

NOTICE OF MEETING

Meeting:	PLANNING COMMITTEE
Date and Time:	WEDNESDAY, 8 SEPTEMBER 2021, AT 9.00 AM*
Place:	COUNCIL CHAMBER - APPLETREE COURT, BEAULIEU ROAD, LYNDHURST, SO43 7PA
Enquiries to:	Email: karen.wardle@nfdc.gov.uk Tel: 023 8028 5071

PUBLIC PARTICIPATION:

Members of the public may watch this meeting live on the [Council's website](#).

*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

Claire Upton-Brown
Executive Head Planning, Regeneration and Economy

Appletree Court, Lyndhurst, Hampshire. SO43 7PA
www.newforest.gov.uk

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

AGENDA

Apologies

1. MINUTES

To confirm the minutes of the meeting held on 11 August 2021 as a correct record.

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) **The Old Orchard, Whinwhistle Road, East Wellow, Copythorne (Application 21/10641) (Pages 5 - 10)**

Roof alterations to include raising of ridge height, front and rear dormers; roof lights; rear extensions

RECOMMENDED:

Refuse

(b) **11 Broadshard Lane, Ringwood (Application 21/10940) (Pages 11 - 16)**

Proposed single and two-storey extensions at rear, flat roof to gable end; front porch

RECOMMENDED:

Grant Subject to Conditions

(c) **Lower Farm, Fordingbridge Road, Whitsbury (Application 21/10999) (Pages 17 - 22)**

Two-storey rear extension

RECOMMENDED:

Refuse

(d) **Lower Farm, Fordingbridge Road, Whitsbury (Application 21/11000) (Pages 23 - 28)**

Two-storey rear extension (Application for Listed Building Consent)

RECOMMENDED:

Refuse listed building consent

Please note, that the planning applications listed above may be considered in a different order at the meeting.

4. DATES OF MEETINGS 2022/23

To agree the following dates of meetings for 2022/2023 (all Wednesdays at 9.00 am):

8 June 2022	14 December 2022
13 July 2022	11 January 2023
10 August 2022	8 February 2023
14 September 2022	8 March 2023
12 October 2022	12 April 2023
9 November 2022	3 May 2023

5. 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.

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
Barry Rickman
Tony Ring
Ann Sevier
Beverley Thorne
Malcolm Wade

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Application Number: 21/10641 Full Planning Permission

Site: THE OLD ORCHARD, WHINWHISTLE ROAD, EAST WELLOW,
COPYTHORNE SO51 6BN

Development: Roof alterations to include raising of ridge height, front and rear dormers; roof lights; rear extensions

Applicant: Mr Abraham

Agent: Critchley Architecture And Design (CAAD) Ltd

Target Date: 05/07/2021

Case Officer: Jacky Dawe

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Impact upon rural character and appearance of the area

This application is to be considered by Committee at the request of Councillor Diane Andrews.

2 SITE DESCRIPTION

The application site is within the countryside outside of the built up area. A rural lane which is verdant in its character. A detached cream rendered bungalow, with a red tiled roof, constructed mid 50's, a large plot with a gravel entrance drive off the main road. Enclosed to all boundaries by established trees and hedges.

This is an unusual position as the property falls within a small area of land which falls within the New Forest District, to the north of the A36, beyond this area is the Test Valley. Land to the south of the A36 is within the National Park.

There are very few houses within this parcel of land which falls under the New Forest District, the majority of the land remains as agricultural fields and paddocks.

3 PROPOSED DEVELOPMENT

Permission is sought for rear extensions and raised ridge height and dormers in association with new first floor.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
05/86682 Rear conservatory	31/01/2006	Granted Subject to Conditions	Decided
87/NFDC/35587 Addition of lounge, conservatory, porch and double garage.	21/09/1987	Granted	Decided

XX/NFR/04386 Erection of bungalow.	17/11/1955	Granted	Decided
XX/NFR/03805 Use of land for one dwelling only.	25/07/1955	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

Local Plan Part 2: Sites and Development Management 2014

DM20: Residential development in the countryside

Supplementary Planning Guidance And Documents

SPG - Residential Design Guide for Rural Areas

Chap 12: Achieving well designed places

Constraints

Aerodrome Safeguarding Zone
 Meteorological Safeguarding
 Plan Area
 SSSI IRZ All Consultations
 Planning Agreement

Plan Policy Designations

Countryside

6 PARISH / TOWN COUNCIL COMMENTS

Copythorne Parish Council

PAR4: We recommend REFUSAL, for the reasons listed:-
 The extent of the proposed alterations would exceed the limitations allowed under NFDC policy DM20.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

No comments received

9 REPRESENTATIONS RECEIVED

No comments received

10 PLANNING ASSESSMENT

Principle of Development

In relation to the effect on the character and appearance of the area, Policy DM20 of Local Plan Part 2: Sites and Development Management Development Plan permits residential extensions in the countryside provided certain criteria are met.

The policy states that extensions to dwellings should not normally provide for an increase in floor space of more than 30%. The 30% limit is applied as a limit to all cumulative extensions since 1st July 1982. In exceptional circumstances, a larger extension may be permitted. A dwelling may be permitted to exceed the 30% limit provided the increased floor space will not result in a dwelling in excess of 100 square metres floor space. The policy also states that development should be of an appropriate design, scale and appearance in keeping with the rural character of the area and 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.

It is recognised that there does need to be a degree of flexibility when considering applications against the 30% criteria referred to in this policy. It is often the case that an addition larger than 30% can be achieved that can be appropriate for the host dwelling, and these should not be dismissed purely on the basis that they exceed the figure referred to in the policy.

Policy ENV3 requires new development to achieve high quality design that contributes positively to local distinctiveness, quality of life and the character and identity of the locality.

Design, site layout and impact on local character and appearance of area and effects upon the countryside

The original permission for the bungalow and garage XX/NFR/04386 shows a modest bungalow with a floor space of 91.8m², the bungalow was extended in 1987 under planning permission 87/NFDC/35587, this created a lounge, sun room and extension of the garage, which was joined to the main dwelling. In 2005 a further extension was granted under planning permission 05/86682, this was for a conservatory, a condition was added in order for this addition to remain as a conservatory due to the 30% being utilised.

In relation to the effect on the character and appearance of the area, Policy DM20 of Local Plan Part 2: Sites and Development Management Development Plan permits residential extensions in the countryside provided certain criteria are met. The new proposals added to these previous extensions equate to an increase of 332.26%.

The original bungalow was modest in size and scale. The previous extensions have created an elongated building which remains relatively low rise and of minimal impact, the further extensions would obscure the original form of the dwelling.

It is considered that due to the proposed extensions excessive form, bulk and massing, the proposal would result in a visually intrusive structure which would have an adverse impact upon the character and appearance of the countryside.

Residential amenity

The proposal has been carefully assessed on site. Due to the spatial characteristics of the application site and the adjacent properties, the design of the proposed

development, its location and positioning in relation to the common boundaries and the neighbouring properties, the proposal would not cause unacceptable effects on the privacy, light and outlook available to the adjacent neighbours.

Biodiversity and Ecology

Householder developments are not exempt from the requirement to deliver biodiversity net gain as part of development. However, in proportion to the scale of the development, they can deliver features that will be valuable to wildlife and enhance local biodiversity. Additional planting of native species of shrubs and trees and the addition of bird boxes should be considered as a proportionate measure to address biodiversity net gain.

11 CONCLUSION

Whilst the comments submitted by the applicant are understood, it is considered that the proposed form, bulk, mass and design would result in a building that is visually imposing in its setting to the detriment of the rural character and appearance of the area.

The application has been considered against all relevant material considerations including the development plan, relevant legislation, policy guidance and government advice. On this occasion, having taken all these matters into account, it is considered that there are significant issues raised which leads to a recommendation of refusal for the reasons set out above in this report.

12 OTHER CONSIDERATIONS

None

13 RECOMMENDATION

Refuse

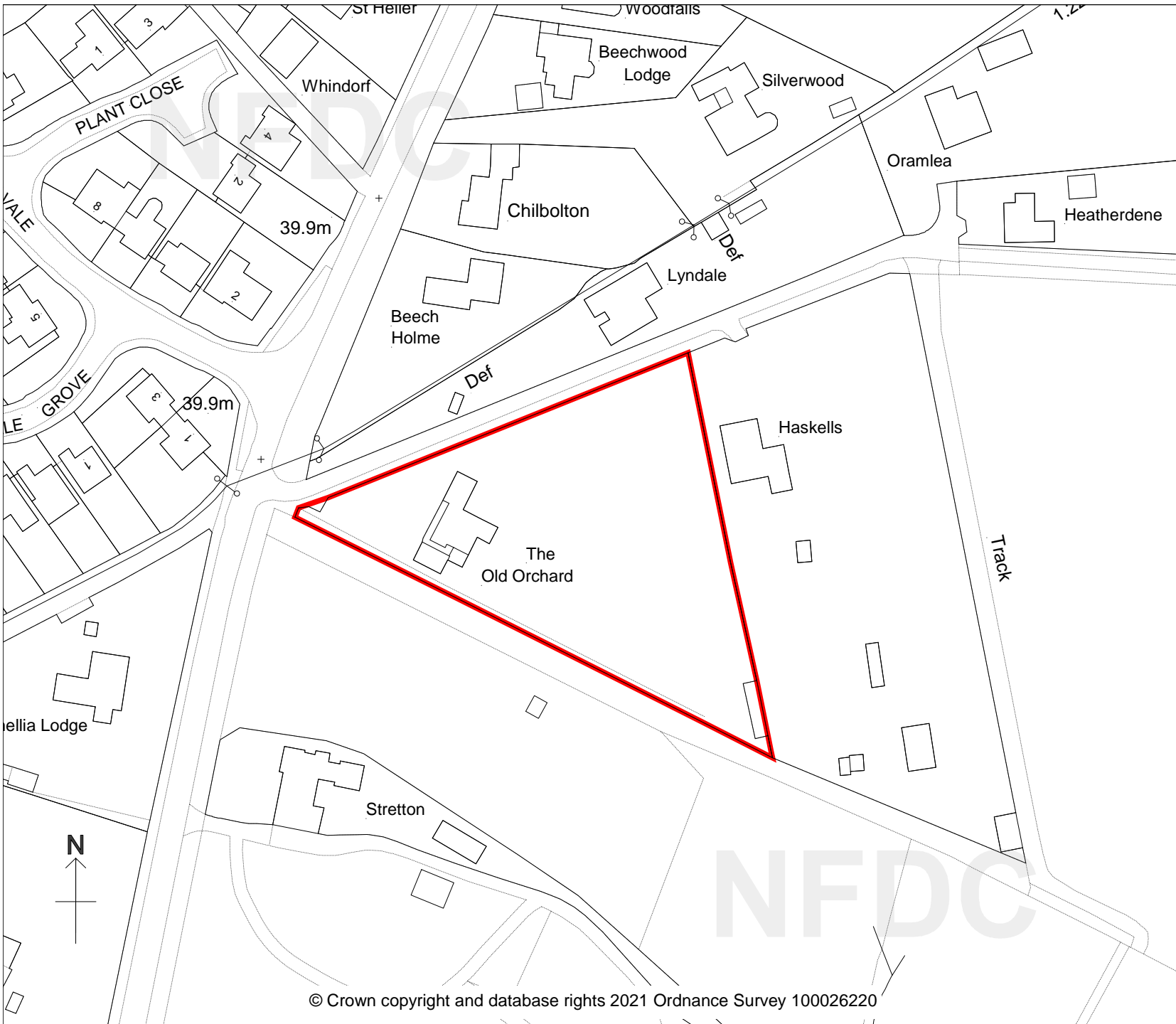
Reason(s) for Refusal:

1. By reason of its excessive form, bulk and massing, the proposal would result in a building that is visually imposing in its setting to the detriment of the rural character and appearance of the countryside.

The proposal is therefore contrary to Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District (outside of the National Park), DM20 of the Local Plan Part two and Chap 12 of the National Planning Policy Framework.

Further Information:

Jacky Dawe
Telephone: 023 8028 5447



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Claire Upton-Brown
 Executive Head of Planning,
 Regeneration and Economy
 New Forest District Council
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 SO43 7PA

PLANNING COMMITTEE

September 2021

THE OLD ORCHARD
 WHINWHISTLE ROAD, EAST WELLOW
 COPYTHORNE SO51 6BN
 21/10641

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 the internet, it will not be to
 scale.

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Application Number: 21/10940 Full Planning Permission

Site: 11 BROADSHARD LANE, RINGWOOD BH24 1RW
Development: Proposed single and two-storey extensions at rear, flat roof to gable end; front porch
Applicant: Mr & Mrs Darnell
Agent: Bryan Tomlinson & Associates
Target Date: 26/08/2021
Case Officer: Jacky Dawe

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Impact upon the character and appearance of the area and street scene

This application is to be considered by Committee because of contrary view with Ringwood Town Council.

2 SITE DESCRIPTION

The application site falls within the Built up Area and Ringwood Local Distinctiveness Area. The property is a large detached house in a prominent corner position opposite a junior school, a new fence has been constructed to the side boundary with laurel whips planted on the inside.

3 PROPOSED DEVELOPMENT

Permission is sought for a single-storey rear extension, two-storey rear extension, pitch roof to existing flat roof element at the front.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
20/10865 Demolish garage and erect new double garage	20/11/2020	Granted Subject to Conditions	Decided
XX/RFR/16394 Extension to form flat.	20/07/1973	Granted Subject to Conditions	Decided
XX/RFR/14787 Extension.	24/04/1972	Granted	Decided
XX/RFR/11834 Addition.	03/08/1967	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

Supplementary Planning Guidance And Documents

SPD - Ringwood Local Distinctiveness

Chap 12: Achieving well designed places

Constraints

SSSI IRZ Waste
SSSI IRZ Water Supply
SSSI IRZ Residential
SSSI IRZ Rural Non Residential
SSSI IRZ Rural Residential
SSSI IRZ Wind and Solar Energy
SSSI IRZ Minerals Oil and Gas
Avon Catchment Area
Aerodrome Safeguarding Zone
Plan Area
SSSI IRZ Air Pollution
SSSI IRZ Discharges
SSSI IRZ Infrastructure
SSSI IRZ Compost
SSSI IRZ All Consultations
SSSI IRZ Combustion

Plan Policy Designations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Ringwood Town Council

R(4) Recommend refusal. The Committee agreed the proposals were overdevelopment and contrary to Local Distinctiveness Supplementary Planning document given the prominent location on Broadshard Lane. The design of the front porch and rear extension, with particular regard to the flat roof, are out of keeping for the character of the local area. It is understood that works may have already commenced.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

New Forest Ecologist: comment - add condition

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

For: 0

Against: 2

- ***negative impact upon character and local distinctiveness***
- ***front entrance out of keeping***
- ***flat roof poorly designed***
- ***poor design in prominent location which does not relate to the existing***

- ***single-storey element has large area of flat roof, incongruous***
- ***glazed porch contrasting in style***
- ***contrary to policy***
- ***part retrospective***

10 PLANNING ASSESSMENT

Principle of Development

The principle of the development is acceptable subject to relevant material considerations relating to residential amenity and character and appearance of the area.

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

The property is a large detached property which sits well within its plot, a previous application 20/10865 was granted last November for a detached garage which is now nearing completion. Plans were originally submitted under 20/10865 to include a boundary wall, pitch roof to existing flat roof on front protrusion and two-storey rear extension. These elements were removed from the application.

A laurel hedge and a post and rail fence has now been constructed under permitted development, which is a softer and a more fitting addition to this prominent and verdant corner. The flat roof alteration and the two-storey element were removed due to a bat roost being found and time to produce a bat survey was required.

A bat survey has now been supplied and the two-storey element has been re-introduced, albeit with a flat roof, this has been designed in order to cause least disruption to the bat roost. The two-storey element is subservient to the main dwelling and a proportionate addition, construction of this element has been started at ground floor level. The Ecologist has requested a Condition be added which requires a license from Natural England before any further works are undertaken.

To the front the pitch roof has been designed to match the pitch of the existing roof, this will improve the aesthetics of the front elevation. Amended plans have been submitted which remove the front glazed addition, in line with concerns raised.

This application also has a large single-storey rear extension which has a flat roof, this is a typical addition for an urban area and is situated towards to the rear of the property, the side and front boundaries are quite established, coupled with the orientation of the property, means the proposal would not be visible from the public realm.

The proposals have been designed as sympathetic and proportionate additions to the existing dwelling and would not detract from the character of the area or appear overly prominent within the street scene.

Residential amenity

The plot is large and the proposals are set off all boundaries, the new first floor windows face the rear and one side facing window faces the road.

The proposal has been carefully assessed on site. Due to the spatial characteristics of the application site and the adjacent properties, the design of the proposed development, its location and positioning in relation to the common boundaries and the neighbouring properties, the proposal would not cause unacceptable effects on the privacy, light and outlook available to the adjacent neighbours.

Ecology

A bat survey was requested due to evidence of bats, The Ecologist was consulted and requested works are carried out in conjunction with the Bat report and a license obtained from Natural England.

Biodiversity and Ecology

Householder developments are not exempt from the requirement to deliver biodiversity net gain as part of development. However, in proportion to the scale of the development, they can deliver features that will be valuable to wildlife and enhance local biodiversity. Additional planting of native species of shrubs and trees and the addition of bird boxes should be considered as a proportionate measure to address biodiversity net gain.

11 CONCLUSION

The application has been considered against all relevant material considerations including the development plan, relevant legislation, policy guidance, government advice, and the views of interested consultees and third parties. The application is considered to raise no significant issues and is recommended for approval.

12 OTHER CONSIDERATIONS

None

13 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:

BAT REPORT
1036-10 REV A = PROPOSED PLANS
1036-1B = SITE LOCATION PLAN, BLOCK PLAN AND EXISTING PLANS

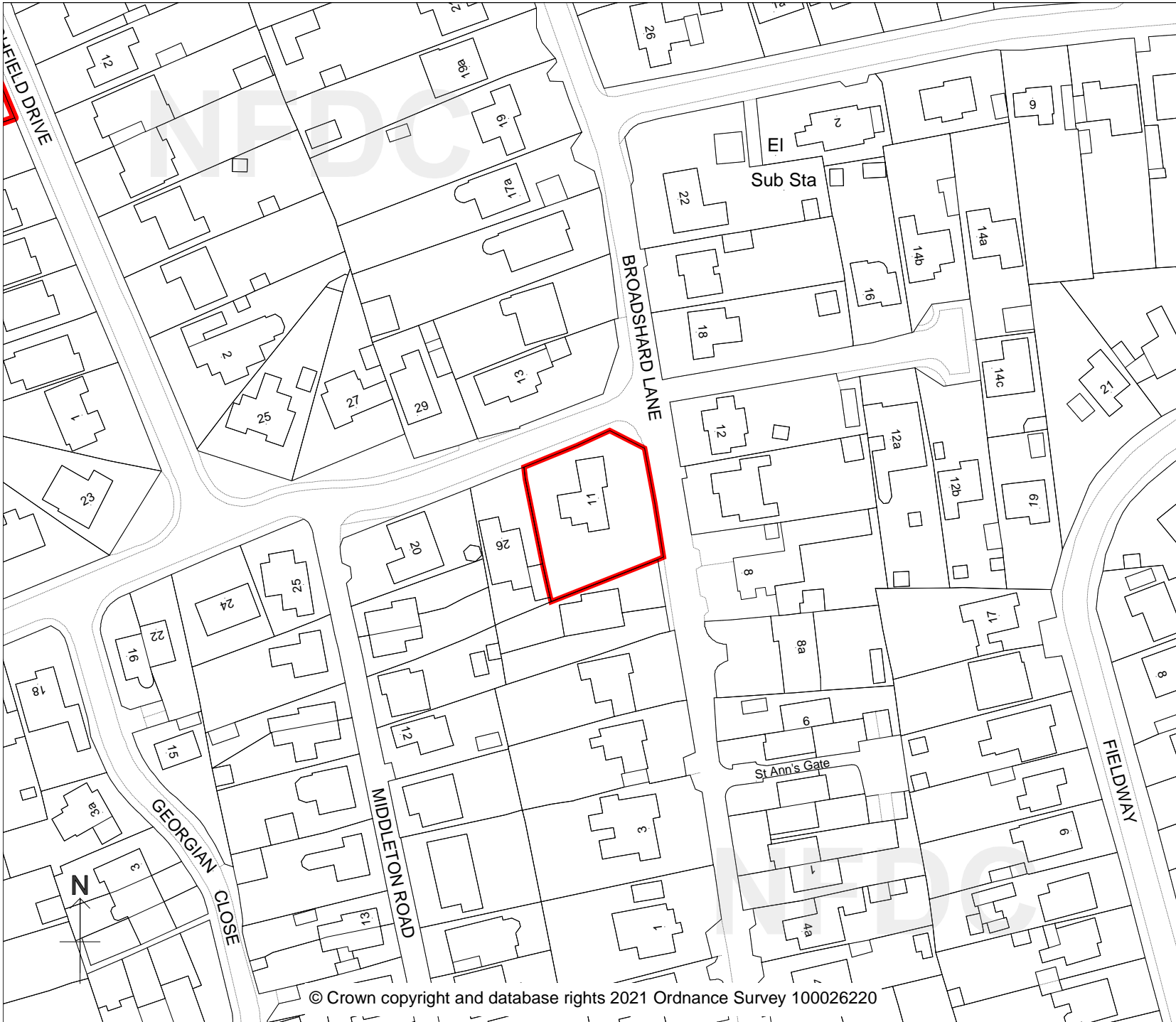
Reason: To ensure satisfactory provision of the development.

3. Any works that impact on the bat roost(s) (day roost for common pipistrelle and soprano pipistrelle) identified in the Cherry Tree Ecology Ltd Bat Survey Report, dated 18th June 2021 shall not in any circumstances commence unless the Local Planning Authority has been provided with either:
- a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorizing the specified activity/development to go ahead;
 - b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence”; or
 - c) Natural England’s decision on whether to accept the registration of the site under a Registered Consultants Bat Mitigation Class Licence (BMCL).”

Reason: To safeguard ecological interest in accordance with the Policies ENV3 and ENV4 of the Local Plan Review 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park and Policies DM1 and DM2 of the Local Plan for the New Forest District outside the National Park (Part 2: Sites and Development Management).

Further Information:

Jacky Dawe
Telephone: 023 8028 5447



New Forest

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Claire Upton-Brown
 Executive Head of Planning,
 Regeneration and Economy
 New Forest District Council
 Appletree Court
 Lyndhurst
 SO43 7PA

PLANNING COMMITTEE

September 2021

11 BROADSHARD LANE
 RINGWOOD
 BH24 1RW
 21/10940

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 the internet, it will not be to
 scale.

Application Number: 21/10999 Full Planning Permission

Site: LOWER FARM, FORDINGBRIDGE ROAD,
WHITSBURY SP6 3PZ

Development: Two-storey rear extension

Applicant: Mr and Mrs Gray

Agent: Cutler Associates

Target Date: 31/08/2021

Case Officer: James Gilfillan

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Impact on the character and appearance of the existing house, the area and ANOB
- 2) Impact on heritage assets

This application is to be considered by Committee because there is a contrary view with the Parish Council.

2 SITE DESCRIPTION

The site is on the east side of Whitsbury Road, at the southern edge of Whitsbury. It is occupied by a 2 storey pitched roof cottage positioned close to the roadside.

The timber framed, brick and thatch cottage is a Grade II listed building and falls within the Whitsbury Conservation Area. It is also in the Cranborne Chase ANOB.

It has been previously extended at the rear with 2 storeys and a single storey entrance porch. There is a detached garage outbuilding. Access is from a gravel track along the north edge of the site.

3 PROPOSED DEVELOPMENT

Erect a 2 storey rear extension to provide a new kitchen and bedroom suite above.

4 PLANNING HISTORY

2021. Listed Building application to erect a 2 storey rear extension is under consideration (Ref:21/11000)

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness

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 2014

DM1: Heritage and Conservation

DM20: Residential development in the countryside

Supplementary Planning Guidance And Documents

SPG - Residential Design Guide for Rural Areas

Whitsbury Conservation Area Character Statement

Relevant Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

S.66 General duty as respects listed buildings in exercise of planning functions.

S.72 General duty as respects conservation areas in exercise of planning functions

Relevant Advice

National Planning Policy Framework

Cranborne Chase Management Plan 2019-2024

Plan Policy Designations

Countryside

6 PARISH / TOWN COUNCIL COMMENTS

Whitsbury Parish Council: Recommends PAR3 PERMISSION for this application as it will be an enhancement of the property

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Conservation Officer: Objects to the failure to preserve or enhance the significance of the Conservation Area and Listed Building.

Environmental Health Contaminated Land: No objection

9 REPRESENTATIONS RECEIVED

None

10 PLANNING ASSESSMENT

The scheme proposes a 2 storey pitched roof rear extension, extending from a previous 2 storey extension. It would repeat most of the design features of the existing cottage, including the eaves height, the first floor windows set in to the thatch, external materials, but have a lower ridge, include an external chimney projecting beyond the end gable.

The principle of extending the house would be acceptable, subject to compliance with policies and preserving the character and appearance of the Conservation Area and Listed Building.

Design, site layout and impact on local character and appearance and heritage assets.

Whitsbury is a small linear village, following the 'main' road through the village. Its coarse grain and irregular pattern and layout reflects its age and predominance of agricultural buildings and character. Whilst there is no defined settlement boundary, natural interpretation of the area would identify this as the first building in the village. However due to the low density and spacious layout, there is very little by way of built form streetscene and the landscape setting is the predominant feature.

Due to the position of the proposed extension, behind the original cottage when viewed from the road, the appearance of the streetscene would be preserved.

However from on the site, when coupled with the previous extensions, the extension would be readily visible and prominent, having the effect of elongating the rear projection, which would rival and detract from the main historic building and would almost double the size of the original cottage, competing with the historic, original cottage, dominating its simple plan form and depth. The lower ridge would not mitigate the effect to the extent of delivering subservience or diminishing scale to preserve the predominance of the historic part of the house.

Due to the age of the previous extensions, pre-1982, the current proposal would not conflict with the percentage increase restrictions of policy DM20.

In accordance with S.66 of the Listed Buildings and Conservation Areas Act, having special regard to the desirability of preserving the building, its setting or any special features of historic interest, the proposed scheme would not preserve the historic interest of the house. This impact would result in less than substantial harm to the significance of the listed building.

The village is designated as a Conservation Area. The significance of which is derived by the age of settlement in the area, evidenced by Roman finds, the lack of change in the village street scene, network of footpaths between the fields and churchyard, the narrow village street bound by hedges, Small cottages in English bond brickwork with simple thatched roofs.

In accordance with S.72 of the Listed Buildings and Conservation Areas Act, having special regard to the desirability of preserving or enhancing the character or appearance of that area.

It is recognised that many of the attributes of the Conservation Area would be preserved, however similar to the impact on the Listed Building, the dominant impact of the extension on the original cottage would undermine its contribution to the character and appearance of the Conservation Area.

This impact would result in less than substantial harm to the significance of the heritage assets

Great weight should be given to conservation of heritage assets. NPPF para.202 (former 196) and policy DM1 accept that less than substantial harm could be outweighed by public benefits. The scheme would give rise to economic benefits through employment during construction, new kitchen 'white' goods are likely to have higher energy efficiency ratings reducing energy needs and the extension would require compliance with modern building regulations for insulation achieving environmental benefits. However such benefits would be minor, nor outweigh the harm to the significance of the heritage assets, harm which would be difficult to repair in the future compromising enjoyment of the heritage asset by future generations.

Landscape impact and trees

The site falls within the Cranborne Chase Area of Outstanding Beauty. NPPF para.176 requires great weight is given to conserving or enhancing landscape and scenic beauty in such designated areas. Due to the scale of the proposed extension and its siting within the plot, preserving space to boundaries, the attributes of the landscape and scenery of the ANOB would be preserved.

Cranborne Chase ANOB is designated as a Dark Skies reserve, as such any scheme would need to minimise the potential for additional light spillage upward in to the sky. Whilst additional rooms and windows would inevitable result in greater lighting from within the house, the use of a thatch roof would provide a degree of shielding from upward glare and the additional lighting would be largely limited to the site itself.

There are trees on the site, none specifically covered by a TPO, but within the conservation area nonetheless. None of those trees are close enough to the position of the proposed extension to be constraints and would be preserved.

Highway safety, access and parking

The scheme would not give rise to any impacts on highway or pedestrian safety. Sufficient access, on site manoeuvring and parking exists to meet the transportational needs of the development.

Residential amenity

Due to its siting and size the scheme would preserve the amenity of neighbours.

Ecology

Due to the nature of the proposals there is unlikely to be any material loss of bio-diversity due to the siting of the proposals. Had the scheme been acceptable in all other respects a condition could have been imposed securing a survey of the property for the presence of bats and any appropriate mitigation measures.

11 CONCLUSION

Due to the cumulative impact of this and previous extensions, the proposed extension would dominate the historic building, failing to preserve its special historic value, in doing so it would fail to preserve the character or the conservation area. These impacts would amount to less than substantial harm, but without sufficient public benefit to outweigh the harm. The proposal is recommended for refusal.

12 RECOMMENDATION

Refuse

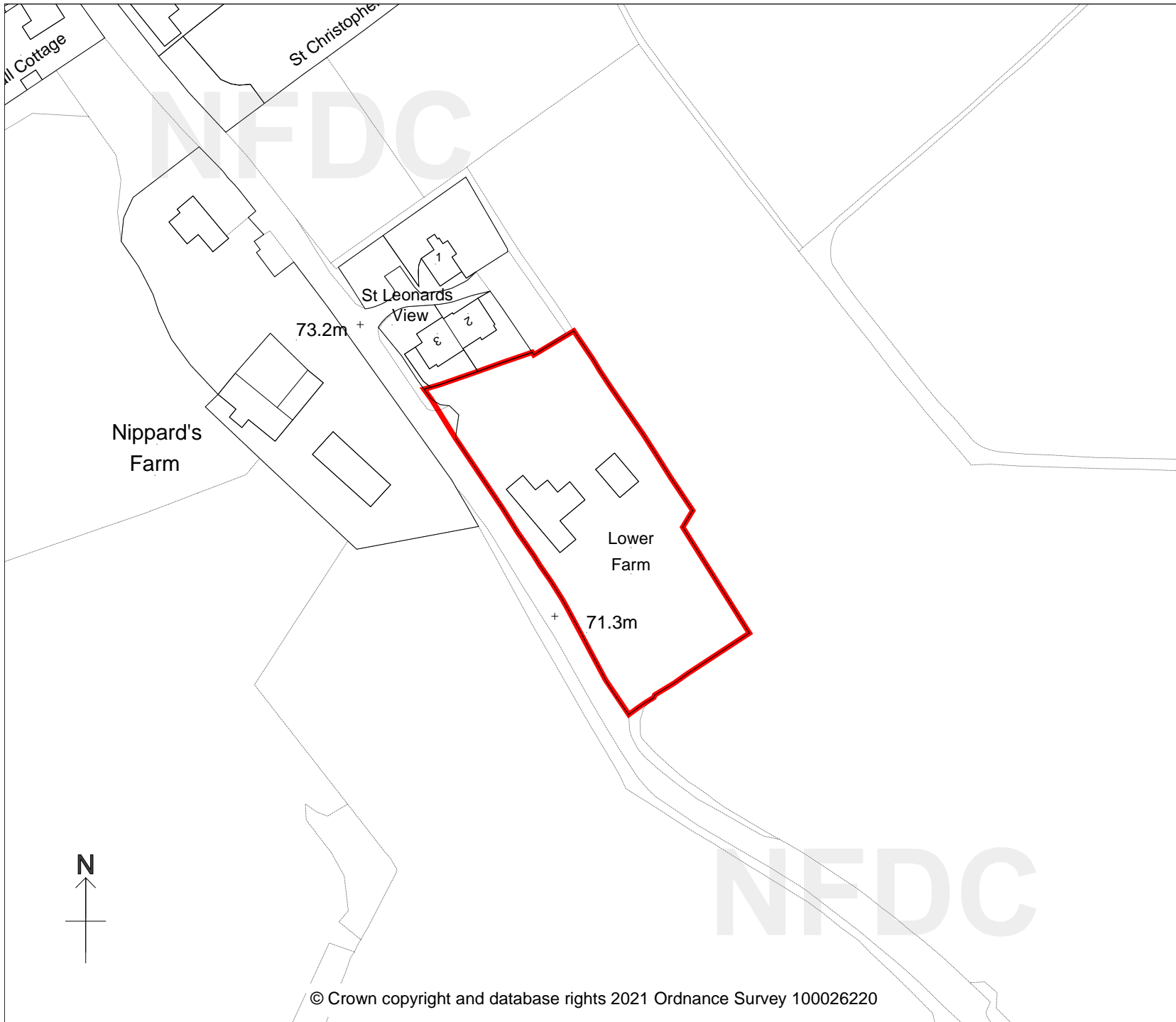
Reason(s) for Refusal:

1. Due to the size and scale of the proposed extension, in addition to those previously added, it would unduly elongate and rival the dominance of the original house, disproportionate to its scale and form to the detriment of its significance as a heritage asset and therefore its contribution to the character and appearance of the Conservation Area. The less than substantial harm would not be outweighed by any public benefits. The scheme is therefore contrary to DM1 of the New Forest District Local Plan Part 2: Sites and DM policies 2014 and the NPPF.

Further Information:

James Gilfillan

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PLANNING COMMITTEE

September 2021

LOWER FARM
FORDINGBRIDGE ROAD
WHITSBURY SP6 3PZ
21/10999 & 21/11000

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Application Number: 21/11000 Listed Building Alteration

Site: LOWER FARM, FORDINGBRIDGE ROAD, WHITSBURY SP6
3PZ

Development: Two-storey rear extension (Application for Listed Building
Consent)

Applicant: Mr and Mrs Gray

Agent: Cutler Associates

Target Date: 31/08/2021

Case Officer: James Gilfillan

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Impact on the significance of the heritage asset and the desirability of preserving the building, its setting or any special architectural or historic interest.

This application is to be considered by Committee because of a contrary view from the Parish Council.

2 SITE DESCRIPTION

The site is on the east side of Whitsbury Road, at the southern edge of Whitsbury. It is occupied by a 2 storey pitched roof cottage positioned close to the roadside.

The timber framed, brick and thatch cottage is a Grade II listed building and falls within the Whitsbury Conservation Area. It is also in the Cranborne Chase ANOB.

It has been previously extended at the rear with 2 storeys and a single storey entrance porch. There is a detached garage outbuilding. Access is from a gravel track along the north edge of the site.

3 PROPOSED DEVELOPMENT

Erect a 2 storey rear extension to provide a kitchen and bedroom suite above.

4 PLANNING HISTORY

2021. Planning Application to erect a 2 storey rear extension is currently under consideration. (21/10999)

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

Relevant Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

S.66 General duty as respects listed buildings in exercise of planning functions.

Relevant Advice

National Planning Policy Framework 2021

Cranborne Chase ANOB Management Plan 2019-2024.

Plan Policy Designations

Countryside

6 PARISH / TOWN COUNCIL COMMENTS

Whitsbury Parish Council: Recommends PERMISSION for this application as it will be an enhancement of the property

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Conservation officer: objects due to the failure to preserve or enhance the setting or special historic features of the listed building.

9 REPRESENTATIONS RECEIVED

None

10 PLANNING ASSESSMENT

The scheme proposes a 2 storey pitched roof rear extension, extending from a previous 2 storey extension. It would repeat most of the design features of the existing cottage, including the eaves height, the first floor windows set in to the thatch, external materials, but have a lower ridge and include an external chimney projecting beyond the end gable.

The works also include removing an internal chimney from the existing east gable and works to the internal layout of the existing first floor to form a new en-suite bathroom and partition walls to enclose the proposed bedroom.

Design, setting and impact on the listed building.

Whitsbury is a small linear village, following the 'main' road through the village. Its coarse grain and irregular pattern and layout reflects its age and predominance of agricultural buildings and character. .

Grade II listed, the listing description identifies;

Farmhouse, now house. C17, altered C18 and C20. Timber-frame with brick infill and additions, thatch roof.

Coupled with the previous extensions, the extension would be readily visible and prominent, having the effect of elongating the rear projection, which would rival and detract from the main historic building and would almost double the size of the

original cottage, competing with the historic, original cottage, dominating its simple plan form and depth. The lower ridge would not mitigate the effect to the extent of delivering subservience or diminishing scale to preserve the predominance of the historic part of the house.

Due to the age of the previous extensions, pre-1982, the current proposal would not conflict with the percentage increase restrictions of policy DM20

The listing description does not reference any particular internal features of significance, however internal works would be restricted to parts of the building added during the C20th, as such none of the original fabric would be affected, preserving their significance.

Despite its name, the site has clearly been divorced from any other farm buildings for many years and sits in a residential setting. The relatively small loss of drive and lawn to facilitate the extension would preserve the landscape around the house and edges to the site.

In accordance with S.66 of the Listed Buildings and Conservation Areas Act, having special regard to the desirability of preserving the building, its setting or any special features of historic interest, the proposed scheme would not preserve the historic interest of the house. This impact would result in less than substantial harm to the significance of the listed building.

Great weight should be given to conservation of heritage assets. NPPF para.202 (former 196) and policy DM1 accept that less than substantial harm could be outweighed by public benefits. The scheme would give rise to economic benefits through employment during construction, new kitchen 'white' goods are likely to have higher energy efficiency ratings reducing energy needs and the extension would require compliance with modern building regulations for insulation achieving environmental benefits. However such benefits would be minor, nor outweigh the harm to the significance of the heritage assets, harm which would be difficult to repair in the future compromising enjoyment of the heritage asset by future generations.

11 CONCLUSION

Due to the cumulative impact of this and previous extensions, the proposed extension would dominate the historic building, failing to preserve its special historic value. This impact would amount to less than substantial harm, but without sufficient public benefit to outweigh the harm. The proposal is recommended for refusal.

12 OTHER CONSIDERATIONS

None

13 RECOMMENDATION

REFUSE LISTED BUILDING CONSENT

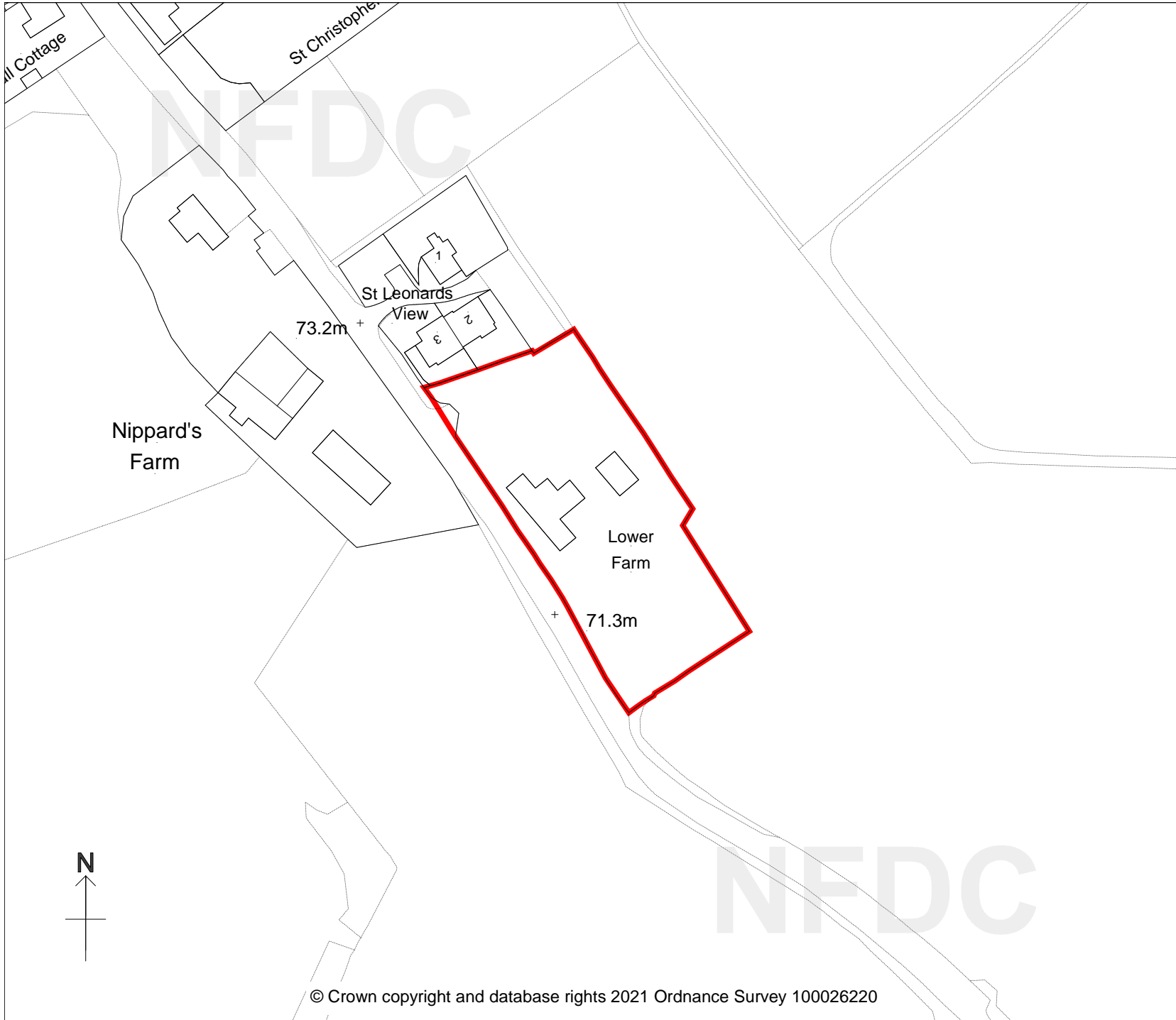
Reason(s) for Refusal:

1. Due to the size and scale of the proposed extension, in addition to those previously added, it would unduly elongate and rival the dominance of the original house, disproportionate to its scale and form to the detriment of its significance as a heritage asset. The less than substantial harm would not be outweighed by any public benefits. The scheme is therefore contrary to DM1 of the New Forest District Local Plan Part 2: Sites and DM policies 2014 and the NPPF.

Further Information:

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New Forest

DISTRICT COUNCIL

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PLANNING COMMITTEE

September 2021

LOWER FARM
FORDINGBRIDGE ROAD
WHITSBURY SP6 3PZ
21/10999 & 21/11000

Scale 1:1250

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

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