

Application No: 20/00389/FULL Full Application

Site: 3 New Cottages The Green, Lymington Road, East End, Lymington, SO41 5SL

Proposal: Outbuilding

Applicant: Mr A Stranack & Ms H Braddock

Case Officer: Katie McIntyre

Parish: BOLDRE

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP2 General development principles
DP18 Design principles
SP7 Landscape character
SP16 The historic and built environment
SP17 Local distinctiveness
DP37 Outbuildings

4. SUPPLEMENTARY PLANNING GUIDANCE

Boldre Parish Design Statement

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 12 - Achieving well-designed places
Sec 15 - Conserving and enhancing the natural environment
Sec 16 - Conserving and enhancing the historic environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Boldre Parish Council: Recommend refusal:

While not objecting to a summerhouse in principle it is felt that this design in this very rural, grazed Forest situation does not comply with either the local planning policies or national planning policies, Sections 12, 15 and 16. These were former agricultural workers cottages which, as such, have been classified as non-designated heritage assets in this Conservation Area and the size and design of the proposed summerhouse is thought to be inappropriate.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 Not applicable

10. RELEVANT HISTORY

10.1 None relevant

11. ASSESSMENT

11.1 The application site is a semi-detached dwelling which contributes positively to the rural character of the locality. The site lies within the Forest South East Conservation Area and the application site, together with the adjacent buildings, are identified as non-designated heritage assets. This application seeks consent for an outbuilding.

11.2 The relevant considerations are Policy DP37 and the impact upon the character and appearance of the locality and the surrounding conservation area. The Parish Council have recommended refusal raising concerns in relation to the size and design of the summerhouse.

11.3 The proposed outbuilding would serve as a summerhouse which would have a footprint of circa 6m by 3.5m and a height of 3.7m. It would be sited within the main garden area of the property which is located to the side and front, rather than to the rear. This is because the main vehicle access and parking area for the dwelling is to the rear. The proposal would be positioned forward of the host dwelling, however, it would still be set back a considerable distance from Lymington Road (circa 8m). The proposed outbuilding would meet the requirements set out in Policy DP37.

11.4 The design of the outbuilding is considered to be fairly simple being constructed of timber with a lead roof with glazing to the front. The design would be appropriate to the character of the dwelling and its modest scale would ensure it does not appear as a visually imposing feature within the street scene of the conservation area.

12. 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: 20, 21, and 22. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

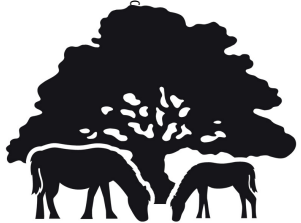
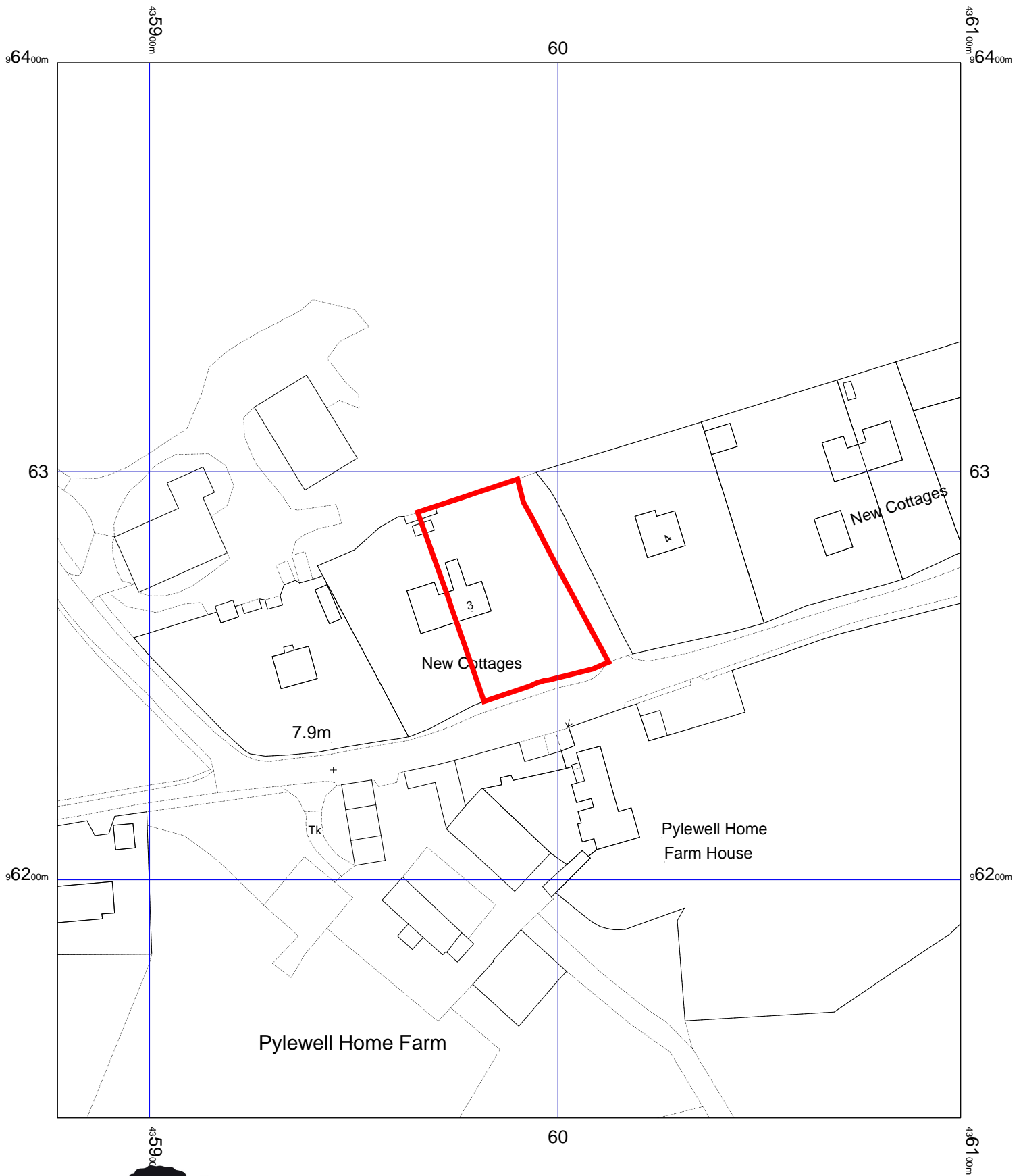
Reason: To ensure an acceptable appearance of the building in accordance with Policies SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 3 Unless otherwise first agreed in writing by the New Forest National Park Authority the external facing and roofing materials shall be as stated on the application form hereby approved.

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

- 4 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).



NEW FOREST
NATIONAL PARK

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