. MEMBER COMMENTS

None received

4. PARISH COUNCIL COMMENTS

Hyde Parish Council: Recommend refusal.

Initial comments: Refusal for the following reasons:

- Details of materials listed on the application form are inadequate.
- Two distinct outbuildings are proposed, and the proposal should not be classed as one.
- Combined size is too large and of no benefit or enhancement to the parish.
- Inappropriate location within a conservation area with SAC & SSSI areas bounded by Avon Valley.
- Larger outbuildings are increasingly used to circumvent restrictions on residential extensions and could easily be converted in the future.
- Inappropriate position within the site alongside the roadside.
- Dwelling would become crowded and overdeveloped with the addition of a large building.
- The mass, scale and size of the combined buildings do not comply with Policies DP2, DP18, DP37, SP7 and SP17.
- Any proposed lighting to be controlled by condition.

The Barn

- Inappropriate siting in relation to the dwelling and proximity to the road. It should be further away from the house similar to the approved outbuilding granted under application 26/00333.

Wood framed glass building

- Not appropriate in a rural parish as it has a suburbanising effect.
- Excessive amount of glazing causing tranquillity issues in terms of light pollution being detrimental to dark skies.

Revised comment received after receipt of amended plans and agent comments:

- Remains a refusal for the same reasons as previously listed.

5. CONSULTEES

Building Design and Conservation Team: Comments:

The proposed outbuilding will cause no harm to the character and appearance of the conservation area.

6. REPRESENTATIONS

None received.

7. RELEVANT HISTORY

Application for a Certificate of Lawful Development for proposed single storey extension and rooflight (26/00121LDGP) – Planning permission required on 09 June 2026

Outbuilding (26/00333FULL) granted on 19 May 2026

Erection of a playroom (demolish existing outbuilding) (NFDC/90/45905) granted on 09 January 1991

New roof forming bedroom/bathroom/store. Porch/2 bay windows (NFDC/87/34425) granted on 01 May 1987

8. ASSESSMENT

Application Site

8.1 The application site is located on the south east side of Gorley Lynch with dense woodland adjacent to the north west. It contains a detached dwelling and four existing outbuildings. Vehicular access is from Gorley Lynch and the site lies within the Western Escarpment Conservation Area. Ground levels slope away from the dwelling on the south and south east sides.

Proposed Development

8.2 This application seeks planning permission for a replacement outbuilding and associated landscaping. The outbuilding would be located within the curtilage of the dwelling, mostly utilising the same footprint of two existing outbuildings to be demolished, albeit slightly forward of them. An existing concrete apron and steps would be replaced with a new terrace which would extend into the garden. The new mid-height terrace would be around 0.6m lower than the upper terrace at the rear of the dwelling with steps down. The outbuilding would comprise of two separated elements identified by a stepped ridge line and would utilise much of the existing hardstanding.

8.3 The outbuilding would be approximately 4.5m high at its highest point, allowing for changes in ground level that slope away from the dwelling on the east side. The larger portion of the outbuilding would be 8.3m in length with the smaller recessed portion being circa 6.8m long. In its entirety, the total length of the building would be 15.7m. In terms of width, the building would be approximately 8m including a front overhang and 5.5m for the smaller section. The outbuilding would comprise of two defined spaces for incidental use (gym / studio/ music room and storage). The outbuilding would have a combined internal floorspace of circa 76.6sq.m. Internally there would be no connecting doorway between the areas and no habitable accommodation or external lighting is proposed.

8.4 The existing outbuildings to be demolished comprise of a garage/ store and a further outbuilding originally permitted in 1991 as a playroom,

both alongside the north boundary. The combined existing floorspace of the buildings is 66.7sqm.

8.5 The existing buildings lie adjacent to the high-level roadside. The replacement building would be set further within the site and further away from the tree-lined roadside by around 4m at its nearest point and by 4.7m at the recessed point. This would be 2.5m further away from the roadside boundary than the existing buildings.

Policy Context

8.6 Policy N4 (1) of the National Planning Policy Framework (NPPF) (August 2026) states that substantial weight should be placed on the importance of conserving and enhancing the natural beauty of Protected Landscapes, and to conserving and enhancing wildlife and cultural heritage in National Parks and the Broads.

8.7 Policy HE4 of the NPPF states that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance. It further states that development proposals should avoid (or if not possible, minimise) harm to the significance of heritage assets, and conserve their significance.

8.8 Policy SP16 of the New Forest National Park Local Plan 2016- 2036 (herein after referred to as "the Local Plan") requires development proposals within the National Park to conserve and enhance the significance or special interest of designated or non-designated heritage assets, i.e. they should: (a)(iii) make a positive contribution to, or better reveal, or enhance the appreciation of, the significance or special interest of a heritage asset or its setting; and (iv) help secure the long-term conservation of a heritage asset. Proposals will be resisted where they would harm the significance or special interest of a heritage asset (designated or undesignated) unless any harm is outweighed by the public benefits of the proposal, proportionate to the degree of harm and significance of the asset, including securing its optimum viable use.

8.9 Policy DP37 of the Local Plan states that domestic outbuildings will be permitted where they are proportionate and clearly subservient to the dwelling they are to serve in terms of design, scale, size, height and massing; located within the residential curtilage; are required for purposes incidental to the use of the main dwelling; are not providing additional habitable accommodation; and will not reduce private amenity space, including parking provision, around the dwelling to an unacceptable level.

8.10 Policy SP15 of the Local Plan sets out that new development should avoid, or provide mitigation for, proposals that will lead to noise, visual intrusion, nuisance and other unacceptable impacts upon the National Park and its special qualities. Policy SP17 resists any development that cumulatively erodes the local character or results in a gradual suburbanising effect.

Consideration

8.11 Section 38 (6) of the Planning and Compulsory Purchase Act 2004, paragraph 3 and Decision-Making Policy DM3 of the National Planning Policy Framework (NPPF, 2026) require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

8.12 The key issues under consideration are compliance with Policy DP37; the impact on the landscape and character of the area; the impact on heritage assets; the impact on neighbouring amenity; and the impact on ecology.

Principle of Development

8.13 The replacement outbuilding would be for incidental uses and when compared to the dwelling on site, would appear clearly proportionate to it in terms of its size, scale, height and massing given the difference in land levels. The application includes the demolition of two existing outbuildings and an overall net increase in floorspace in the outbuilding of less than 10 square metres. The new outbuilding would be a traditional form of timber-framed building, having a gentle pitched roof of an appropriate design and quality of materials. It would be located in the residential curtilage, would not provide habitable accommodation (which would be secured by condition) and would not reduce private amenity space around the dwelling, including parking provision, to an unacceptable level. The proposal would comply with Policy DP37 and is acceptable in principle, subject to further policy considerations below.

Design and Impact on Landscape and Character of Area

8.14 The outbuilding would be constructed of a timber frame, feather edge cladding left to weather naturally with timber window casements. Amended plans have been received which reduced the amount of glazing by removing the high level apex glazing. The proposed materials as described are appropriate for an outbuilding and have been permitted within the western escarpment and within the wider National Park. The level of detail is adequate to assess the design, and it would be reasonable to condition the provision of samples before commencement. In this respect, the proposal would accord with Policies DP2 and DP18 of the Local Plan and the Authority's Design Guide 2022.

8.15 In terms of its setting within the site and visibility from outside of the site, the replacement would be appropriate to the site context. In comparison with the existing, visibility from the immediate roadside is unlikely to be discernible. Although no specific numerical ground level datum has been provided, the heights of the proposal would be 3m above the land level which is comparable to the existing buildings. The outbuilding would be set further within the site away from the road and trees, minimising the visual impact on this part of the conservation area. The increased space at the rear of the building would enable additional planting. Cumulatively, it is not considered that the development would

erode the local character or result in a gradual suburbanising effect and would accord with Policy SP17.

Heritage

8.16 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.

8.17 Hollybank is a modern detached dwelling located within character area H of the Western Escarpment Conservation Area, an area which is defined by its dispersed common edge settlement pattern and encroachment into the open forest. The Authority's Building Design and Conservation Team has been consulted and has commented that, although of notable scale, the proposed structure would be set down on a lower level than both the roadway and the adjacent dwelling, reducing its visual presence. The stepped roof form would provide a clear distinction between the incidental residential element and the more agricultural component, creating a deliberate visual break and ensuring an appropriate degree of subservience. In relation to the extent of glazing, glazing is already present on the existing outbuilding. The proposed overhang will provide shading, and the glazed element itself is modest, with a clear and coherent relationship to the main dwelling. For these reasons, the proposal is not considered to materially harm the dark skies or the tranquillity of the area. It is considered that the proposed outbuilding will cause no harm to the character and appearance of the Conservation Area. Overall, it is considered that the proposal will preserve and enhance the character and appearance of the conservation area and complies with Policy SP16 and Section 20 of the NPPF.

Impact on Neighbour Amenity

8.18 There are no adjoining or near neighbours and therefore there would be no impact on neighbouring amenity. As such there would be no prospect for overlooking, shading, visual intrusion or any other impacts on neighbouring amenities and no objections have been received.

Natural Environment

8.19 It is recognised that there are several trees along the north boundary; that they would be protected by way of the conservation area status; and noted that the removal of trees and hedgerows is not proposed. Some small ornamental trees at the front of the existing outbuilding would be removed and replanted elsewhere within the garden. The applicant has submitted a tree protection plan and this would be secured by condition.

8.20 The preliminary roost assessment report undertaken by Hampshire Ecological Services Ltd (dated October 2025) concluded that suitability for bat roosts in the outbuildings to be demolished is low to negligible and no evidence of bat roosts were found. Mitigation and enhancement

measures have been identified within the report and it is reasonable and necessary to secure these by condition, in accordance with Policy SP6.

8.21 It is recognised that biodiversity net gain is now required under the statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. This seeks to ensure development proposals deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. In this instance, it has been established that the proposal would be exempt from mandatory BNG under Regulation 5 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 as it comprises a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Conclusion

8.22 The proposed outbuilding would comply with Policy DP37 and is acceptable in principle. It would preserve and enhance the character and appearance of the conservation area; the proposed design would be appropriate; and it would not erode the local character or results in a gradual suburbanising effect. There would be no adverse impact on neighbour amenity, trees or ecology. Permission is recommended subject to conditions as the proposal would comply with Policies DP2, DP18, DP37, SP6, SP7, SP15, SP16 and SP17 of the Local Plan, the Design Guide and sections 14, 19 and 20 of the NPPF.

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 WTP2, AM033-03a (Tree Protection Plan), AM033-01a (Location Plan), AM033-11 Rev a (Proposed ground floor plan), AM033-12 Rev a (Proposed elevations SHT 1 of 2), AM033-13 Rev a (Proposed elevations SHT 2 of 2), AM033-14 Rev a (Block Plan, Roof Plan & Section Plan), AM033-05a (Existing elevations SHT 1 of 2), AM033-06a (Existing elevations SHT 2 of 2).

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 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).

4. The trees/hedges on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the recommendations as set out in BS5837:2012.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

5. 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).

6. Unless otherwise agreed in writing by the National Park Authority, development shall only take place in accordance with the recommendations for ecological mitigation and enhancement which are set out in the Preliminary Roost Assessment Report by Hampshire Ecological Services Ltd (Dated October 2025) hereby approved. The specified measures shall be implemented and retained at the site in perpetuity.

Reason: To safeguard protected species in accordance with Policies DP2 and SP6 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.

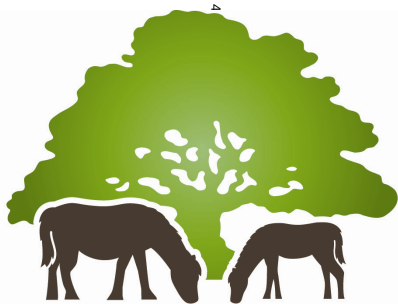
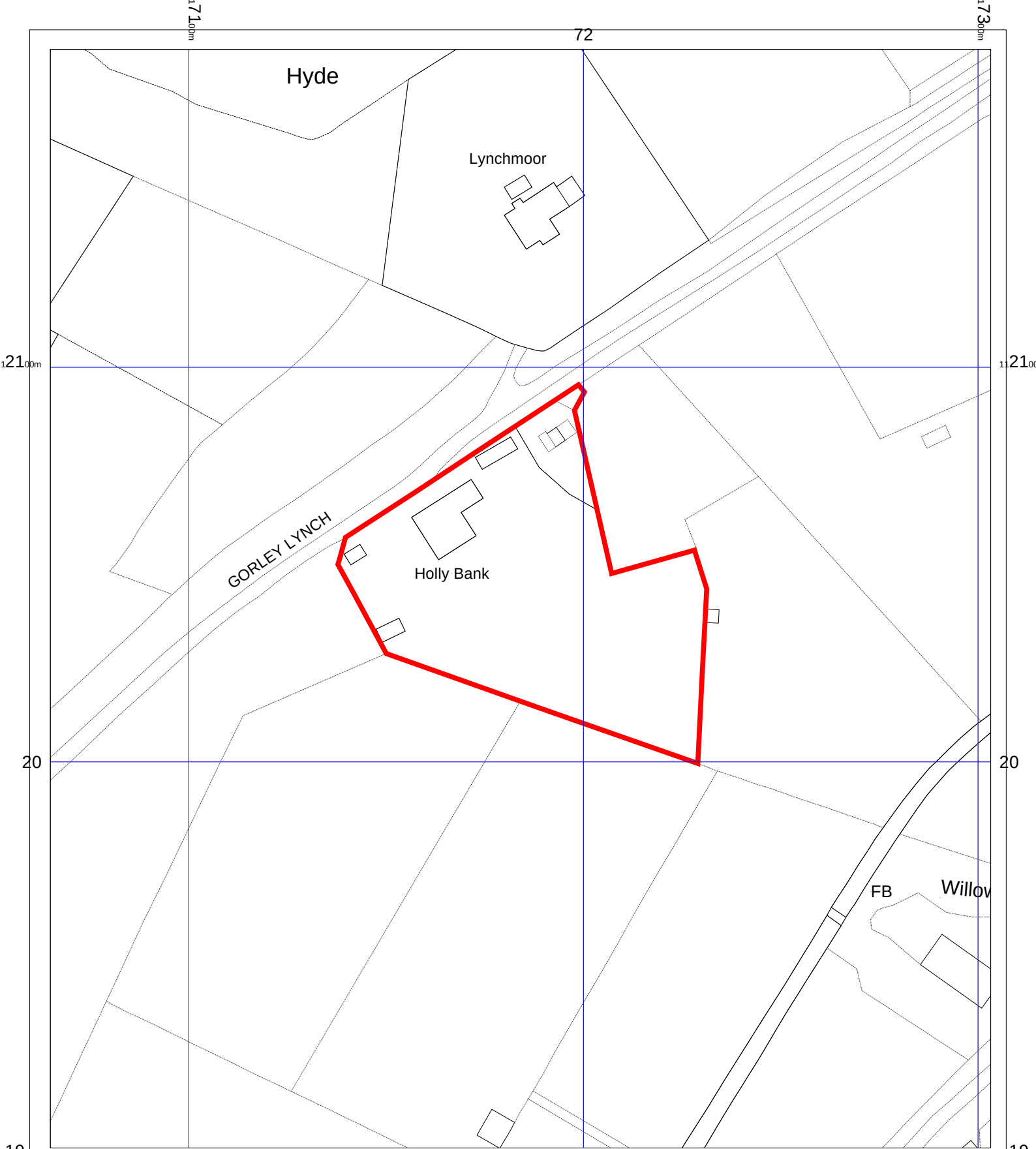
Reason: To protect the character and appearance of the countryside in accordance with Policies DP36 and DP37 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

8. No external lighting shall be installed on the building 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).

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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NATIONAL PARK

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