

**Application No:** 24/00554FULL Full Application

**Site:** Laurel Cottage, Pilley Bailey, Boldre, SO41 5QU

**Proposal:** Extension; replacement shed; outbuilding

**Applicant:** Mr & Mrs G Sutcliffe

**Case Officer:** Carly Cochrane

**Parish:** Boldre Parish Council

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## 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

DP36 Extensions to dwellings

DP37 Outbuildings

SP7 Landscape character

SP14 Renewable energy

SP15 Tranquillity

SP16 The historic and built environment

SP17 Local distinctiveness

### 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

Boldre Parish Council: Recommend refusal. There is concern over the size and position of this enormous outbuilding in this very picturesque part of the village. It is noted that the cottage is being adapted for disability yet the outbuilding/garage is far from the main dwelling and with

gravel area between which is not suitable for wheelchair access.

## 5. CONSULTEES

Building Design and Conservation Area Officer: Whilst there is no objection in principle to the construction of an extension to the rear of the property in order to accommodate the applicant's changing needs, due to the scale, form, massing and overall design the proposed development is considered to cause less than substantial harm to the significance of the non-designated heritage asset and less than substantial harm to the character and appearance of the conservation area.

## 6. REPRESENTATIONS

Three letters of representation have been received; two letters are in support, and one letter provides a comment, however raises some concerns, summarised as follows:

- Scale of the outbuilding appears inappropriate, not in keeping with the area and intrusive given its location adjacent to the boundary.
- Plans should show the intended vehicular access.
- Any lighting to the outbuilding and exterior of the house should be kept to a minimum and needs to conform with Local Plan Policy DP2 and Boldre Parish Council Neighbourhood Plan page 10 to minimise light spillage.
- Construction traffic should park within the property and not on the verges which could result in damage and also cause obstruction to the highway for other users.

## 7. RELEVANT HISTORY

No relevant planning history.

## 8. ASSESSMENT

### Application Site

8.1 The application site is located to the eastern side of Jordans Lane; the southern site boundary adjoins the neighbouring property of 'Greenacre' at Wooden House Lane, which is also within the applicant's ownership. The north-western corner of the site adjoins the New Forest SSSI, and the property has direct access onto the open forest and Jordan's Lane via a timber gate, with an existing hardstanding area providing off road parking within the curtilage. The site is enclosed by a hedgerow and trees along its western boundary, either side of the access. The dwelling is located immediately adjacent to the northern boundary, with the garden projecting to the south. A timber outbuilding is located within the north-eastern corner, and the dwelling has been identified as a non-designated heritage asset within the conservation area.

## Proposed Development

- 8.2 This application seeks permission for ground and first floor extensions, with the replacement of the existing timber outbuilding within the north-eastern corner of the site, and the erection of a new outbuilding parallel with the western site boundary.
- 8.3 By way of background, the proposal has been the subject of extensive pre-application advice. The scale of the proposed extension has been significantly reduced to ensure compliance with the normal floorspace restriction of Policy DP36; the proposal initially sought to achieve additional floorspace in excess of the applicable 30% maximum limitation, citing exceptional circumstances. However, it was not considered that the applicant met the criteria of the genuine family need as set out within Policy DP36. In respect of the outbuilding, the notable change is the reduction in the number of integrated solar panels upon the roof slopes. The inclusion of a roller shutter door upon the northern elevation of the outbuilding was agreed at this stage.

## Consideration

- 8.4 In respect of the floorspace restriction of Policy DP36, as aforementioned, the proposal has been reduced in scale to ensure compliance. It is therefore calculated that the proposal would meet, but not exceed, the relevant additional 30% floorspace limitation. Whilst there would be, upon completion of the proposed development, no scope for any further enlargement of the dwelling utilising permitted development rights, their removal is still considered reasonable and necessary in respect of controlling any alterations or other 'improvements' (as per the wording of Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ("the GPDO") to protect against any future changes to the dwelling which may be considered inappropriate.
- 8.5 Although the proposed development has been described as involving an extension to the first floor, for clarity, this is to provide internal headroom for a relocated staircase; the ridgeline of this element sits below the eaves of the main dwelling and does not involve any works to the structure of the existing roof. The remainder of the proposed extension is single storey, and projects both east and west from the existing two storey rear element. In respect of materials, the dwelling is constructed from brick with a slate roof; matching materials would be used within the proposed extension, except for a zinc roof upon the single storey elements. The Authority's Design Guide SPD sets out that zinc is a contemporary material which has previously been used successfully in the New Forest and can be used as a suitable alternative to lead roofing. In this instance, the zinc roofs would be considered to complement the existing slate and the use of such material is considered acceptable. Whilst it is proposed that all other materials match those existing, to ensure an appropriate

finish, it is considered reasonable and necessary that samples of all materials to be used in the development are submitted to the Authority for approval.

8.6 The proposed extensions are considered to be subservient in scale and would not detract from the character of the non-designated heritage asset. Due to the siting of the dwelling within the plot, the proposed extensions would not be prominent from outside the site. Whilst this in itself is not an indicator in respect of the acceptability of a proposal, and notwithstanding the comments of the Building Design and Conservation Officer (who was not party to the earlier pre-application advice) the scale of the proposal is considered, on balance, to conserve, and not detract from, the natural beauty of the National Park. Consequently, it is felt that the proposal would not have such an adverse impact upon the intrinsic landscape character of the local or wider area to the extent that it would warrant a refusal. It is acknowledged that this is a finely balanced case but overall, the proposed extensions are not considered to result in any adverse impact upon the integrity, character and appearance of the non-designated heritage asset or conservation area.

8.7 There would be no new windows upon the first floor of the dwelling; the proposed extension to provide a stairwell would in fact remove two windows upon this eastern facing elevation. The single storey scale of the proposed extensions are not considered to result in any adverse impact upon neighbouring amenity. However, due to the close proximity of the dwelling to the northern boundary, it is considered reasonable and necessary, along with the aforementioned removal of permitted development rights, to condition that no new windows are inserted at first floor level, in the interests of the amenity of the neighbouring property to the north.

8.8 Policy DP37 sets out that permission will be granted for domestic outbuildings where they are proportionate and subservient to the host dwelling in terms of design, scale, size, height and massing; located within the residential curtilage; are to be used incidental to the main house; do not provide additional habitable accommodation; and will not reduce the private amenity space of the dwelling to acceptable level. In this instance, the proposed replacement outbuilding would be reduced in scale and be set broadly upon the same footprint as that existing. This timber outbuilding would be subservient and used for incidental purposes. As such, it is considered compliant with the criteria of Policy SP37 of the Local Plan.

8.9 Concern has been raised by both the Parish Council and a local resident in respect of the scale and siting of the proposed new outbuilding. This outbuilding would be located approximately 2 metres from the western site boundary, a maximum of 4 metres from the southern site boundary, and approximately 9 metres from the existing vehicular access into the site. No works are proposed

to the existing hedge; it is recognised that the hedge is an important feature within the conservation area, not only as it would provide significant screening of the outbuilding. As such, a condition is recommended securing its retention. An amended site plan has been submitted illustrating that there is an existing septic tank between the front (northern) elevation of the proposed outbuilding and access, within what would form part of the hardstanding driveway and car parking area, to justify the location of the proposed outbuilding. Whilst the proposed outbuilding would be sited in both close proximity to the boundary and at the furthest location from the dwelling, the respective buildings would in fact be separated by a distance of less than 18 metres at the closest point. This is not a significant distance, and therefore the outbuilding would be viewed in context with the dwellinghouse. Comment has been made about wheelchair access to the outbuilding from the dwelling (on the basis the proposed floorplans indicate the necessary internal turning spaces within the dwelling) however, this is not a material consideration. The Site Plan shows a hardstanding route between the respective buildings, with much of the hardstanding area existing, and this would be a matter for the applicants.

- 8.10 The proposed outbuilding would measure approximately 14 metres in length, 4.8 metres in width, 2.1 metres in height to the eaves and 3.6 metres in height to the ridge. It would be constructed using feather-edge timber cladding, a slate roof to match the main dwelling with integrated solar panels upon the western and eastern slopes, and with a conservation style rooflight and timber framed windows with heritage style glazing. The door upon the front elevation, as aforementioned, would be a roller shutter. The proposed lighting of the outbuilding is shown on the plans, with low level wall mounted pathway lights and wall mounted downward facing lights upon the eastern elevation facing the garden, and two wall mounted downward facing lights either side of the roller shutter door. Internally, the outbuilding would provide a garage, log store and workshop space. Whilst, on plan, the outbuilding appears to compete with the main dwelling in terms of its footprint, by reason of its relatively modest height, it would not appear unduly dominant and would in fact appear subservient and proportionate in scale when compared with the main dwelling. The materials palette is appropriate for an outbuilding, whilst incorporating some small-scale renewable technology, in accordance with Policy SP14 of the Local Plan. The amount and type of external lighting is considered appropriate and would not result in any adverse impact upon the tranquillity of the area, as per Policy SP15 of the Local Plan. Any additional external lighting at the site can reasonably be conditioned to ensure that the details are submitted and approved by the Authority prior to its installation.
- 8.11 No works are proposed to the roof space. As such, no Bat Roost Assessment or alike has been carried out. Given that the proposed extensions to the dwelling would be attached to existing

brickwork, it is not considered that there would be any harm to protected species on site, if they were indeed present. It is considered that an Informative is sufficient to manage this matter.

## **Conclusion**

8.12 It is therefore recommended that permission be granted, as the proposal accords with Policies DP2, DP18, DP36, DP37, SP7, SP14, SP15, SP16 and SP17 of the New Forest National Park Authority Local Plan 2016-2036 (adopted 2019).

## **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

PP-001, PP-002, PP-010, PP-011, PP-015, PP-020, PP-021, PP-022, PP-030

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) England Order 2015 (or any re-enactment of that Order) no development otherwise approved by Classes A, B or C of Part 1 of Schedule 2 to the Order shall be erected or carried out without express planning permission first having been granted.

Reason: To ensure the dwelling remains of a size which is appropriate to its location within the countryside and to comply with Policies DP35 and DP36 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

4. No first floor windows shall be inserted into the building unless express planning permission has first been granted.

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).
5. No development shall take place above slab level until samples or exact details of the facing and roofing materials for the extension and outbuildings 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).
6. All new roof lights shall be of a 'Conservation' type and shall be fitted so that, when closed, their outer surfaces are flush with the plane of the surrounding roof covering.

Reason: To protect the character and architectural interest of the building in accordance with Policies DP2, DP18 and SP16 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).
7. The outbuildings 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 other than that hereby approved 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).
9. The trees and hedges forming the western boundary 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

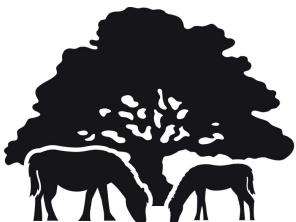
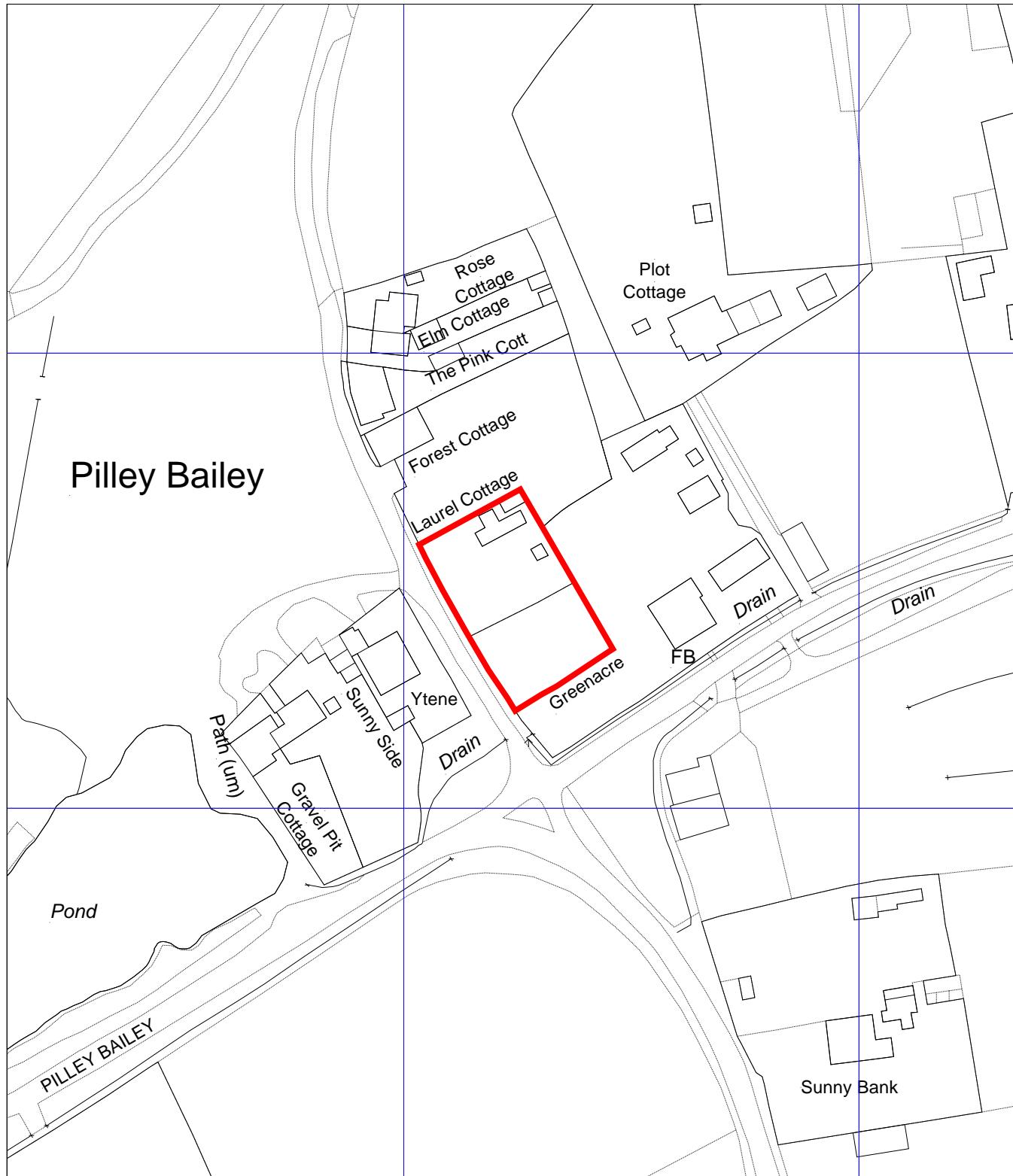
important to the visual amenities of the area, in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

10. 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).

**Informatics:**

1. The Authority has considered the application in relation to its adopted Local Plan, the National Planning Policy Framework and any other relevant material planning consideration and has recommended changes which have been accepted by the applicant to ensure the development is compliant and does not harm the character and appearance or amenities of the area.
2. 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.



NEW FOREST  
NATIONAL PARK

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