

## NOTICE OF MEETING

**Meeting:** PLANNING COMMITTEE

**Date and Time:** WEDNESDAY, 9 DECEMBER 2020, AT 9.30 AM\*

**Place:** SKYPE MEETING - ONLINE

**Enquiries to:** Email: [karen.wardle@nfdc.gov.uk](mailto:karen.wardle@nfdc.gov.uk)  
Tel: 023 8028 5071

### **PUBLIC PARTICIPATION:**

\*Members of the public are entitled to speak on individual items on the public agenda in accordance with the Council's public participation scheme. To register to speak please contact Planning Administration on Tel: 023 8028 5345 or E-mail: [PlanningCommitteeSpeakers@nfdc.gov.uk](mailto:PlanningCommitteeSpeakers@nfdc.gov.uk) no later than 12.00 noon on Monday, 7 December 2020. This will allow the Council to provide public speakers with the necessary joining instructions for the Skype Meeting. The Council will accept a written copy of a statement from registered speakers who do not wish to join a Skype Meeting, or are unable to. The statement will be read out at the meeting and should not exceed three minutes.

**Claire Upton-Brown**  
Chief Planning Officer

Appletree Court, Lyndhurst, Hampshire. SO43 7PA  
[www.newforest.gov.uk](http://www.newforest.gov.uk)

**This Agenda is also available on audio tape, in Braille, large print and digital format**

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## AGENDA

**NOTE:** The Planning Committee will break for lunch around 1.00 p.m.

### **Apologies**

#### **1. MINUTES**

To confirm the minutes of the meetings held on 14 October and 11 November as correct records.

#### **2. DECLARATIONS OF INTEREST**

To note any declarations of interest made by members in connection with an agenda item. The nature of the interest must also be specified.

Members are asked to discuss any possible interests with Democratic Services prior to the meeting.

### 3. PLANNING APPLICATIONS FOR COMMITTEE DECISION

To determine the applications set out below:

(a) **Marine House, Hurst Road, Milford-On-Sea (Application 20/10979) (Pages 7 - 18)**

Change of use of first floor to two residential units; addition to roof to provide a further residential unit; associated external alterations

**RECOMMENDED:**

Delegated Authority be given to the Chief Planning Officer to grant permission subject to the expiry of the advertising period, no new material considerations being received and conditions.

(b) **23 High Street, Fordingbridge (Application 20/10998) (Pages 19 - 24)**

Change of use from A1 to Sui-generis (Tattoo Studio)

**RECOMMENDED:**

Grant permission subject to conditions

(c) **Thatched Eaves, Salisbury Road, Ibsley, Ellingham, Harbridge & Ibsley (Application 20/11001) (Pages 25 - 30)**

Retention of Timber constructed WC & Store to rear of Listed cottage

**RECOMMENDED:**

Grant permission

(d) **Thatched Eaves, Salisbury Road, Ibsley, Ellingham, Harbridge & Ibsley (Application 20/11002) (Pages 31 - 36)**

Timber constructed WC & Store to rear of listed cottage (Application for Listed Building Consent)

**RECOMMENDED:**

Grant Listed Building Consent

(e) **Thatched Eaves, Salisbury Road, Ibsley, Ellingham, Harbridge & Ibsley (Application 20/11003) (Pages 37 - 44)**

Amendment to size and height of approved outbuilding under application 18/11340 and additional verandah; new timber pergola (Retrospective)

**RECOMMENDED:**

Delegated Authority be given to the Chief Planning Officer to grant permission subject to the expiry of the re-consultation period, no new material consideration being received and conditions.

- (f) **Reads Farmhouse, Martin Road, Martin (Application 20/11087)  
(Pages 45 - 52)**

Single-storey hardwood orangery to side elevation

**RECOMMENDED:**

Refuse

- (g) **Reads Farmhouse, Martin Road, Martin (Application 20/11088)  
(Pages 53 - 58)**

Single-storey hardwood orangery to side elevation (Application for Listed Building Consent)

**RECOMMENDED:**

Refuse Listed Building Consent

**4. ANY OTHER ITEMS WHICH THE CHAIRMAN DECIDES ARE URGENT**

**Please note that all planning applications give due consideration to the following matters:**

Human Rights

In coming to this recommendation, consideration has been given to the rights set out in Article 8 (Right to respect for private and family life) and Article 1 of the First Protocol (Right to peaceful enjoyment of possessions) of the European Convention on Human Rights.

Equality

The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. The Committee must be mindful of this duty *inter alia* when determining all planning applications. In particular the Committee must pay due regard to the need to:

- (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

## **NEW FOREST DISTRICT COUNCIL – VIRTUAL MEETINGS**

### **Background**

This meeting is being held virtually with all participants accessing via Skype for Business.

A live stream will be available on YouTube to allow the press and public to view meetings in real time and can also be found at the relevant meeting page on the Council's website.

### **Principles for all meetings**

The Chairman will read out Ground Rules at the start of the meeting for the benefit of all participants. All normal procedures for meetings apply as far as practicable, as the new Government Regulations do not amend any of the Council's existing Standing Orders.

The Ground Rules for all virtual meetings will include, but are not limited to, the following:-

- All participants are reminded that virtual public meetings are being broadcast live on YouTube and will be available for repeated viewing. Please be mindful of your camera and microphone setup and the images and sounds that will be broadcast on public record.
- All participants are asked to mute their microphones when not speaking to reduce feedback and background noise. Please only unmute your microphone and speak when invited to do so by the Chairman.
- Councillors in attendance that have not indicated their wish to speak in advance of the meeting can make a request to speak during the meeting by typing "RTS" (Request to Speak) in the Skype chat facility. Requests will be managed by the Chairman with support from Democratic Services. The Skype chat facility should not be used for any other purpose.
- All participants should note that the chat facility can be viewed by all those in attendance.
- All participants are asked to refer to the report number and page number within the agenda and reports pack so that there is a clear understanding of what is being discussed at all times.

### **Voting**

When voting is required on a particular item, each councillor on the committee will be called to vote in turn by name, expressing their vote verbally. The outcome will be announced to the meeting. A recorded vote will not be reflected in the minutes of the meeting unless this is requested in accordance with the Council's Standing Orders.

By casting their vote, councillors do so in the acknowledgement that they were present for the duration of the item in question.

### **Technology**

If individuals experience technical issues, the meeting will continue providing that it is quorate and it is still practical to do so. The Chairman will adjourn the meeting if technical issues cause the meeting to be inquorate, the live stream technology fails, or continuing is not practical.

### **Public Participation**

Contact details to register to speak in accordance with the Council's Public Participation Procedures are on the front page of this agenda.

In order to speak at a virtual meeting, you must have the facility to join a Skype for Business Meeting. Joining instructions will be sent to registered speakers in advance of the meeting.

The Council will accept a written copy of a statement from registered speakers that do not wish to join a Skype Meeting, or are unable to. The statement will be read out at the meeting and should not exceed three minutes. Please use the contact details on the agenda front sheet for further information.

**To: Councillors:**

Christine Ward (Chairman)  
Christine Hopkins (Vice-Chairman)  
Ann Bellows  
Sue Bennison  
Hilary Brand  
Rebecca Clark  
Anne Corbridge  
Kate Crisell  
Arthur Davis  
Barry Dunning

**Councillors:**

Allan Glass  
David Hawkins  
Maureen Holding  
Mahmoud Kangarani  
Joe Reilly  
Tony Ring  
Ann Sevier  
Michael Thierry  
Beverley Thorne  
Malcolm Wade

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**Application Number: 20/10979** Full Planning Permission

**Site:** MARINE HOUSE, HURST ROAD, MILFORD-ON-SEA SO41 0PY

**Development:** Change of use of first floor to two residential units; addition to roof to provide a further residential unit; associated external alterations

**Applicant:** The Marine

**Agent:** Jerry Davies Planning Consultancy

**Target Date:** 11/11/2020

**Case Officer:** Vivienne Baxter

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## 1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) The principle of the development
- 2) Green Belt
- 3) Impact of the proposal on the character and appearance of the area
- 4) The effect on public highway including parking
- 5) The effect on the living conditions for neighbouring properties and future occupants
- 6) Habitat mitigation

This application is to be considered by Committee because it is contrary to policy

## 2 SITE DESCRIPTION

The site lies at the north-western end of Hurst Spit on the sea front in Milford on Sea. It contains a two storey detached building comprising café at ground floor level with a self contained residential unit, 5 further Bed and Breakfast rooms and an office at first floor level. Above this level is a roof terrace and WC accessed from or within an enclosed structure. Behind the parapet wall to the east is a dumb waiter. There is a garage/store building to the rear used in association with the cafe use.

The site is separated from the extent of the built up area of Milford on Sea by a former Council car park and open grassland. To the east is a current Council car park though which is accessed a Council depot (timber clad tiled roofed building), the bird hide at Sturt Pond and access to Hurst Spit and Sturt Pond.

Land surrounding the site, Council depot and car park is designated as the Sturt Pond Local Nature Reserve with the Solent and Southampton Water RAMSAR site and SPA, Solent Maritime SAC and the Hurst Castle and Lymington River Estuary SSSI around 86m from the western boundary of the site.

## 3 PROPOSED DEVELOPMENT

The proposal entails the change of use of the 2 Bed and Breakfast rooms at the front of the property to create 1 residential unit. This area was originally the restaurant part of the building. To the rear of the property, a change of use of 3 bed and breakfast rooms and office to provide further residential accommodation for the

existing residential unit is proposed. This would reflect the original residential unit previously occupied by the applicant. An additional floor at second floor level would provide a third residential unit. There are also associated elevational alterations including an external lift to access the second floor flat.

The ground floor cafe would be retained. There is an extant permission for the outbuilding to be used as a bed and breakfast accommodation (18/10341) although this has not been implemented and is used in association with the cafe use of the site.

#### 4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status	Appeal Description
18/10341 Use of outbuilding as bed & breakfast accommodation (Use Class C1); additional windows to rear and front	23/05/2018	Granted Subject to Conditions	Decided	
16/10676 Use first floor restaurant & office as 4 bed & breakfast rooms; window to west elevation	20/07/2016	Granted Subject to Conditions	Decided	
15/11783 Use of ground floor as bed & breakfast accommodation	15/02/2016	Granted Subject to Conditions	Decided	
13/10593 Change of use of the existing residential unit on the first floor to 3 bed & breakfast rooms & 1 self catering apartment	18/07/2013	Granted Subject to Conditions	Decided	
07/89326 Rebuild and extend former cafe and residential accommodation (Amendments to Planning Permission 73000)	29/03/2007	Granted Subject to Conditions	Decided	
04/81587 Erect new building as Cafe/Dwelling (demolish existing building)	17/08/2004	Refused	Appeal Decided	Appeal Dismissed
01/73000 Part Change of use of 1st floor to restaurant, extensions and alterations to existing cafe and residential accommodation	21/11/2001	Granted Subject to Conditions	Decided	
00/68183 Lawful development certificate (existing) for use as Cafe at ground floor with 2 flats at first floor with detached garage, toilet block and car park	23/03/2000	Withdrawn by Applicant	Withdrawn	
XX/LYB/13926 Extension to restaurant and alterations to toilet layout.	18/09/1972	Granted	Decided	

#### 5 PLANNING POLICY AND GUIDANCE

##### Core Strategy (saved policy)

CS19: Tourism



## **Local Plan 2016-2036 Part 1: Planning Strategy**

Policy ENV1: Mitigating the impacts of development on International Nature Conservation sites

Policy ENV2: The South West Hampshire Green Belt

Policy ENV3: Design quality and local distinctiveness

Policy CCC2: Safe and sustainable travel

Policy IMPL1: Developer Contributions

Policy IMPL2: Development standards

## **Local Plan Part 2: Sites and Development Management 2014**

DM2: Nature conservation, biodiversity and geodiversity

DM13: Tourism and visitor facilities

DM20: Residential development in the countryside

## **Supplementary Planning Guidance And Documents**

SPD - Mitigation Strategy for European Sites

SPG - Milford-on-Sea Village Design Statement

SPD - Parking Standards

## **Relevant Legislation**

Section 38 Development Plan

Planning and Compulsory Purchase Act 2004

National Planning Policy Framework

## **Relevant Advice**

NPPF Ch.11 - Making effective use of land

NPPF Ch. 12: Achieving well designed places

NPPF Ch.13 - Protecting Green Belt land

NPPF Ch.15 - Conserving and enhancing the natural environment

## **6 PARISH / TOWN COUNCIL COMMENTS**

### **Milford On Sea Parish Council**

PAR1: We recommend PERMISSION but would accept the decision reached by the District Council's Officers under their delegated powers.

## **7 COUNCILLOR COMMENTS**

No comments received

## **8 CONSULTEE COMMENTS**

**Drainage:** No comment

**Ecologist:** No objection

**Environment Agency:** No comments received

## 9 REPRESENTATIONS RECEIVED

The following is a summary of the 5 representations received in support of the proposal.

- the proposal would enhance the appearance of the building
- the site has commercial limitations
- the existing ground floor tenants will not be affected
- previous concerns regarding noise from customers would be removed
- maintaining a cafe would benefit passers-by from Hurst Spit and Sturt Pond
- despite significant effort, the local environment has worked against the owner to sustain business through the winter months
- loss of tourist accommodation can be covered by other businesses in the village
- would result in additional trade for village shops and services
- building is not viable as wholly commercial

An objection raises the following points:

- 
- site previously contained a successful cafe
- current building is significantly larger
- creation of residential properties is unacceptable
- risk to migratory birds
- additional floor would be a blot on the landscape

## 10 PLANNING ASSESSMENT

### Introduction

The current property is used as a cafe at ground floor level with a self contained residential unit, 5 individual rooms and an office used for bed and breakfast accommodation and its associated administration.

Efforts have been made in the past to try and maintain a viable commercial use for this property. Alterations have been made to the original cafe/restaurant and dwelling through a series of planning applications resulting in permission being granted for the change of use of the first floor flat to 3 Bed and Breakfast rooms, an office and a self-contained flat in association with the cafe/restaurant use and three further bed and breakfast rooms in place of the first floor restaurant.

Of the applications referred to above, it should be noted that 18/10341 remains extant and has not been implemented, 16/10676 was implemented in part, omitting the change of use of the office and 15/11783 was not implemented and has now lapsed.

### Principle of Development

In principle the current proposal is contrary to a saved policy in the Core Strategy and two policies in the Local Plan Part 2. Policy DM20 resists new residential accommodation in the countryside which does not amount to limited residential extensions, agricultural workers dwellings, affordable housing or the replacement of an existing dwelling. Policy DM13 states that where hotel or guest house accommodation is not viable, the building should be used for an alternative leisure/visitor-based use which could continue to contribute to the local economy. In addition to this saved Policy CS19 protects tourism uses. It is noted that the first floor accommodation was in residential use until planning permission was granted in 2013 and that part is currently in residential use.

The current proposals would result in new residential development in the countryside which does not meet any of the exception criteria listed in Policy DM20 and the change of use of the first floor bed and breakfast accommodation back to residential use would also see a loss of tourism accommodation.

The applicant has attempted to maintain a variety of leisure/visitor-based uses on site from the original restaurant/cafe and subsequent conversion of the original flat into bed and breakfast accommodation which is in accordance with policy. However, in order to justify the current proposals as a departure from policy, the applicant has provided details of the trading difficulties encountered since the commercial elements of the building opened in 2010.

The applicant initially occupied the first floor residential accommodation until it became apparent that the commercial element of the building was sustaining significant losses. Rather than close the business down, permission was granted in 2013 to allow bed and breakfast accommodation at first floor level in order to support the remaining ground floor commercial element. Early in 2014 however, the building was severely damaged by a storm resulting in the temporary closure of the building in order to make the necessary and significant repairs. During this time, patrons found alternative destinations to go to and on reopening in June 2014, the owners began to experience difficulties attracting trade to the location which is relatively remote from the village centre.

The business operated for a further 17 months before the ground floor cafe/bar closed (December 2015) and the first floor remained open to facilitate the breakfasts associated with the tourism accommodation. A series of short term tenancies from early 2016 until 2019 prevented the business from being closed indefinitely. The visitor accommodation is a relatively new element on this particular site and the applicant has advised that it has never operated in excess of 55% capacity since the use commenced in 2013.

Having regard to this, it appears that the combination of the site's remote location relative to the village centre and the impact of seasonal weather makes it difficult to sustain the level of business anticipated with the original 2-storey cafe/restaurant or a combination of that use and approved letting accommodation.

At the beginning of 2020, a new lease for the cafe was agreed shortly before the national Covid-19 lockdown at the end of March although the operator has remained open where possible having regard to the government's restrictions on such facilities. A cafe has proved profitable in this location in the past and with the right support could be so again so as to maintain an element of commercial and tourism related activity on the site.

There has been residential accommodation in this location for many years, given the difficulties encountered by the numerous failed businesses in the past, consideration should also be given to what would make an appropriate and viable alternative use. This is an important material consideration. At present, the building includes a cafe and Bed and Breakfast accommodation. The Bed and Breakfast accommodation would be replaced by a permanent residential dwelling and additional accommodation for the existing, the occupants of which would contribute to the local economy. Were they to be purchased for holiday accommodation, the tourists would also contribute towards the local economy. The ground floor cafe would remain in either case and would continue to contribute to the economy. Given the location of the site and the amount of passing footfall it is considered that the café could be run as a viable business.

On balance, having regard to the history of the site and previous attempts to maintain some form of business/leisure use on site, it is considered that the provision of additional residential accommodation would allow the existing cafe use to be retained which would then continue to provide benefits to the local economy.

Having regard to the building as a whole continuing to contribute to the local economy together with the fact that the proposal is considered to be of an appropriate design, scale and appearance in keeping with the rural character of the area, it would not significantly impact upon the built development on the site within its setting nor would it be harmful in terms of traffic or other activity generated impacts it is considered that the proposal is justified with regard to policy DM20.

There are other matters to consider in this instance and they are dealt with below.

#### South West Hampshire Green Belt

New built form in the Green Belt is inappropriate unless it falls within one of the listed exceptions stated in paragraph 145 of the NPPF. Part c) of this paragraph states: *"the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;"*

The proposed development includes an addition to the building which would not be disproportionate to the original building and therefore is acceptable with respect to Green Belt Policy (NPPF Para 145 c)

With regard to the conversion of the first floor into a new flat and an enlarged flat, paragraph 146 d) of the NPPF states that the re-use of buildings is acceptable provided that the buildings are of permanent and substantial construction is not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it.

In this respect, it is considered that the openness of the Green Belt is preserved as the change of use of the first floor and associated fenestration alterations would not be visually intrusive nor increase the size or visual impact to the building. It is also possible that the level of activity associated with the proposed use would be less than the lawful use as B&B accommodation. Furthermore the proposal would not conflict with any of the 5 purposes of including land within the Green Belt set out in Para 134 of the NPPF.

The proposal is therefore considered to be appropriate development in the Green Belt.

#### Design, site layout and impact on local character and appearance of area

The proposed additional floor has been designed in keeping with the existing character of this Art Deco style building and is recessed between 2.8m and 5m from the front elevation and between 1.2m - 1.4m from the side elevations, reflecting the recessed nature of the first floor element which is set back some 2m from the ground floor. The height of the additional flat would not exceed the height of the existing stairwell to the roof terrace and given the existing parapet wall, 1.2m above the flat roof, this would have a limited impact on wider views of the building. The existing two roof structures which are dark in colour and at odds with the rest of the building would be removed.

Overall, whilst the additional built form would be seen from wider views, including from along Hurst Spit - at an elevated level to the building - it is not considered that the impact would be such that it would be harmful to the character or appearance of the area or that it would significantly impact on the openness of the Green Belt.

The proposed cladding would be in contrast with the current rendered building although subject to a condition relating to the final details of this (e.g. type and colour), the additional floor would appear recessive in this location.

To the rear, a small external lift structure is proposed in order to provide a level access to the new second floor accommodation in line with Visitable Standards required under Policy IMPL2. It would be finished in render, would be tucked into the recessed area adjacent to the stairwell and would have a limited impact on the character of the area. The current access to the roof terrace would become the entrance into the new flat and an additional door to access the remaining terrace area from the stairwell would be provided. In view of the proposed built form of the flat, this door would have a very limited impact on the building.

External alterations to the existing building are limited but include French Windows to the front elevation at first floor level which would reflect other openings on this elevation. The staircase leading from the first floor terrace to the roof terrace would be removed and this is considered to be a benefit of the scheme. At present, there is also a covered walkway to the front elevation of the property which is not indicated on either the existing or proposed elevations and its removal would further benefit the appearance of the building.

The area between the frontage building and store/garage is currently open and contains the refuse storage area for the property. It is proposed to provide a cover to part of this area in order to provide shelter for 2 vehicles parked at the rear. This canopy would be flat and coloured white to match the buildings and boundary wall. In visual terms, this would be screened by the Council's depot building from the east and from wider views to the west, would be seen with the backdrop of the boundary wall and depot building behind. It is not considered that the canopy would be either visually intrusive or harmful to the openness of the Green Belt.

Overall, the proposal offers some improvements to the current appearance of the building through the removal of less attractive features. The addition of the lift shaft and second floor accommodation have been designed so as to be recessive in nature and would have an acceptable impact on the character of the building and its environment and be appropriate development in the Green Belt as it would not affect its openness.

#### Highway safety, access and parking

The proposal includes 3 parking spaces which allows one space per dwelling but represents a shortfall of 2 spaces for the residential accommodation. However, the parking requirement for the current approved bed and breakfast use (including the 2018 approval which is extant but not implemented) is in excess of this level (8 spaces) and so the proposal would reduce the level of shortfall. It should be noted that there is time limited on street parking at this end of Hurst Road as well as two public pay and display car parks within a few minutes walk. Parking restrictions in the adjacent car park are between 6am and 6pm all year round whilst the larger, more formal car park to the west operates more seasonal restrictions.

The existing cafe use has never had any on-site parking although the land owner is able to utilise spaces for disabled customers in the adjoining Council car park. There is adequate space on site to provide cycle parking facilities for residents.

On balance, as the proposal would result in a need for fewer parking spaces than the current situation, it is considered that providing the site can accommodate one space per dwelling plus cycle parking facilities, no objections are raised in this respect.

### Residential amenity

The site is sufficiently distant from existing residential properties not to give rise to unacceptable impacts such as overlooking or loss of light. Local residents have raised the point that concerns previously expressed in relation to the use of the roof terrace would be removed.

Whilst the building does not benefit from any private amenity space at ground floor level, each residential unit would benefit from extensive balcony areas overlooking the coast or Sturt Pond to provide amenity space. These areas would enable outdoor drying space.

Although the current use of the building above the café is bed and breakfast accommodation, it is considered that its use as permanent residential accommodation could be impacted upon by the existing use below. As such, it is considered appropriate to request details of the internal noise between the ground and first floor together with details of noise insulation if appropriate. The first floor flat to the rear is unlikely to be affected given the layout of the original building.

The site is able to accommodate areas for both commercial and domestic refuse storage and cycle parking for residents - the adjacent car park has cycle parking provision for users of the cafe.

### Ecology

The site is situated adjacent to a sensitive Local Nature Reserve designation (LNR) and within 100m of other national designations. It would have no direct impact on the integrity of these areas and no objection has been received from the Ecologist.

### Flood Risk

An area of less than 10m<sup>2</sup> covering the north east corner of the garage/store building falls within Flood Zone 2. There is an extant permission for this to be used as a letting room although at present, it would appear to be used in association with the cafe use of the site. The proposal does not include any specific works to this building and would not increase vulnerability on site. The Environment Agency were consulted on the proposal but have not responded.

## **Habitat Mitigation and off-site recreational impact**

### Habitat Mitigation

In accordance with the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') an Appropriate Assessment has been carried out as to whether granting permission would adversely affect the integrity of the New Forest and Solent Coast European sites, in view of that site's conservation objectives. The Assessment concludes that the proposed development would, in combination with other developments, have an adverse effect due to the recreational impacts on the European sites, but that such adverse impacts would be avoided if the applicant were to enter into a Section 106 legal agreement to secure a habitat mitigation contribution in accordance with the Council's Mitigation Strategy. In this case, the applicant has completed a Unilateral Undertaking, which secures the required habitat mitigation contribution.

## Nitrate neutrality and impact on Solent SAC and SPAs

In accordance with the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') an Appropriate Assessment has been carried out as to whether granting permission which includes an element of new residential overnight accommodation would adversely affect the integrity of the New Forest and Solent Coast European sites, in view of that site's conservation objectives having regard to nitrogen levels in the River Solent catchment. The Assessment concludes that the proposed development would, in combination with other developments, have an adverse effect due to the impacts of additional nitrate loading on the River Solent catchment unless nitrate neutrality can be achieved, or adequate and effective mitigation is in place prior to any new dwelling being occupied. In accordance with the Council Position Statement agreed on 4<sup>th</sup> September 2019, these adverse impacts would be avoided if the planning permission were to be conditional upon the approval of proposals for the mitigation of that impact, such measures to be implemented prior to occupation of the new residential accommodation. These measures to include undertaking a water efficiency calculation together with a mitigation package to addressing the additional nutrient load imposed on protected European Sites by the development. A Grampian style condition has been agreed with the applicant and is attached to this consent.

### Developer Contributions

As part of the development, the following has been secured via a Unilateral Undertaking:

- air quality monitoring
- habitat mitigation

As part of the development, subject to any relief being granted the following amount Community Infrastructure Levy will be payable:

Type	Proposed Floorspace (sq/m)	Existing Floorspace (sq/m)	Net Floorspace (sq/m)	Chargeable Floorspace (sq/m)	Rate	Total
Dwelling houses	324.5	324.5	0	0	£80/sqm	£0.00 *
Self Build (CIL Exempt)	206.23		206.23	206.23	£80/sqm	£21,194.10 *
Subtotal:	£21,194.10					
Relief:	£21,194.10					
Total Payable:	£0.00					

## **11 CONCLUSION**

Although the proposal is in conflict with policy DM20 and DM13, it is considered that the combination of the justification provided, the limited impact of the built form on the character and appearance of the area and openness of the Green Belt, the continuing commercial use at ground floor level and reduction in the shortfall of parking spaces are such that approval is recommended.

As a departure to the development plan, the proposal has been advertised as such and a decision can be issued on its expiry on December 18th 2020.

## 12 OTHER CONSIDERATIONS

N/A

## 13 RECOMMENDATION

Delegated Authority be given to the Chief Planning Officer to **GRANT PERMISSION** subject to:

- i) the expiry of the advertising period
- ii) the receipt of no new material considerations and
- iii) the imposition of the conditions set out below

### **Proposed Conditions:**

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. The development permitted shall be carried out in accordance with the following approved plans: P012, P013, P001, P002, P003, P004, P005, P006, P007, P008, P009, P010, P011, P014, P015.

Reason: To ensure satisfactory provision of the development.

3. Before development commences, samples or exact details of the facing and roofing materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved details.

Reason: To ensure an acceptable appearance of the building in accordance with Policy ENV3 of the Local Plan Review 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

4. The development hereby permitted shall not be occupied until the spaces shown on plan P013 for the parking of cars have been provided. The spaces shown on plan P013 for the parking of cars shall be retained and kept available for the parking of motor vehicles for the dwellings hereby approved at all times.

Reason: To ensure adequate parking provision is made in the interest of highway safety and in accordance with Policies ENV3 and CCC2 of the Local Plan Review 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.



5. The development hereby permitted shall not be occupied until:
- a) A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority; all measures necessary to meet the agreed waste water efficiency calculation must be installed before first occupation and retained thereafter;
  - b) A mitigation package addressing the additional nutrient input arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European Sites by the development when fully occupied and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European Sites, having regard to the conservation objectives for those sites; and
  - c) All measures forming part of that mitigation package have been provided to the Local Planning Authority.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation for is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017.

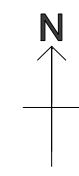
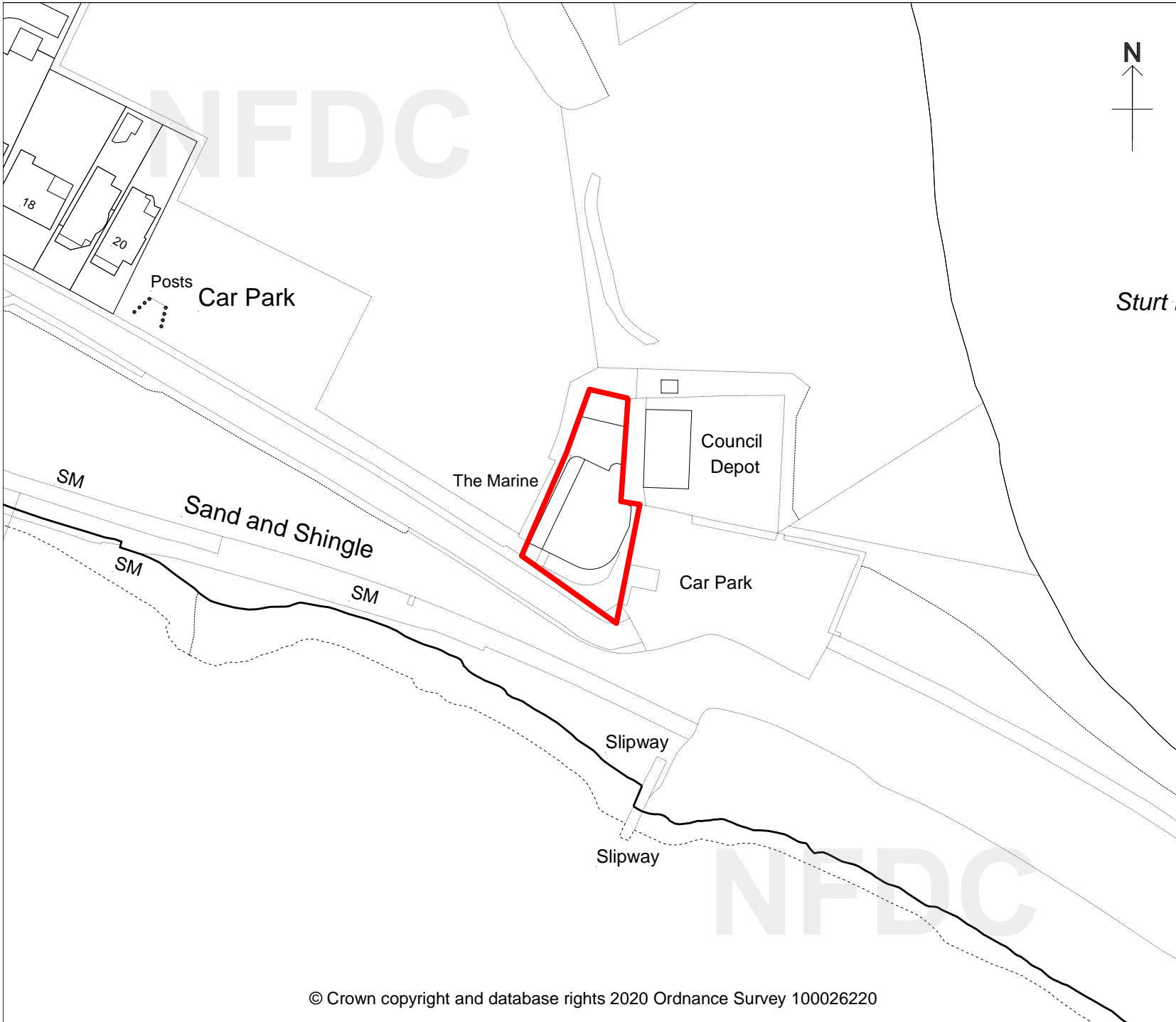
6. The first floor flat to the front of the building hereby approved shall not be occupied until a noise assessment is submitted considering the transmission of noise through the structure of the building from the ground floor cafe use to the residential flat above. Where it is found that the Noise Rating Curve (NR25 for bedroom, NR30 for living areas) is exceeded, mitigation measures shall be submitted for approval in writing by the Local Planning Authority and shall be installed, retained, and maintained in accordance with the approved scheme.

Reason: In the interests of the amenity of the adjoining neighbouring properties and in accordance with policy ENV3 of the Local Plan Part 1 (Planning Strategy).

**Further Information:**

Vivienne Baxter

Telephone: 023 8028 5442



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Claire Upton-Brown  
Chief Planning Officer  
Planning  
New Forest District Council  
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Lyndhurst  
SO43 7PA

Sturt F

**PLANNING COMMITTEE**

**December 2020**

Marine House  
Hurst Road  
Milford on Sea SO41 0PY  
20/10979

Scale 1:1250

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**Application Number:** 20/10998 Full Planning Permission

**Site:** 23 HIGH STREET, FORDINGBRIDGE SP6 1AS

**Development:** Change of use from A1 to Sui-generis (Tattoo Studio)

**Applicant:** Lovingink Tattoos

**Agent:**

**Target Date:** 11/12/2020

**Case Officer:** Jim Bennett

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## 1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of Development
- 2) Impact on vitality and viability of town centre, including impact on the local delivery of services, including local shops and pubs
- 3) Impact on the character and appearance of the area, including the Conservation area/ heritage assets
- 4) Impact on residential amenity of adjacent neighbouring properties, in respect of light, visual intrusion and privacy

This application is to be considered by Committee as the recommendation is contrary to the view of the Town Council..

## 2 SITE DESCRIPTION

The site lies within Fordingbridge Conservation Area, town centre and within a Primary Shopping Frontage and Primary Shopping Area. The area is characterised by commercial/retail uses. The ground floor premises has been vacant for a number of years, although the first floor has more recently been converted to residential accommodation.

## 3 PROPOSED DEVELOPMENT

The application is made for the change of use of a vacant A1 (now Class E) retail premises, formerly used as a hardware store to a tattoo studio (sui-generis). No external alterations are proposed to the building, although internal partitioning with stud walls is proposed.

## 4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
19/11186 Variation of condition 2 of planning permission 18/11424 to allow new door for independent access. To refer to a new drawing reference 4284:14A	22/04/2020	Granted Subject to Conditions	Decided
19/10595 Display 1 non-illuminated fascia sign; 1 non illuminated hanging sign (Application for Advertisement Consent)	22/04/2020	Granted (Advert)	Decided

18/11424 Shop front alterations to allow new front door for independent access to upper floors; new door and window in rear elevation; re-paint existing woodwork white 21/02/2019 Granted Subject Decided to Conditions

18/10331 Use of first-floor as 2 flats; first-floor rear extension; roof terrace; Juliet balcony; window alterations; rooflights 20/07/2018 Granted Subject Decided to Conditions

## 5 PLANNING POLICY AND GUIDANCE

### Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV3 - Design quality and local distinctiveness  
Policy ECON5: Retail development and other main town centre uses  
Policy ECON6: Primary, secondary and local shopping frontages

### Local Plan Part 2: Sites and Development Management 2014

DM1: Heritage and Conservation

#### Relevant Advice

NPPF Chap 6: Building a strong competitive economy  
NPPF Chap 12: Achieving well designed places

## 6 PARISH / TOWN COUNCIL COMMENTS

**Fordingbridge Town Council, Town Hall** - Recommend refusal under PAR4 as the Council doesn't wish to lose A1 commercial property in the High Street, wanting to maintain a certain percentage of A1 Commercial property in the prime shopping area.

## 7 COUNCILLOR COMMENTS

No comments received

## 8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Environmental Design (Conservation) - the proposed works are only to the interior of this unlisted building and as such will have a limited impact on the character and appearance of the conservation area and no conservation concerns are raised. At some stage signage will be required for the exterior and at that point the applicant should discuss this with the Planning Team. The existing shop front while of 20th century date has some interesting details and materials. The use of stone pillars and the glazed letter signs at the top of the windows should be retained.

NFDC Drainage - though part of this site lies within FRZ, the proposed change of use to the existing building does not require a FRA.

Historic England - no objection

Natural England - no objection

## 9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

Against: 1

- Inappropriate development in the High Street and PRIMARY shopping frontage at ground floor level.
- We already have a tattoo parlour further up the High Street

## 10 PLANNING ASSESSMENT

### Principle of Development

The principle of the change of use of an A1 premises to another commercial use in the town centre is broadly acceptable, subject to the following material considerations.

### Impact on vitality and viability of town centre, including impact on the local delivery of services, including local shops and pubs

Policy ECON6 of the Local Plan Part 1 states that proposals for the change of use of ground floor shops in A1 or A2 use to other uses that require planning permission, will only be supported where it will not create a concentration of non-shopping uses and result in an unacceptable change in the retail character of the shopping frontage as a whole. The aim of the policy is to strike an appropriate balance between responding to market demand and changing circumstances on the one hand and the need to ensure settlement centres remain active and viable.

The Primary Shopping Frontage on the south side of the High Street is comprised of twenty one commercial premises. Sixteen (76%) of these would remain in A1/A2 use if the use of the application premises is changed to that of a tattoo studio. The application property is adjoined directly by A1 and A2 units to the east and west.

Officers are of the view that a 3 to 1 balance of shopping to non-shopping uses would not result in a concentration of non-shopping uses and would not result in an unacceptable change in the retail character of the shopping frontage as a whole. Conversely, while an A1 premises would be lost, the type of use proposed will attract a certain level of foot-fall where the use will add to the vitality and attractiveness of the town centre, particularly as the unit has been vacant for some time and the tattoo studio use proposed would retain a commercial use within the frontage.

### Impact on the character and appearance of the area, including the Conservation area/ heritage assets

Policy DM1 states that changes of use to a building of importance to the character of a Conservation Area shall not entail alterations which would harm its character. The proposed use does not involve any external alterations to the building and it is not anticipated that the proposal would cause harm to the heritage asset, which is a view confirmed by the Conservation Officer.

### Impact on residential amenity of adjacent neighbouring properties, in respect of light, visual intrusion and privacy

There are residential dwellings in the locality above commercial units. However, the type of use proposed is unlikely to harm adjoining residential amenity and the proposal complies with the amenity related provisions of Policy ENV3.

## 11 CONCLUSION

The proposal would have no adverse impact upon the viability of Fordingbridge Town Centre, the character of the area or adjoining amenity. Consequently the proposed change of use is recommended for approval.

## 12 RECOMMENDATION

### Grant Subject to Conditions

#### Proposed Conditions:

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.

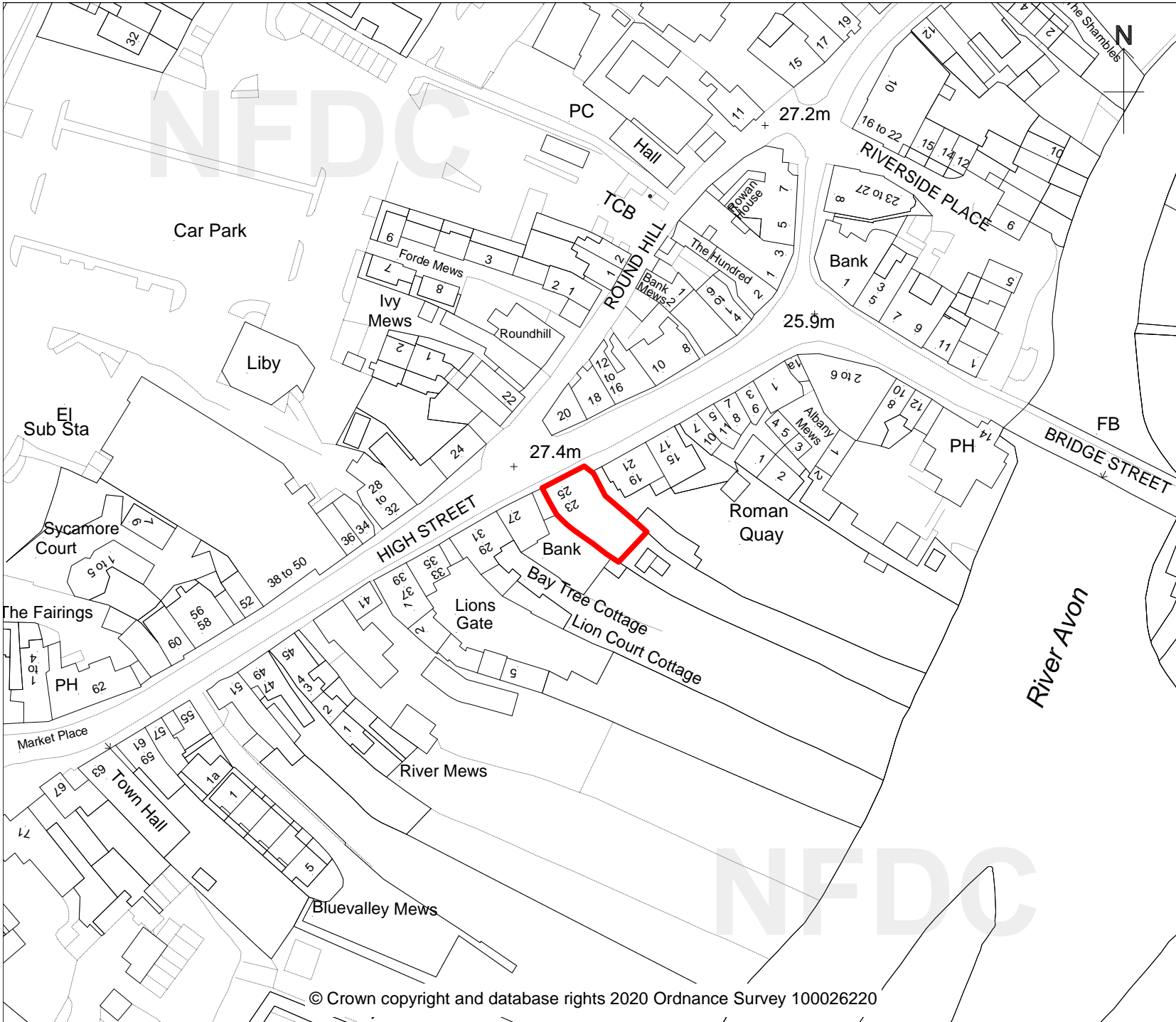
2. The development permitted shall be carried out in accordance with the following approved plans: TQRQM20268162826304, TQRQM20268163521016 and floorplan

Reason: To ensure satisfactory provision of the development.

#### Further Information:

Jim Bennett

Telephone: 023 8028 5443



23



# New Forest

DISTRICT COUNCIL

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 New Forest District Council  
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 SO43 7PA

## PLANNING COMMITTEE

December 2020

23 High Street  
 Fordingbridge  
 SP6 1AS  
 20/10998

Scale 1:1250

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**Application Number:** 20/11001 Full Planning Permission

**Site:** THATCHED EAVES, SALISBURY ROAD, IBSLEY, ELLINGHAM,  
HARBRIDGE & IBSLEY BH24 3PP

**Development:** Retention of Timber constructed WC & Store to rear of Listed  
cottage

**Applicant:** Mr Theobold

**Agent:**

**Target Date:** 09/11/2020

**Case Officer:** Kate Cattermole

---

## 1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Impact on the character and significance of the Listed Building and Conservation Area
- 2) Impact on the countryside
- 3) Neighbour amenity

This application is to be considered by Committee because there is a contrary view with Ellingham, Harbridge and Ibsley Parish Council

## 2 SITE DESCRIPTION

Thatched Eaves is a Grade II Listed Building timber framed and thatched cottage, which is positioned end on to the main road. The cottage dates from the 17th Century and has been the subject of alterations in the 18th, 19th and 20th Centuries. It lies within the Ibsley Conservation Area and countryside. The property is situated adjacent to the A338 and sits within an area characterised by a mixture of dwellings, with a public house to the south of the site.

There is a bed and breakfast business run from the site, and two buildings within the residential curtilage are used in conjunction with this activity. The cottage is occupied by the owners, but breakfasts are served within the dwelling

## 3 PROPOSED DEVELOPMENT

The application seeks permission for the retention of two single storey timber clad extensions on the rear elevation of the cottage. These extensions are utilised as a WC and store respectively.

## 4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
20/11002 Timber constructed WC & Store to rear of listed cottage (Application for Listed Building Consent)			Awaiting determination - see item 3d on this Agenda

20/11003 Amendments to the outbuilding approved under application 18/11340 in respect of its height and footprint, and the addition of a verandah. Pergola to the rear of the converted garage.

Awaiting determination - see item 3e on this Agenda

18/11340 Use of garage as holiday let accommodation; the construction of a single outbuilding to be used as holiday let accommodation and use as additional residential accommodation to existing dwelling; parking

20/02/2019 Granted Subject to Conditions

Decided

## 5 PLANNING POLICY AND GUIDANCE

### **Local Plan 2016-2036 Part 1: Planning Strategy**

Policy ENV3: Design quality and local distinctiveness

Policy ENV4: Landscape character and quality

Policy STR1: Achieving Sustainable Development

### **Local Plan Part 2: Sites and Development Management 2014**

DM1: Heritage and Conservation

DM20: Residential development in the countryside

### **Supplementary Planning Guidance And Documents**

SPG - Residential Design Guide for Rural Areas

#### **Guidance**

#### **National Planning Policy Framework**

NPPF Ch.12 - Achieving well-designed places

NPPF Ch.16 - Conserving and enhancing the historic environment

## 6 PARISH / TOWN COUNCIL COMMENTS

### **Ellingham, Harbridge & Ibsley Parish Council**

With regards to the above three applications, Ellingham Harbridge and Ibsley Parish Council considered then altogether therefore the recommendation is the same for all three applications of Par 4 (Refusal) to NFDC due to the potential increase to business activities on the property and the impact that would have on the neighbours.

## 7 COUNCILLOR COMMENTS

No comments received

## 8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

**Drainage:** no comment

**Conservation :** no objection

## 9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

Against: 1

- Lack of respect for listed building
- Questioning why additions to listed building required, is it for holiday lets or other business use?
- Heritage England draws attention to the damage done by incremental small scale changes
- Changes cannot be justified on the basis of the B&B consent
- Unsightly within the conservation area and unacceptable within the curtilage of the Listed Building

Comments from the applicant

- WC provides additional facility for b&b guests
- Due to constraints of listed building, needed additional capacity for fridges and freezers which are required to house level of refrigeration necessary in order to meet and exceed Health and Hygiene standards
- Additions to cottage have not altered the building and designed so as to minimise any impact on the Listed Building.

## 10 PLANNING ASSESSMENT

The current proposal seeks planning permission to retain two small extensions to the dwelling to be used as a WC and store. There are two other applications which are also under consideration which are the associated listed building application (ref 20/11002 - see item 3d on this Agenda) and amendments to the outbuilding approved under application 18/11340 in respect of its height and footprint, and the addition of a verandah. Pergola to the rear of the converted garage (ref 20/11003 - see item 3e on this Agenda )

### Principle of Development

This property is located within the countryside where Policy DM20 of the Local Plan Part 2 is relevant. This policy only permits limited extensions to existing dwellings subject to them being of an appropriate design, scale and appearance that is in keeping with the rural character of the area. This policy includes a quantitative measure whereby extensions should not normally provide an increase in floorspace of more than 30%. In all cases proposals should be designed to respect the character and scale of the existing dwelling and not significantly alter the impact of built development on the site within its setting. Subject to these criteria being met the principle of the proposals are considered to be acceptable. These matters are considered in the following assessment.

There is a duty imposed by Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requiring decision makers to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72(1) also requires special regard to be paid to preserving or enhancing the character or appearance of a conservation area.

The National Planning Policy Framework 2019 (NPPF) makes clear that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

### Impact on the character and significance of the Listed Building and Conservation Area

The WC and store are both simple lean-to structures, which tuck under the eaves of the thatch, and are both modest in their scale and in keeping and sympathetic to the appearance of the main dwelling with the use of timber cladding. By reason of the small scale and ancillary appearance of both rear extensions they would not be harmful to the significance of the Listed Building. As there is no identified harm to the Listed Building, the proposals also preserves the character and appearance of the conservation area given the location and modest nature of the extensions.

### Impact on the countryside

There have been no extensions to the dwelling since 1982, and by reason of their limited floorspace, the extensions would be well within the 30% allowance under the relevant policy. Furthermore, by reason of their modest size and appearance the two extensions would be appropriate in scale and design to the thatched cottage and would not significantly alter the built form on the site, within its rural setting.

### Neighbour amenity

The store and WC are sited on the rear of the dwelling, which faces the side boundary with Avon Cottage. However there is a minimum distance of 17m between these structures and the boundary, and there is vegetation along this boundary which would screen views into the rear garden area of Thatched Eaves. Taking into account the size and position of these two additions in relation to this neighbour, there would be no identified harm to this neighbour.

The Parish Council have recommended refusal on the grounds of the potential intensification of business activities on site. However, the principle of a business use operating from this site was accepted under the earlier consent 18/11340 and the applicant has advised that the two small structures subject of this application will support the existing b&b use and will not facilitate a more intensive use over and above that already operating and approved on the site. Furthermore, by reason of their proportionate size and use, they would offer very limited scope to support a more intensified business use on the site and so this is not material to the considerations of this application.

## **11 CONCLUSION**

For the reasons given above, it is considered that the proposed development is acceptable and accords with the Government advice contained with the National Planning Policy Framework (2019) and other Local Plan policies.

## **12 RECOMMENDATION**

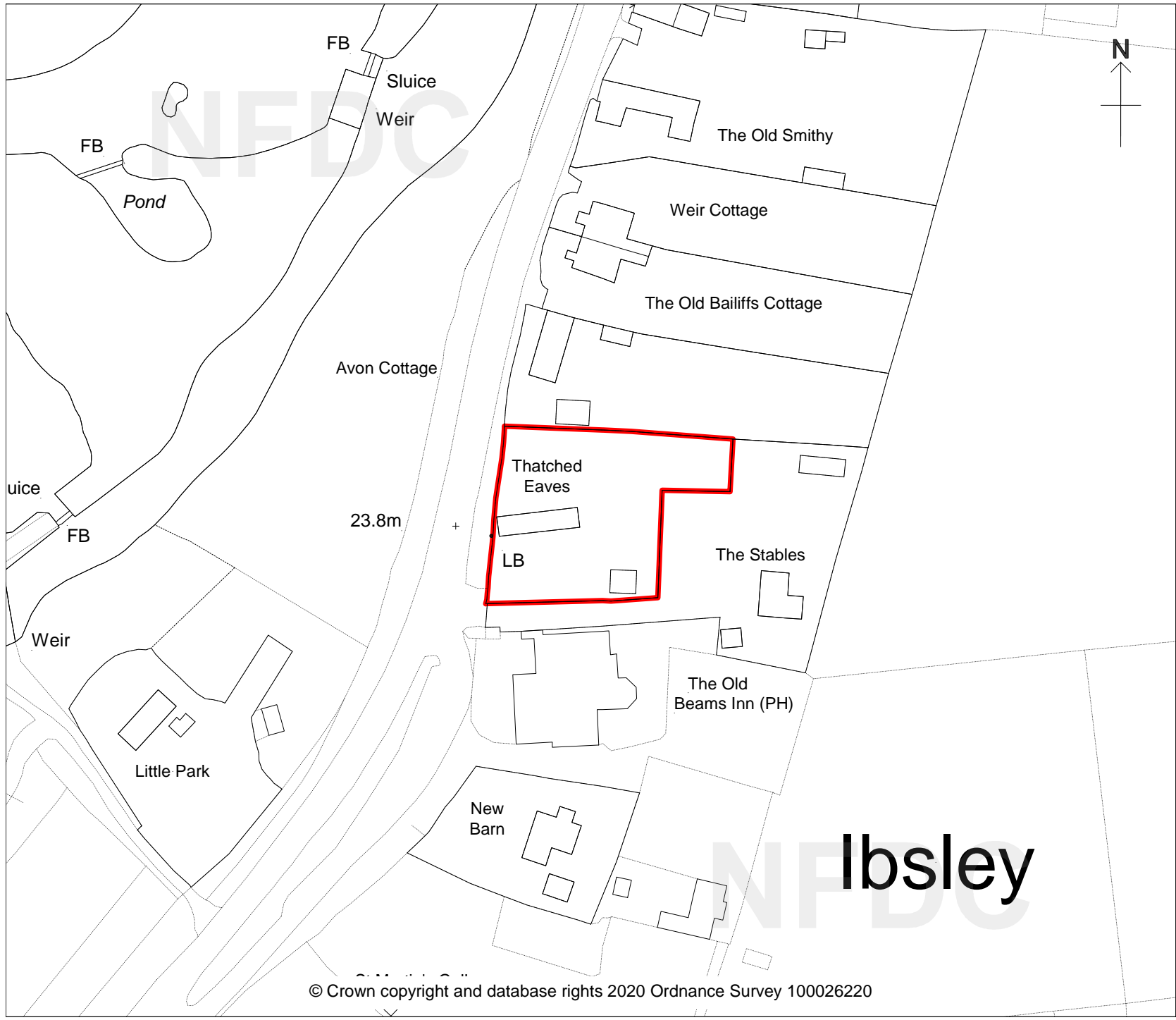
**Grant**

### **Further Information:**

Kate Cattermole

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Chief Planning Officer  
Planning  
New Forest District Council  
Appletree Court  
Lyndhurst  
SO43 7PA

**PLANNING COMMITTEE**

**December 2020**

Thatched Eaves, Salisbury Road  
Ibsley, Ellingham, Hardbridge and Ibsley  
BH24 3PP  
20/11001

**Ibsley**

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**Application Number:** 20/11002 Listed Building Alteration

**Site:** THATCHED EAVES, SALISBURY ROAD, IBSLEY, ELLINGHAM,  
HARBRIDGE & IBSLEY BH24 3PP

**Development:** Timber constructed WC & Store to rear of listed cottage  
(Application for Listed Building Consent)

**Applicant:** Mr Theobold

**Agent:**

**Target Date:** 09/11/2020

**Case Officer:** Kate Cattermole

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## 1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Impact on the character and significance of the Listed Building

This application is to be considered by Committee because there is a contrary view with Ellingham, Harbridge and Ibsley Parish Council

## 2 SITE DESCRIPTION

Thatched Eaves is a Grade II Listed Building timber framed and thatched cottage, which is positioned end onto the main road. The cottage dates from the 17th Century and has been the subject of alterations in the 18th, 19th and 20th Centuries. It lies within the Ibsley Conservation Area and countryside. The property is situated adjacent to the A338 and sits within an area characterised by a mixture of dwellings, with a public house to the south of the site.

## 3 PROPOSED DEVELOPMENT

The current proposals are for listed building consent for two single storey timber clad extensions have already been erected on the rear elevation of the cottage, and these are utilised as a WC and store respectively.

## 4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
20/11001 Timber constructed WC & Store to rear of listed cottage			Current application - see item 3c on this Agenda
20/11003 Amendments to the outbuilding approved under application 18/11340 in respect of its height and footprint, and the addition of a verandah. Pergola to the rear of the converted garage.			Current application - see item 3e on this Agenda

18/11340 Use of garage as holiday let accommodation; the construction of a single outbuilding to be used as holiday let accommodation and use as additional residential accommodation to existing dwelling; parking

20/02/2019 Granted Subject Decided to Conditions

## **5 PLANNING POLICY AND GUIDANCE**

### **Local Plan 2016-2036 Part 1: Planning Strategy**

Policy ENV3: Design quality and local distinctiveness

### **Local Plan Part 2: Sites and Development Management 2014**

DM1: Heritage and Conservation

### **Guidance**

#### **National Planning Policy Framework**

NPPF Ch.16 - Conserving and enhancing the historic environment

## **6 PARISH / TOWN COUNCIL COMMENTS**

### **Ellingham, Harbridge & Ibsley Parish Council**

With regards to the above three applications, Ellingham Harbridge and Ibsley Parish Council considered then altogether therefore the recommendation is the same for all three applications of Par 4 (Refusal) to NFDC due to the potential increase to business activities on the property and the impact that would have on the neighbours.

## **7 COUNCILLOR COMMENTS**

No comments received

## **8 CONSULTEE COMMENTS**

Comments have been received from the following consultees:

**Conservation:** no objection

## **9 REPRESENTATIONS RECEIVED**

The following is a summary of the representations received.

Against: 1

- Lack of respect for listed building
- Questioning why additions to listed building required, is it for holiday lets or other business use?
- Heritage England draws attention to the damage done by incremental small scale changes
- Changes cannot be justified on the basis of the B&B consent
- Unsightly within the conservation area and unacceptable within the curtilage of the Listed Building



Comments from the applicant

- WC provides additional facility for b&b guests
- due to constraints of listed building, needed additional capacity for fridges and freezers which are required to house level of refrigeration necessary in order to meet and exceed Health and Hygiene standards
- additions to cottage have not altered the building and designed so as to minimise any impact on the Listed Building.

## 10 PLANNING ASSESSMENT

The current proposals seek listed building consent for two small extensions to the dwelling to be used as a WC and store. There are two other applications which are also under consideration which are for the associated planning application (ref 20/11001 (see item 3c on this Agenda) and amendments to the outbuilding approved under application 18/11340 in respect of its height and footprint, and the addition of a verandah. Pergola to the rear of the converted garage (ref 20/11003 (see item 3e on this Agenda)

### Principle of Development

There is a duty imposed by Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requiring decision makers to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72(1) also requires special regard to be paid to preserving or enhancing the character or appearance of a conservation area.

The National Planning Policy Framework 2019 (NPPF) makes clear that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

### Impact on the character and significance of the Listed Building

The WC and store are both simple lean-to structures, which tuck under the eaves of the thatch, and are both modest in their scale and in keeping in their appearance with the use of timber cladding. By reason of the small scale and modest ancillary appearance of both rear extensions they would not be harmful to the significance of the Listed Building. Furthermore, the two structures have not resulted in any interventions into the fabric of the Listed Building, nor has it required any alterations to the historic plan form of the building, which remains untouched by the additions.

The Parish Council have recommended refusal on the grounds of the potential intensification of business activities on site. Notwithstanding these comments this application is for listed building consent. When assessing a Listed building consent application considerations are limited to impact on the listed building, the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The two timber extensions do not detract from the historic or architectural interest of the Grade II Listed cottage.

## 11 CONCLUSION

For the reasons given above, it is considered that the proposed development is acceptable and accords with the Government advice contained with the National Planning Policy Framework (2019) and other Local Plan Policies. Listed building consent is therefore recommended.

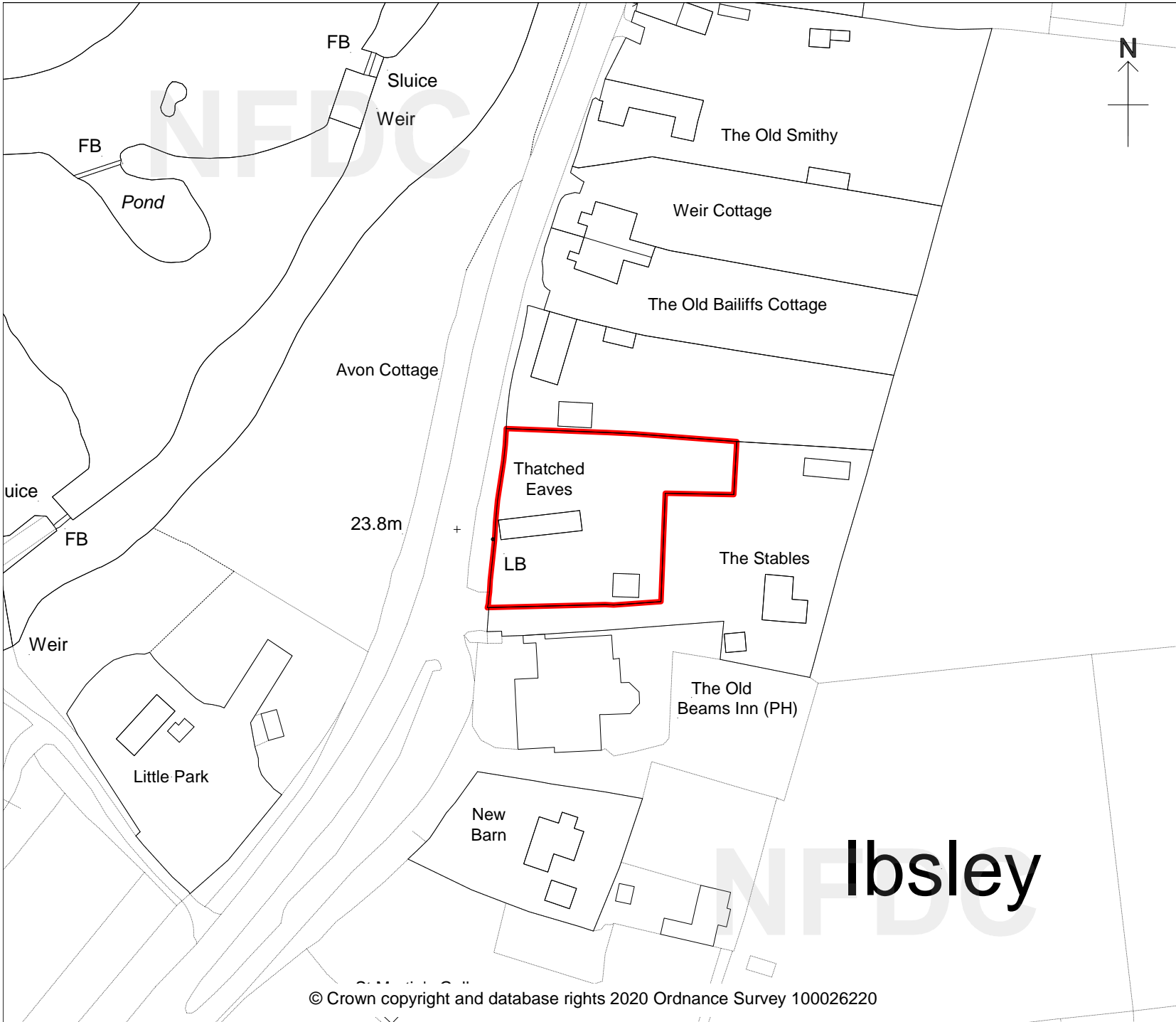
## **12 RECOMMENDATION**

### **GRANT LISTED BUILDING CONSENT**

#### **Further Information:**

Kate Cattermole

Telephone: 023 8028 5446



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Chief Planning Officer  
Planning  
New Forest District Council  
Appletree Court  
Lyndhurst  
SO43 7PA

**PLANNING COMMITTEE**

**December 2020**

Thatched Eaves, Salisbury Road  
Ibsley, Ellingham, Hardbridge and Ibsley  
BH24 3PP  
20/11002

**Ibsley**

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**Application Number:** 20/11003 Full Planning Permission

**Site:** THATCHED EAVES, SALISBURY ROAD, IBSLEY, ELLINGHAM,  
HARBRIDGE & IBSLEY BH24 3PP

**Development:** Amendment to size and height of approved outbuilding under  
application 18/11340 and additional verandah; new timber  
pergola (Retrospective)

**Applicant:** Mr Theobald

**Agent:** DHP Plans

**Target Date:** 09/11/2020

**Case Officer:** Kate Cattermole

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## 1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Impact on the setting of the Listed Building and character of the Conservation Area and countryside
- 2) Neighbour amenity

This application is to be considered by Committee because there is a contrary view with Ellingham, Harbridge and Ibsley Parish Council

## 2 SITE DESCRIPTION

Thatched Eaves is a Grade II Listed Building timber framed and thatched cottage, which is positioned end on to the main road. The cottage dates from the 17th Century and has been the subject of alterations in the 18th, 19th and 20th Centuries. It lies within the Ibsley Conservation Area and countryside. The property is situated adjacent to the A338 and sits within an area characterised by a mixture of dwellings, with a public house to the south of the site.

There is a bed and breakfast business run from the site and two buildings within the residential curtilage are used in conjunction with this activity. The cottage is occupied by the owners, but breakfasts are served within the dwelling. The two holiday lets on the site were approved under a previous planning consent in 2018, and consist of a converted garage and purpose built cabin. To the rear of the converted garage is a raised area which has been decked out with pergola over.

## 3 PROPOSED DEVELOPMENT

The current proposals are for amendments to the outbuilding approved under application 18/11340 in respect of its height and footprint, and the addition of a verandah. A pergola is also proposed to be erected sited to the rear of the converted garage.

#### 4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
20/11001 Timber constructed WC & Store to rear of listed cottage			Current application - see item 3c on this Agenda
20/11002 Timber constructed WC & Store to rear of listed cottage (Application for Listed Building Consent)			Current application- see item 3d on this Agenda
18/11340 Use of garage as holiday let accommodation; the construction of a single outbuilding to be used as holiday let accommodation and use as additional residential accommodation to existing dwelling; parking	20/02/2019	Granted Subject to Conditions	Decided

#### 5 PLANNING POLICY AND GUIDANCE

##### **Local Plan 2016-2036 Part 1: Planning Strategy**

Policy ENV3: Design quality and local distinctiveness

Policy ENV4: Landscape character and quality

Policy STR1: Achieving Sustainable Development

##### **Local Plan Part 2: Sites and Development Management 2014**

DM1: Heritage and Conservation

DM13: Tourism and visitor facilities

DM22: Employment development in the countryside

##### **Core Strategy 2009 (saved polices)**

CS19: Tourism

##### **Guidance**

##### **National Planning Policy Framework**

NPPF Ch.12 - Achieving well-designed places

NPPF Ch.16 - Conserving and enhancing the historic environment

There is a duty imposed by Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requiring decision makers to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72(1) also requires special regard to be paid to preserving or enhancing the character or appearance of a conservation area.

#### 6 PARISH / TOWN COUNCIL COMMENTS

##### **Ellingham, Harbridge & Ibsley Parish Council**

With regards to the above three applications, Ellingham Harbridge and Ibsley Parish Council considered then altogether therefore the recommendation is the same for all three applications of Par 4 (Refusal) to NFDC due to the potential increase to business activities on the property and the impact that would have on the neighbours.

## 7 COUNCILLOR COMMENTS

No comments received

## 8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

**Drainage:** no comment

**Conservation:** no objection

**Economic Development:** comment only

## 9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

Against: 1

- Strip lighting installed should be removed
- Substantial terrace is an additional 50% of the area of the new building
- Overlooking from terrace, and increase in height spreads noise and light pollution
- Changes in land level

Comments from applicant:

- Increase in height of outbuilding was result of the ring beam foundation installed to protect the adjacent trees
- Ground level where outbuilding is sited has not been altered
- Verandah included to give a safe access for guests and is lit by four low voltage lights under the canopy
- No objection from conservation officer in respect of outbuilding or pergola
- Building 46m away from objector's bedroom window
- Strict policy relation to quiet times as site also used as home of owners

Comments from agent:

- No changes to ground level, but step up required due to land levels
- The outbuilding as built allowed for additional insulation to comply with building regulations for a habitable room
- Low voltage downlights installed in canopy, and coupled with hedging on boundary reduces impact on neighbour.

## 10 PLANNING ASSESSMENT

The proposals subject of the current application relate to amendments to the outbuilding approved under application 18/11340 in respect of its height and footprint, and the addition of a verandah. In addition a pergola is proposed to the rear of the converted garage. These works have already taken place on the site.

There are two other applications which are also under consideration for timber constructed WC & Store to rear of listed cottage and associated listed building consent (ref 20/11001, 20/11002 (see items ..))

### Principle of Development

The application site consists of a residential dwelling and two holiday lets. The residential dwelling is used in conjunction with the holiday lets, as breakfast is served in the cottage. The holiday lets were approved under planning consent

18/11340. The current proposals do not increase or intensify the use from that previously approved and seeks to improve the facilities offered. The site would remain in a mixed use with residential and 2 holiday lets. As such it would accord with Policy DM13 of Local Plan Part 2 which seeks to enable existing businesses to adapt and change to secure a continued contribution to the tourism economy and given its limited increase it remains of an appropriate scale and appearance to its rural setting.

#### Impact on the setting of the Listed Building and character of the Conservation Area and countryside

A building in this location for holiday let use was approved under the 2018 planning consent and so it is only the changes to the building which need consideration. The building on site differs from what was previously approved, there has been an increase in height, size of footprint and addition of verandah. In addition, a pergola has been sited to the rear of the converted garage and sits between this building and the rear boundary. It has been installed to provide a covered seating area to be used in conjunction with the converted garage, which has capacity to accommodate up to 4 guests.

The form of the new outbuilding reflects the design of the previously approved building. The internal floor area of the building is not significantly larger being 18.43sqm, compared to 17sqm under the previous consent. The height of the building would be increased by between 500mm and 700mm with this variation taking into account the change in land levels as shown on the plans. The additional verandah spans the front of the outbuilding, and looks out over the rear garden area of Thatched Eaves. The verandah has an internal floor area of 8.4 sqm in size. It has a depth of 2m and is enclosed by a timber balustrade. There are downlighters inserted in the ceiling of the verandah and a single light and heater on the outside wall of the cabin to serve the verandah. Reference has been made to strip lighting but this was not in evidence at the site visit and is not shown on the submitted plans.

The outbuilding has a double bed and is intended for a maximum of 2 guests. The verandah accommodates a small table and chairs and a couple of loungers. The 2018 approval was for accommodation for 2 guests and so the scale and nature of the accommodation has not changed except for the addition of the verandah.

The existing building is not significantly increased in size from what was previously approved. The verandah is a sympathetic addition to the building, which enhances the facility for guests. Furthermore, the outbuilding is set back in the site with some screening which limits views of the building from public vantage points. The pergola is a lightweight structure, that is not untypical within a residential setting. As such the amendments to the outbuilding, the verandah and pergola would not detract from its countryside location and are considered to be appropriate in this rural setting.

The amendments to the outbuilding are modest and do not detract from the setting of the Listed Building. The pergola is discreetly sited to the rear of the converted garage and is screened by mature trees not directly visible in relation to the listed building. As such as a result of these proposals there would be no harm to the setting of the Listed Building and the character of the Conservation Area would be preserved.

#### Residential amenity

By reason of its siting, the outbuilding faces the rear garden of Thatched Eaves and looks towards the side boundary with the neighbouring property Avon Cottage. This neighbouring property is to the north of the application site, and consists of a thatched cottage that fronts the A338 with large rear garden. The boundary between



the two rear gardens consists of a hedge which is in the ownership of Avon Cottage and currently has been allowed to grow up to provide a screen between the two properties. There is no evidence that the land levels across the area where the outbuilding is sited have been raised.

The outbuilding , including the verandah, is sited 24m away from the boundary with this neighbour and at this distance would not create unacceptable harm to the amenities of this neighbour. The external lighting is sited within the verandah and therefore the beam would be directed down to illuminate this area. The garden would provide a dark backdrop to the outbuilding at night and the new lighting proposed could result in some limited additional light pollution at night. However, due to the position of the outbuilding and verandah in relation to the neighbouring property, there would not be a significant level of harm to amenity as a result.

The pergola is sited adjacent to the common boundary with The Stables and is in an elevated position projecting above the existing fence. However it is well screened from this neighbour, and no comments have been received in respect of this element of the application. Taking into account its relationship with this neighbour, there is no identified harm arising from the pergola.

There is some limited potential for additional noise as a result of the proposed development and an objection has also been raised on the grounds of the noise levels arising from the use of the outbuilding. However, the outbuilding only has the capacity to house two guests, and is within the grounds of a residential dwelling which serves as the home to the applicants. This is no difference in the scale of accommodation offered and the expected noise generation when compared to the approved use of the outbuilding would be comparable in terms of its amenity impacts.

Additional noise could result from the verandah and pergola which provide space for outside seating for guests to use. However, these buildings are situated within a residential setting with the owner living on site. In a domestic setting it is not unreasonable for people to make use of their outside space, and taking into account the limited number of guests that could be accommodated within the two holiday lets there is no reason to expect excessive additional noise from these areas which would harm residential amenity..

The Parish Council have recommended refusal on the grounds of the potential intensification of business activities on site. However, this application relates to an existing approved business use, and the amendments to the outbuilding and addition of the pergola would not create the opportunity to increase the number of guests using the two units already approved on site.

Comments have been raised about a tea room being operated from the site but as a result of the Enforcement Investigation the marketing of this for non residents has been withdrawn from the property website. The investigation is currently ongoing.

The Economic Development Manager has commented on this application. The accommodation appears to be high quality, towards the premium end of the visitor market. Higher spend visitors , such as those that can be accommodated here, make a valuable contribution to the local economy. There is clear evidence that local supply chains directly supported at the site, and potential for on spend at neighbouring premises and wider visitor attractions. The coronavirus pandemic has highlighted the importance of the visitor sector in the New Forest and the need to ensure that these businesses are supported. The costs associated with significantly altering or removing any of the associated features would likely harm the viability of this business.

## 11 CONCLUSION

For the reasons given above, it is considered that the proposed development is acceptable and accords with the Government advice contained with the National Planning Policy Framework (2019) and other Local Plan policies. Permission is therefore recommended subject to conditions to control the future use of the outbuilding, following the end of the re-consultation period.

## 12 RECOMMENDATION

Delegated Authority be given to the Chief Planning Officer to **GRANT PERMISSION** subject to:

- i) the expiry of the re-consultation period
- ii) the receipt of no new material considerations and
- iii) the imposition of the conditions set out below.

### **Proposed Conditions:**

1. The development permitted shall be carried out in accordance with the following approved plans: DHP/621P sheet 1 of 4A , DHP/621P sheet 2 of 4A, Block Plan, Site Plan, Design and Access Statement

Reason: To ensure satisfactory provision of the development.

2. The outbuilding, which is the subject of this permission shall only be used for additional residential accommodation for the main dwelling at Thatched Eaves as a single household as holiday let accommodation and shall not be occupied as a holiday let by any one person for more than one month in any calendar year.

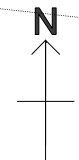
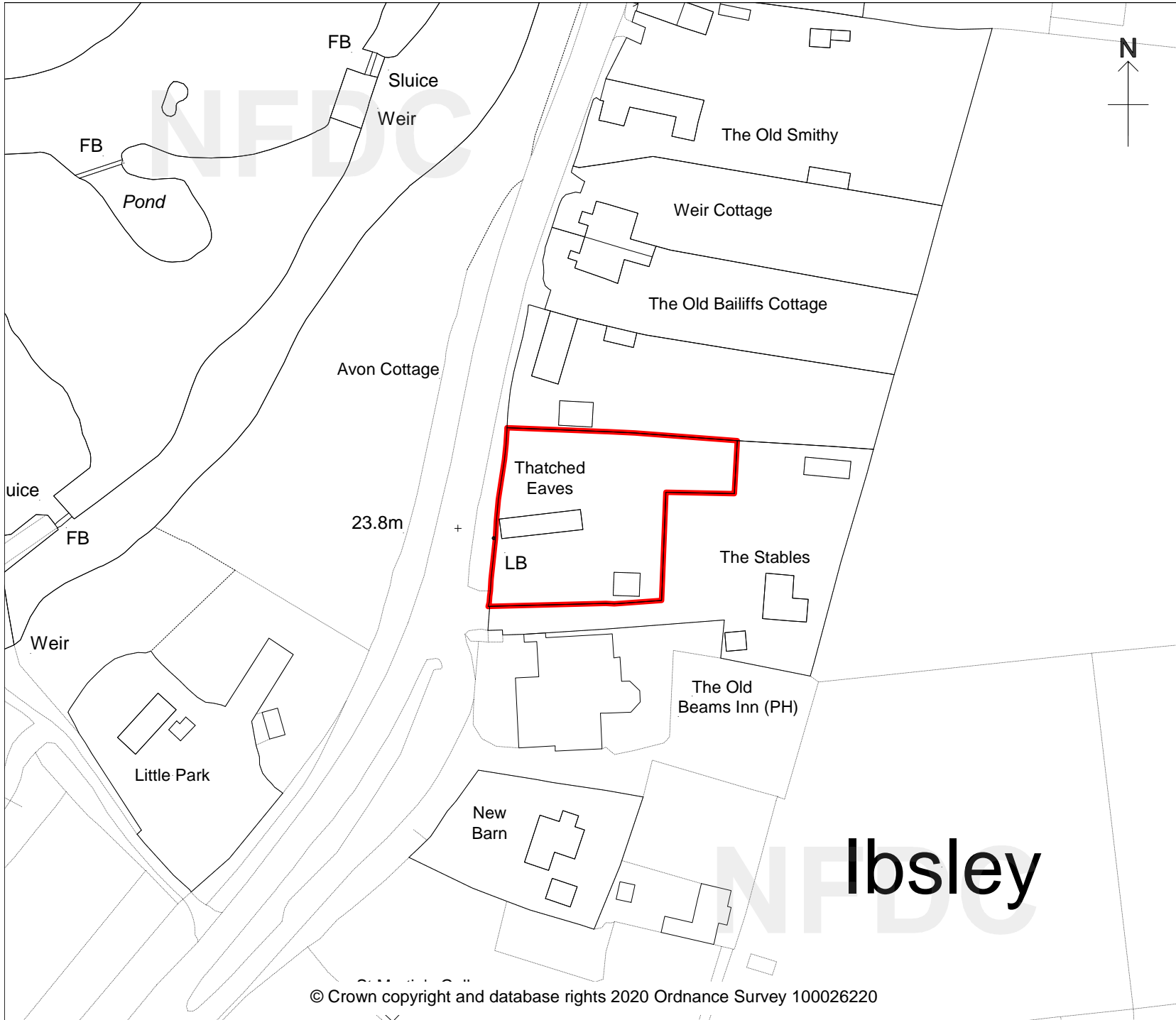
Reason: To ensure the structure is not used as a permanent dwelling which would be contrary to Policy DM20 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

### **Further Information:**

Kate Cattermole

Telephone: 023 8028 5446

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**New Forest**  
DISTRICT COUNCIL

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Claire Upton-Brown  
Chief Planning Officer  
Planning  
New Forest District Council  
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Lyndhurst  
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**PLANNING COMMITTEE**

**December 2020**

Thatched Eaves, Salisbury Road  
Ibsley, Ellingham, Hardbridge and Ibsley  
BH24 3PP  
20/11003

**Ibsley**

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**Application Number: 20/11087** Full Planning Permission

**Site:** READS FARMHOUSE, MARTIN ROAD, MARTIN SP6 3LN

**Development:** Single-storey hardwood orangery to side elevation

**Applicant:** Mr & Mrs Fernie

**Agent:** GDG

**Target Date:** 30/11/2020

**Case Officer:** Kate Cattermole

**Extension Date:** 11/12/2020

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## 1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Impact on the character and appearance of the Listed Building and Conservation Area
- 2) Impact on the Area of Outstanding Natural Beauty

This application is to be considered by Committee because there is a contrary view with Cllr Edward Heron

## 2 SITE DESCRIPTION

Read's Farmhouse is a Grade II listed building, situated in the historic core of the rural village of Martin. The site falls within the Martin Conservation Area, and is also within the Cranborne Chase Area of Outstanding Natural Beauty (AONB) and International Dark Skies Reserve. The site is also flanked by Listed Buildings; the Manor House is a Grade II\* Listed Building.

The dwelling sits within a large plot with other listed outbuildings to the back of the main building, the garden area being to the south and rear of the house with a wall along the front boundary to screen views from the road.

## 3 PROPOSED DEVELOPMENT

The application proposes the erection of an orangery to be positioned on the side of the earlier rear extension, facing the garden. Amended plans were accepted, to correct an inaccuracy on the plans.

## 4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
20/11088 Single storey hardwood orangery to side elevation (Listed Building application)			Current application See item 3g on this Agenda
07/91385 Single-storey rear extension	22/01/2008	Granted Subject to Conditions	Decided

07/91386 Single storey rear extension; french doors; replacement windows and velux; cast iron airbricks; internal alterations	22/01/2008	Granted subject to conditions	Decided
86/NFDC/33351/LBC Two-storey rear addition.	03/02/1987	Granted Subject to Conditions	Decided
86/NFDC/30620/LBC Internal alterations and repairs, reconstruction of roof structure, re tiling, construction of canopy porch and demolition of attached single storey outbuildings and existing porch and erection of a two storey rear extension and reinstatement of boundary walls.	17/07/1986	Granted subject to conditions	Decided

## 5 PLANNING POLICY AND GUIDANCE

### Local Plan Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness

Policy ENV4: Landscape character and quality

Policy STR1: Achieving Sustainable Development

Policy STR2: Protection of the countryside, Cranborne Chase Area of Outstanding Natural Beauty and the adjoining New Forest National Park

### Local Plan Part 2 Sites and Development Management Development Plan Document

DM1: Heritage and Conservation

DM20: Residential development in the countryside

### Supplementary Planning Documents

Martin Character Statement

SPG - Conservatory Design Guide

SPG - Residential Design Guide for Rural Areas

Cranborne Chase AONB Management Plan

Landscape Character Assessment

### National Planning Policy Framework

NPPF Ch.12 - Achieving well-designed places

NPPF Ch.16 - Conserving and enhancing the historic environment

## 6 PARISH / TOWN COUNCIL COMMENTS

### **Martin Parish Council**

The proposed development seems a reasonable and proportionate addition to the property. Martin Parish Council therefore recommend PERMISSION, for the reasons listed, but would accept the decision reached by the District Council Officers under their delegated powers (PAR 1)

## 7 COUNCILLOR COMMENTS

### **Cllr Edward J Heron**

I wish to register my **support** for the above application

The proposed Orangery is a sympathetic and subservient addition to this Listed Farmhouse. The proposed material and finishes are appropriate and in keeping with the existing property. I have noted the comments of the Conservation Officer but am of the view that the proposed addition does less than substantial harm to the property and by maintaining the functionality of the dwelling in a form that is appropriate for modern living secures its optimum viable use.

## 8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

**Environmental Health Contaminated Land:** no concerns

**Cranborne Chase & West Wiltshire Downs AONB:** proposed roof lantern unacceptable, as scope for light pollution is considerable.

**Archaeologist:** no objection subject to condition

**Conservation:** objection

## 9 REPRESENTATIONS RECEIVED

None received

## 10 PLANNING ASSESSMENT

### Principle of Development

This property is located within the countryside where Policy DM20 of the Local Plan Part 2 is relevant. This policy only permits limited extensions to existing dwellings that are of an appropriate design, scale and appearance in keeping with the rural character of the area. This policy includes a quantitative measure whereby extensions should not normally provide an increase in floorspace of more than 30%. In all cases proposals should be designed to respect the character and scale of the existing dwelling and not significantly alter the impact of built development on the site within its setting.

Flexibility is applied to the additions of conservatories and supporting text to the policy defines the proportion of glazing to walls and roof for a proposal to be considered as such. Even though the extension is described as an orangery, it meets the criteria of a conservatory in respect of this definition. However in respect of the character and scale of the existing building, this proposal has to be considered in relation its impact on the existing dwelling and the rural character of the area as well as the character and appearance of the Conservation Area and Listed Building.

## Impact on the character and appearance of the Listed Building and Conservation Area

There is a duty imposed by Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requiring decision makers to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72(1) also requires special regard to be paid to preserving or enhancing the character or appearance of a conservation area.

The National Planning Policy Framework 2019 (NPPF) makes clear that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Extensions to a Listed Building should not compromise the appearance or the integrity of the building. The historic part of the dwelling is a linear building sited close to the road frontage; it is a narrow building with simple roof form and gables on the side elevations, being of 2 storey and single storey. The later additions to the dwelling - which are two and single storey in form - are to the rear and do not detract from the linear form of the historic building. The two storey element is of similar materials, and reflects the fenestration of the listed building, being primarily casement windows, whilst the later single storey addition is timber clad. These extensions form natural linear additions to the Listed Building projecting into the plot, and do not detract from the character and appearance of the historic core of the dwelling.

The proposed orangery would be sited off the side wall of the 1980s extension, so would not interfere with the historic fabric of the building. However, these later extensions do form part of the Listed Building and any alterations and additions to them would have an impact on the significance of the Listed Building and its contribution to the Conservation Area. The proposed orangery should respect the property's scale, and reflect the proportions and strengths of the building as well as being the correct style for the period of the building. The accompanying Heritage Statement does not provide any design analysis of the building, nor is any justification provided as to the siting or design of the proposed orangery.

The boxy form of the proposed orangery, its position on the side elevation and its projection beyond the side of the historic core of the building do not appear as a natural addition to the house, instead competing with this side of the house and the general arrangement of the building. Furthermore, views of the top of the extension would be visible from public vantage points over the front wall.

The design of the proposed orangery would contrast with the simple form of the existing building, introducing a formal structure that would not respect any of the features of the existing building. It would appear an incongruous addition projecting out to the side of the building with a dominant roof lantern, which would be visible within the conservation area. As such it would detract from and be harmful to the proportions of the existing building and have an unacceptable impact on the conservation area.

Para 196 of the National Planning Policy Framework states that when less than substantial harm to the significance of the heritage asset has been identified, then this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.



The Listed Building was purportedly in severe disrepair when it was rescued in the 1980s. The extensions to the dwelling allowed for a sustainable residential dwelling which is now well maintained and is a 4 bedroom dwelling with a large kitchen, living room, dining room and snug. The proposed orangery would provide additional accommodation that would enhance the living arrangements for the occupier, however this would not outweigh the identified harm caused to the Listed Building and Martin Conservation Area set out in the provisions of the NPPF Para 196

#### Impact on the Area of Outstanding Natural Beauty

Para 172 of the National Planning Policy Framework states that great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Beauty. By reason of their siting in the plot, design and dimensions, the proposed extensions would not detract from the landscape setting of the AONB, nor be harmful to the Dark Skies Reserve.

In 2019 the Cranborne Chase AONB was designated the 14th International Dark Sky Reserve in the world, and hence the visibility of stars is a key attribute to the AONB. The site is within a rural area where levels of light pollution are minimal. Albeit that this is a residential dwelling with windows and doors on the side elevation facing the garden, by reason of the extent of glazing both in the walls and roof of the proposed orangery it would have the potential to create excessive additional light pollution within this part of the site. The requirement to provide internal blinds to limit light in order to mitigate this harm would not be a reasonable or enforceable planning condition. As such due to the level of glazing proposed in the orangery there would be additional light pollution leading to unacceptable harm to the AONB contrary to national and local policies, which recognize the importance and maintaining of the Dark Skies Reserve.

#### Archaeology

The application site falls within an area identified as having archaeological significance and has added importance being in close proximity to historic Listed Buildings. As such archaeological investigations would be a requirement of any ground breaking work on this site. Even though no archaeological assessment has been submitted in conjunction with this application, these works could be secured by condition prior to development commencing and as such it would not be reasonable to refuse the development on these grounds.

#### Neighbour amenity

By reason of its siting and relationship with the neighbouring property, Garretts Farmhouse, there would be no adverse impact upon neighbour amenity.

## **11 CONCLUSION**

The proposals have been considered within the relevant local and national policy context. The proposed development would result in harmful additions to the Listed Building which would consequently detract from the character and appearance of the Martin Conservation Area.

Notwithstanding there is no impact upon neighbour amenity, the harm to the Listed Building and Conservation Area, outweighs the individual benefits to the applicant. Refusal is therefore recommended.

## 12 OTHER CONSIDERATIONS

None

## 13 RECOMMENDATION

**Refuse**

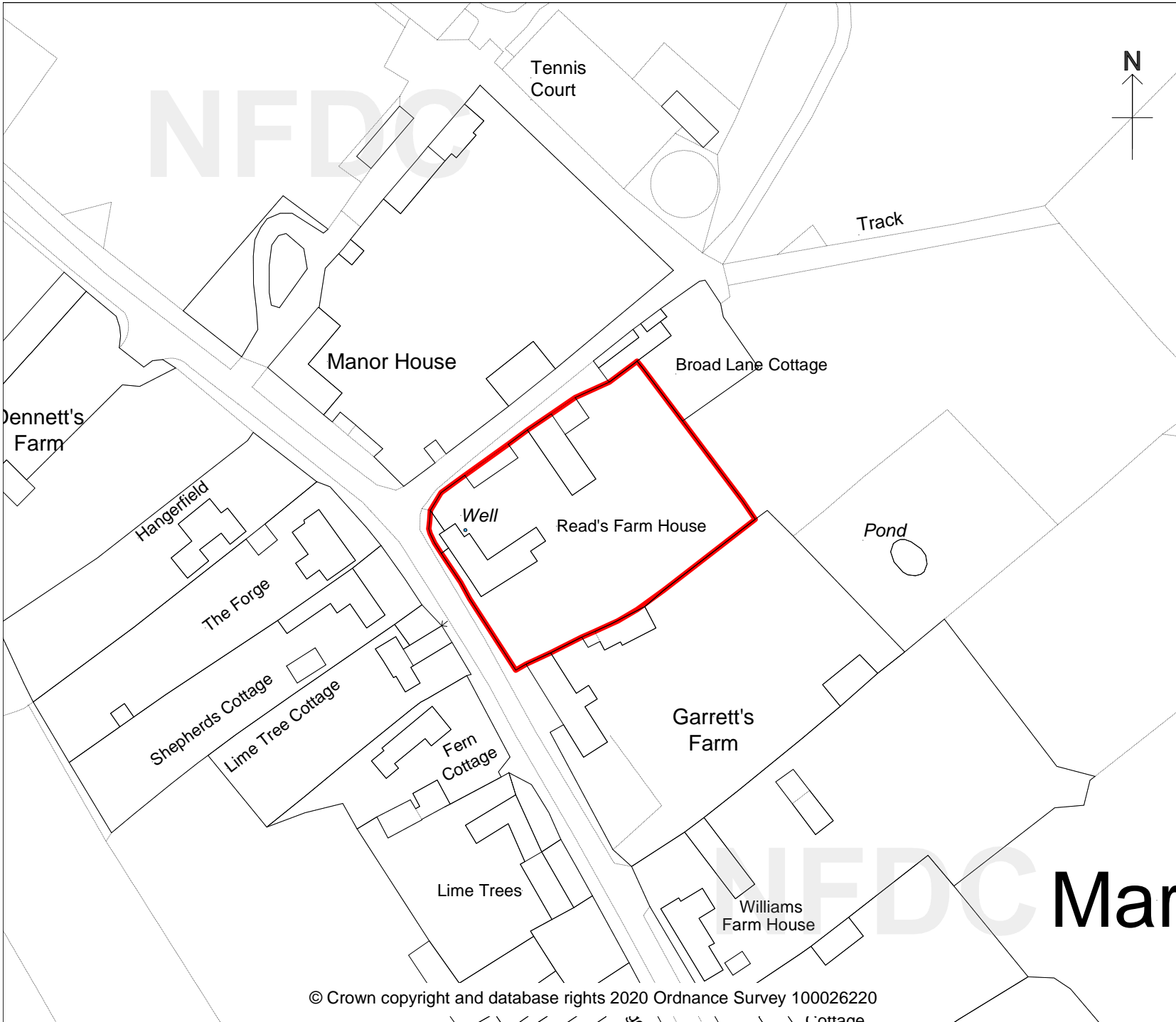
### **Reason(s) for Refusal:**

1. By reason of its siting, design and height, the proposed orangery would be an incongruous addition that would detract from the simple form of the Listed Building, and as such would be harmful to both the character and appearance of the Listed Building and Martin Conservation Area leading to less than substantial harm to the heritage assets. There are no identified public benefits to outweigh such harm. Furthermore, by reason of its design incorporating a large degree of glazing, the proposed orangery would create an unacceptable level of light pollution that would be harmful to the designated Dark Skies Reserve in the Cranborne Chase Area of Outstanding Natural Beauty. Therefore the proposed development would be contrary to Policies ENV3, and ENV4 of the Local Plan Part 1 Planning Strategy and DM1 of the Local Plan Part 2: sites and Development Management Plan, and Chaps 12, and 16 of the National Planning Policy Framework.
2. By reason of its design incorporating a large degree of glazing, the proposed orangery would create an unacceptable level of light pollution that would be harmful to the designated Dark Skies Reserve in the Cranborne Chase Area of Outstanding Natural Beauty. Therefore the proposed development would be contrary to Policies ENV3, ENV4, and STR2 of the Local Plan Part 1 Planning Strategy and DM1 of the Local Plan Part 2: sites and Development Management Plan, and Chaps 12, 15 and 16 of the National Planning Policy Framework.

### **Further Information:**

Kate Cattermole

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Claire Upton-Brown  
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New Forest District Council  
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**PLANNING COMMITTEE**

**December 2020**

Reads Farmhouse  
Martin Road  
Martin SP6 3LN  
20/11087

Scale 1:1250

N.B. If printing this plan from the internet, it will not be to scale.

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**Application Number: 20/11088** Listed Building Alteration

**Site:** READS FARMHOUSE, MARTIN ROAD, MARTIN SP6 3LN

**Development:** Single-storey hardwood orangery to side elevation  
(Application for Listed Building Consent)

**Applicant:** Mr & Mrs Fernie

**Agent:** GDG

**Target Date:** 30/11/2020

**Case Officer:** Kate Cattermole

**Extension Date:** 11/12/2020

## 1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Impact on the character and appearance of the Listed Building

This application is to be considered by Committee because there is a contrary view with Cllr Edward Heron on the concurrent planning application (Item 3f)

## 2 SITE DESCRIPTION

Read's Farmhouse is a Grade II listed building, situated in the historic core of the rural village of Martin. The site falls within the Martin Conservation Area, and is also within the Cranborne Chase Area of Outstanding Natural Beauty (AONB) and International Dark Skies Reserve. The site is also flanked by Listed Buildings; the Manor House is a Grade II\* Listed Building.

The dwelling sits within a large plot with other listed outbuildings to the back of the main building, the garden area being to the south and rear of the house with a wall along the front boundary to screen views from the road.

## 3 PROPOSED DEVELOPMENT

Erection of an orangery positioned on the side of the earlier rear extension, facing the garden. Amended plans were accepted, to correct an inaccuracy on the plans. However this amendment does not alter the proposal from submitted.

## 4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
20/11087 Single-storey hardwood orangery to side elevation			Current application. See item 3f on this Agenda
07/91386 Single-storey rear extension; french doors; replacement windows & velux; cast iron airbricks; internal alterations (Application for Listed Building Consent)	22/01/2008	Granted Subject to Conditions	Decided

05/84678 Replace kitchen window with french doors (Application for Listed Building Consent)	09/06/2005	Granted Subject to Conditions	Decided
00/68815 Porch alterations and internal alterations (Listed Building Application)	09/05/2000	Granted Subject to Conditions	Decided
86/NFDC/33351/LBC Two-storey rear addition.	03/02/1987	Granted Subject to Conditions	Decided
86/NFDC/30620/LBC Internal alterations and repairs, reconstruction of roof structure, re tiling, construction of canopy porch and demolition of attached single storey outbuildings and existing porch and erection of a two storey rear extension and reinstatement of boundary walls.	17/07/1986	Granted subject to conditions	Decided

## 5 PLANNING POLICY AND GUIDANCE

### Local Plan Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness

Policy ENV4: Landscape character and quality

### Local Plan Part 2 Sites and Development Management Development Plan Document

DM1: Heritage and Conservation

### Guidance

#### National Planning Policy Framework

NPPF Ch.16 - Conserving and enhancing the historic environment

## 6 PARISH / TOWN COUNCIL COMMENTS

### **Martin Parish Council**

The proposed development seems a reasonable and proportionate addition to the property. Martin Parish Council therefore recommend PERMISSION, for the reasons listed, but would accept the decision reached by the District Council Officers under their delegated powers (PAR 1)

## 7 COUNCILLOR COMMENTS

No comments received

## 8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

**Conservation:** objection

## 9 REPRESENTATIONS RECEIVED

None received

## 10 PLANNING ASSESSMENT

### Principle of Development

There is a duty imposed by Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requiring decision makers to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The National Planning Policy Framework 2019 (NPPF) makes clear that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

### Impact on the character and appearance of the Listed Building

Extensions to a Listed Building should not compromise the appearance or the integrity of the building. The historic part of the farmhouse is a linear building that fronts the road and dates from the mid 18th Century. It is a narrow depth building with wide frontage, simple roof form and gables on the side elevations, being 2 storey and single storey. The later additions to the dwelling - which are two and single storey in form - are to the rear and do not detract from the linear form of the historic building. A two storey extension dating from the late 1980s sits to the rear of the farmhouse, forming a sensitive addition to the original dwelling and replacing earlier single storey outbuildings. The two storey element is of similar materials, and reflects the fenestration of the listed building, being primarily casement windows, whilst the later single storey addition is timber clad.

A later addition c 2007 was added in the form of a single storey timber clad utility room, on the end of the earlier two storey rear extension. As part of the 2007 application the layout of the ground floor was changed, with the kitchen being relocated to its current position in the 1980s extension. These extensions form natural linear additions to the Listed Building projecting into the plot, and do not detract from the character and appearance of the historic core of the listed building.

The proposed orangery would be sited off the side wall of the 1980s extension, so would not interfere with the historic fabric of the building. However, these later extensions do form part of the Listed Building and any alterations and additions to them would have an impact on the setting and significance of the Listed Building, and extensions to a Listed Building should not compromise the appearance or the integrity of the building. Furthermore, the proposed orangery should respect the property's scale, and reflect the proportions and strengths of the building as well as being the correct style for the period of the building. The accompanying Heritage Statement does not provide any design analysis of the building, nor is any justification provided as to the siting or design of the proposed orangery.

The boxy form of the proposed orangery, its position on the side elevation and its projection beyond the side of the historic core of the building do not appear as a natural addition to the house, instead competing with this side of the house and the general arrangement of the building. Furthermore, views of the top of the extension would be visible from public vantage points over the front wall.

The design of the proposed orangery is a faux classical design, which would not normally be found on a farmhouse from this period. Even though Reads Farmhouse dates from the mid 18th Century, it was built as a rural farmhouse with a rural farming function and not as a prestigious house. It therefore would not traditionally have been the type of dwelling to have had an orangery nor does not have the classical features that are trying to be reflected in the proposed orangery. The

design of the proposed orangery would contrast with the simple form of the existing building, introducing a contrived formal structure that would not respect any of the features of the existing building. It would appear an incongruous addition projecting out to the side of the building with a dominant roof lantern. As such it would detract and be harmful to the simple proportions of the existing building, resulting in less than substantial harm to the heritage assets.

Para 196 of the National Planning Policy Framework states that when less than substantial harm to the significance of the heritage asset has been identified, then this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The Listed Building was purportedly in severe disrepair when it was rescued in the 1980s. The extensions to the dwelling allowed for a sustainable residential dwelling which is now well maintained and is a 4 bedroom dwelling with a large kitchen, living room, dining room and snug. The proposed orangery would provide additional accommodation that would enhance the living arrangements for the occupier, however these are personal benefits rather than public ones and would not outweigh the identified harm caused to the Listed Building as set out in the provisions of the NPPF Para 196.

## **11 CONCLUSION**

The proposals have been considered within the relevant local and national policy context. The proposed development would result in harmful additions to the Listed Building. As less than substantial harm to the significance of the heritage asset has been identified, this harm has been weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. No such public benefits have been identified and therefore refusal of Listed Building Consent is justified in this instance.

## **12 OTHER CONSIDERATIONS**

None

## **13 RECOMMENDATION**

### **REFUSE LISTED BUILDING CONSENT**

#### **Reason(s) for Refusal:**

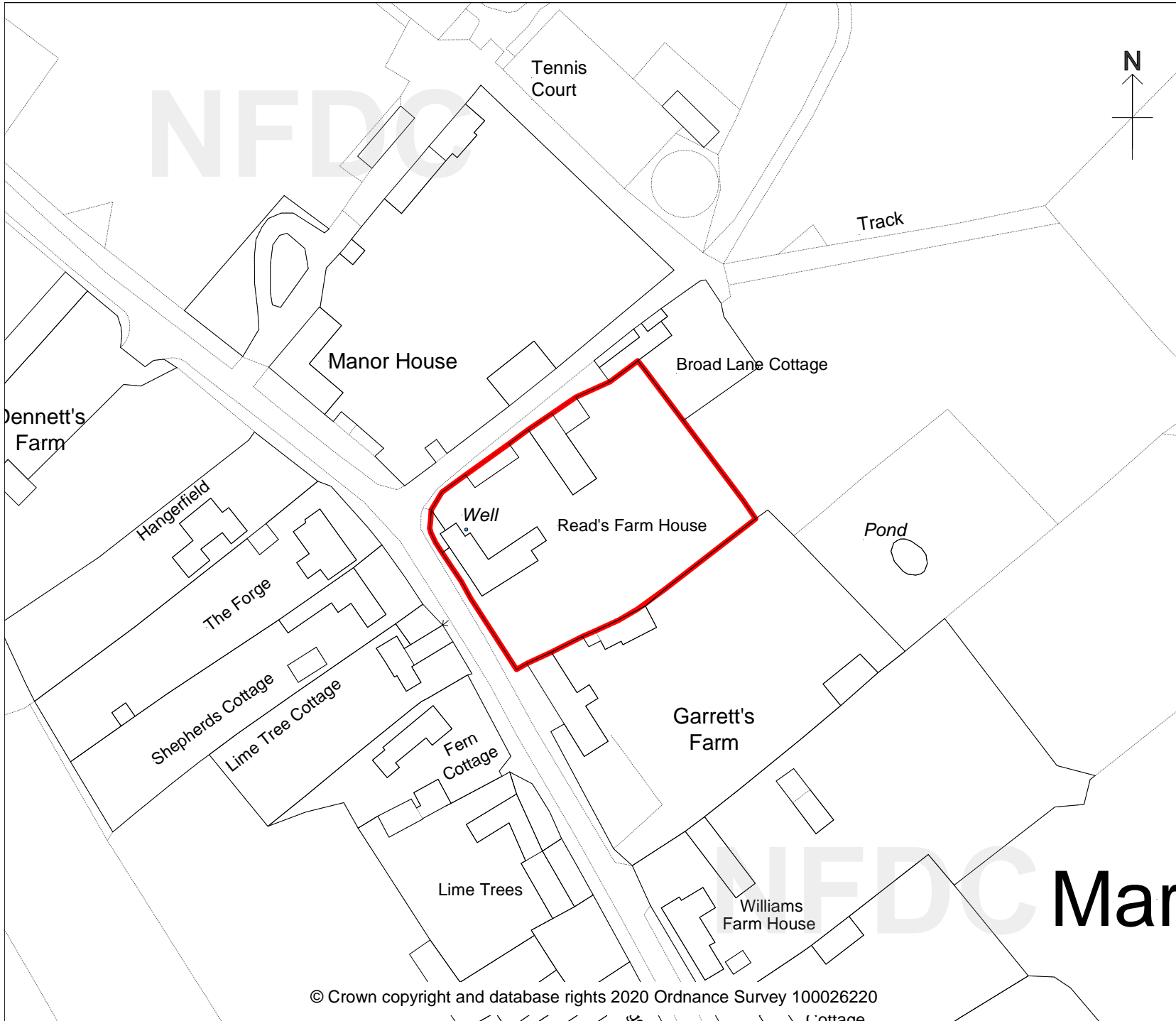
1. By reason of its siting, design and height, the proposed orangery would be an incongruous addition that would detract from the simple form of the Listed Building, and as such would be harmful to its character, appearance and significance leading to less than substantial harm to the heritage asset. There are no identified public benefits to outweigh such harm. As such the proposed development would be contrary to Policy DM1 of the Local Plan Part 2: Sites and Development Management Plan, and Chap 16 of the National Planning Policy Framework.

#### **Further Information:**

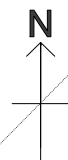
Kate Cattermole

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**New Forest**  
DISTRICT COUNCIL

Tel: 023 8028 5000  
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Claire Upton-Brown  
Chief Planning Officer  
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Lyndhurst  
SO43 7PA

**PLANNING COMMITTEE**

**December 2020**

Reads Farmhouse  
Martin Road  
Martin SP6 3LN  
20/11088

Scale 1:1250

N.B. If printing this plan from  
the internet, it will not be to  
scale.

NFDC Mar

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