

Application No: 25/01351VAR Variation / Removal of Condition

Site: Langley Tavern, Lepe Road, Langley, Southampton SO45 1XR

Proposal: Application to vary condition 2 of planning permission 24/01334FULL for Single storey rear extension; storage unit in designated storage area to rear of building

Applicant: Mr D Strydom

Case Officer: Julie Blake

Parish: Fawley Parish Council

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. POLICIES

Principal Development Plan Policies

DP2 General development principles
 DP18 Design principles
 DP45 Extensions to non-residential buildings and uses
 SP15 Tranquillity
 SP17 Local distinctiveness
 SP39 Local community facilities

Supplementary Planning Documents

Design Guide SPD

NPPF

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

3. MEMBER COMMENTS

None received

4. PARISH COUNCIL COMMENTS

Fawley Parish Council: Recommend permission; the Parish Council has no comments on this application.

5. CONSULTEES

None required.

6. REPRESENTATIONS

None received.

7. RELEVANT HISTORY

Single storey rear extension; storage unit in designated storage area to rear of building (24/01334FULL) granted on 21 May 2025

Single storey extension; alterations to fenestration (16/00217) granted on 11 May 2016

Retention of extension to car park (10/95678) refused on 21 December 2010

Children's Play Area; Storage Shed; Air Conditioning Unit (10/95343) granted on 16 August 2020

Two-storey side extension to provide 3 additional letting bedrooms and further restaurant space (09/94655) granted on 04 May 2010

8. ASSESSMENT

Application Site

8.1 The Langley Tavern is a public house which lies outside of any defined settlement boundary and is accessed from Lepe Road. There is an area of public parking to the front of the premises and a less formal, gravelled area of parking on its northern side. At the side and rear (south and west) of the building is a pub garden with seating and children's play apparatus. The pub is a prominent building within the residential street scene with a public footpath predominantly running along its northern boundary leading to more residential dwellings to the west of the site. This footpath diverts along the rear of the site leading to open countryside to the south.

Proposed Development

8.2 This application seeks to vary Condition 2 of planning permission reference: 24/01334FULL which reads as follows:

"Within six months of the date of this permission, all shipping containers other than the container shown on drawings 005E, 006A, 007B, 008B shall be removed from the site.

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)."

It is now proposed to retain the containers for a further 18 months to allow materials relating to the pub to be stored on site whilst a new scheme is prepared and submitted.

Consideration

8.3 The key considerations are the impact of the proposal on the site, the surrounding area and on neighbour amenity.

8.4 The shipping containers, whilst designed to be temporary, are considered to be buildings due to their size and permanence. They are not a form of storage that is generally encouraged in the National Park.

8.5 By way of background, the shipping containers have been the subject of an enforcement case and were on site prior to the submission and approval of application 24/01334FULL. This application sought planning permission for an extension to the public house and included condition 2, which relates to the two containers located along the north boundary of the site within a parking area, adjacent to the footpath and required their removal within six months of the date of the permission. The extension has been completed and there are no current works taking place to which these shipping containers are connected. The date of the decision notice of planning permission reference: 24/01334FULL was 21 May 2025 therefore the containers have been on site for substantially longer than six months.

8.6 Further information was sought from the applicants in respect of the proposed 18-month time period; the nature of the items requiring storage; the relationship with the day to day running of the business; and whether any other alternative off site storage solutions had been explored. No further information has been received to justify their retention.

8.7 The application form states that the reason given for the retention of the containers for a further 18 months is to allow time for a new scheme to be prepared. Recent planning records show that there have been no pre-application enquiries or planning application submissions and there is no indication of when such enquiries or submissions will be made.

8.8 Paragraph 139 of the National Planning Policy Framework (NPPF) states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design. With regards to the appearance of the containers, it appears that no measures have been taken to minimise their visual impact and they are not considered to be contextually appropriate. They are prominent from the amenity space of the public house, clearly visible from outside of the site and from the immediately adjacent residential dwellings. Their industrial appearance is out of character with the site and inappropriate to the surroundings. Retention for a further 18 months is considered contrary to Policy DP2 which requires development to be appropriate in terms of scale, appearance, form, siting and layout. It would also be contrary to Policy DP18, which requires development to enhance the built environment of the New Forest, and Policy SP17, which does not permit development which would result in a gradual

suburbanising effect within the National Park. The detrimental visual impact is not outweighed by the limited justification provided for retention.

Conclusion

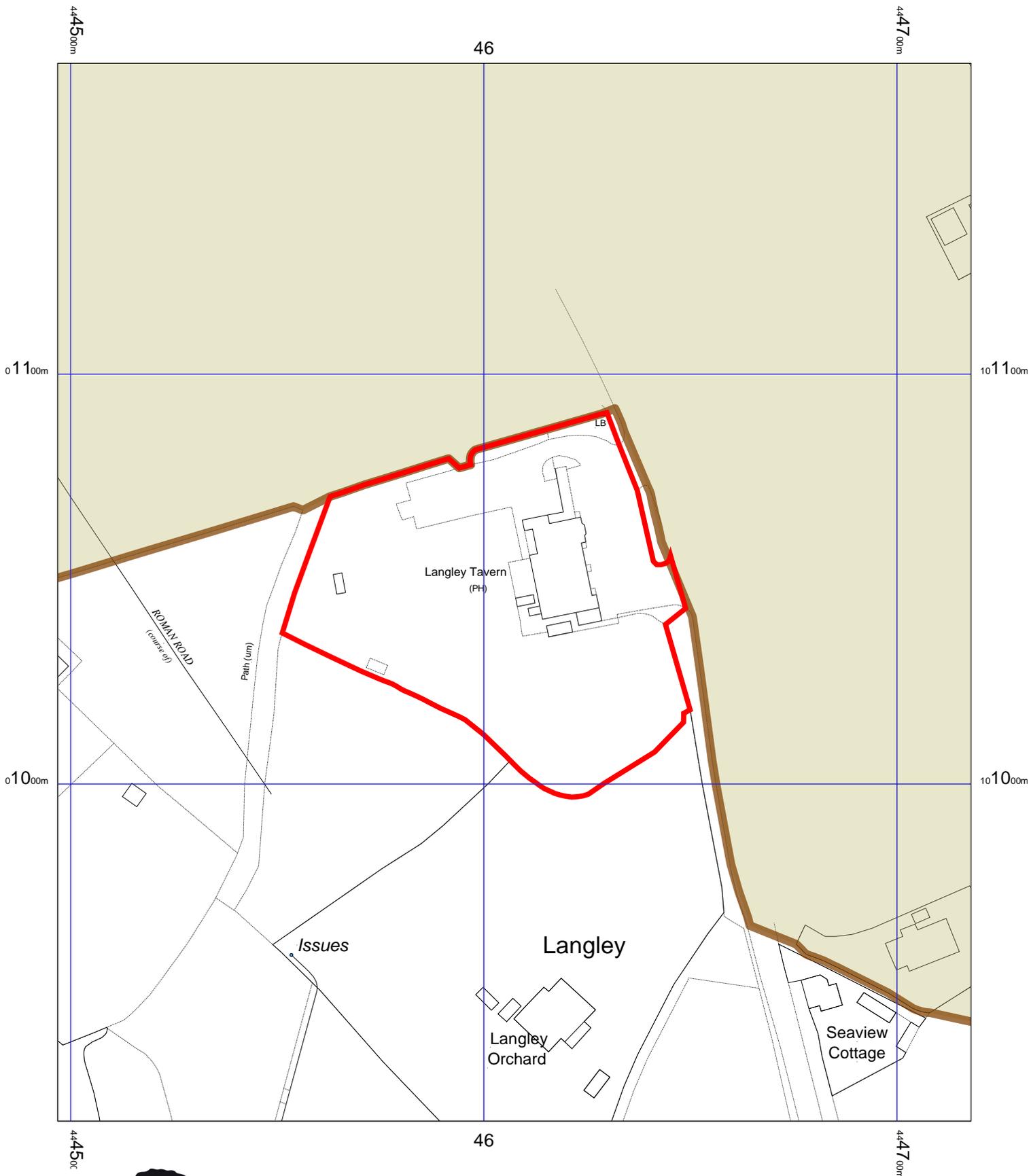
8.9 For the above reasons, refusal is recommended as the proposal would be contrary to Policies DP2, DP18 and SP17 of the New Forest National Park Authority Local Plan 2016-2036 (August 2019), the Design Guide SPD (2022) and the National Planning Policy Framework.

9. RECOMMENDATION

Refuse

Reason(s) for refusal:

1. The development, by virtue of its scale, siting and appearance is not in keeping with or contextually appropriate to the site and its surroundings. It has not been demonstrated that the proposed siting for an additional 18 months has been justified and the extended time period would result in development which would not enhance the built environment of the New Forest and would result in a gradual suburbanising effect within the National Park. The proposal is contrary to Policies DP2, DP18, and SP17 of the New Forest National Park Authority Local Plan 2016-2036 (adopted 2019), the Design Guide SPD and the National Planning Policy Framework. Furthermore, it would not further the purposes of the National Park, contrary to the requirement of Section 245 of the Levelling Up and Regeneration Act 2023, which amended Section 11A of the National Parks & Access to the Countryside Act 1949.



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