

**Application Number:** 19/10300 Full Planning Permission

**Site:** PARSONAGE HOUSE, GREEN LANE, FORDINGBRIDGE  
SP6 1JT

**Development:** Single-storey extension

**Applicant:** Mr Bartlett

**Target Date:** 09/05/2019

**Extension Date:** 20/08/2019

**Link to case file:** [view online here](#)

---

## 1 SUMMARY OF THE MAIN ISSUES

The following are considered to be the main issues to be taken into account when determining this application. These, and all other relevant considerations, are set out and considered in Section 11, of this report after which a conclusion on the planning balance is reached.

- 1) The acceptability of the proposed extension in terms of its design and its relationship to the listed building
- 2) Impact on the character and appearance of the Listed Building and the Fordingbridge Conservation Area

This matter is being considered by Committee as a contrary view has been expressed by the Town Council.

## 2 THE SITE

Parsonage House is a Grade II Listed Building set within the Fordingbridge Conservation Area. It is set within a large isolated site, which is well treed. It is located in an important site being associated with a moat, noted in the Historic England Register as being built within 1066-1539 and is on the site of Manor of Woodfidley; this is also an area of Archaeological Importance. The original part of the house dates from approximately 1665. There have been additions to the dwelling over the centuries, including the single storey structure on the rear elevation. The single storey structure, referred to as the boot room in the accompanying Heritage Statement, is likely to date from 1872 and originally formed part of a wraparound extension to the dwelling. The utility room adjacent to the existing back door is a more modern addition, though predates the more recent additions to the dwelling, of the single storey rear conservatory and attached garage with room over.

## 3 THE PROPOSED DEVELOPMENT

The proposal is for a single storey rear extension, which would replace an existing utility room. The replacement single storey extension would be wider, but would not extend out as far as the existing structure sited over the back door. The existing back door would be relocated to form the external door to the proposed extension.

There is a concurrent Listed Building application for the single storey rear

extension and rooflight which will also be considered by the Committee in August (item 3h).

#### 4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
19/10340 First floor rear extension; create opening through first floor gable wall (application for Listed Building Consent)		Current application	Item 3j
19/10339 First floor rear extension		Current application:	Item 3i
19/10301 Single storey extension; rooflight; demolition of existing single storey rendered extension (application for Listed Building Consent)		Current application	Item 3h
14/10895 Detached garage/store	13/08/2014	Granted Subject to Conditions	Decided
12/99362 Retention of tree house and decking; rope bridge; zip wire	08/01/2013	Granted	Decided
12/98999 Replacement garage with room over (Application for Listed Building Consent)	07/09/2012	Granted Subject to Conditions	Decided
12/98990 Replacement garage with room over	07/09/2012	Granted Subject to Conditions	Decided
12/98996 Single-storey rear extension (Application for Listed Building Consent)	14/09/2012	Granted Subject to Conditions	Decided
12/98983 Single-storey rear extension	14/09/2012	Granted Subject to Conditions	Decided
XX/RFR/01441 Erection of a double garage.	06/03/1952	Granted	Decided

#### 5 THE DEVELOPMENT PLAN AND OTHER NFDC GUIDANCE

##### The Core Strategy

CS2: Design quality

CS3: Protecting and enhancing our special environment (Heritage and Nature Conservation)

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

DM1: Heritage and Conservation

DM2: Nature conservation, biodiversity and geodiversity

##### The Emerging Local Plan

SO3: Built environment and heritage  
Policy 1: Achieving sustainable development  
Policy 9: (saved policy DM2) Nature Conservation, biodiversity and geodiversity.  
Policy 11: (saved policy DM1): Heritage and Conservation  
Policy 13: Design quality and local distinctiveness

### **Supplementary Planning Guidance and other Documents**

SPD - Fordingbridge Town Design Statement  
SPG - Fordingbridge - A Conservation Area Appraisal

## **6 RELEVANT LEGISLATION AND GOVERNMENT ADVICE**

### **Relevant Legislation**

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

Planning (Listed Buildings and Conservation Areas) Act 1990

NPPF Ch.12 - Achieving well-designed places

Paragraph 124

paragraph 127

NPPF Ch.15 - Conserving and enhancing the natural environment

Paragraph 170

Paragraph 174

NPPF Ch.16 - Conserving and enhancing the historic environment

Paragraph 189

Paragraph 193

Paragraph 196

### **Relevant Advice**

#### **National Planning Policy Guidance**

Local planning authorities should only require ecological surveys where clearly justified, for example if they consider there is a reasonable likelihood of a protected species being present and affected by development. Assessments should be proportionate to the nature and scale of development proposed and the likely impact on biodiversity.

## **7 PARISH / TOWN COUNCIL COMMENTS**

**Fordingbridge Town Council:** recommend (PAR 3) permission as it makes the property neater and won't affect anyone else

## **8 COUNCILLOR COMMENTS**

No comments received

## **9 CONSULTEE COMMENTS**

The following is a summary of the representations received which can be read in full via the link set out at the head of this report.

Ecologist: the single storey rear extension would have minimal intervention to the roof, but recommend an informative note making the applicants aware of their

responsibilities in relation to potential presence of protected species.

Conservation: objection.

Relocation of historic door would result in a loss of context and subsequently loss of significance to the Listed Building. Rooflight potentially could date from Victorian era making it a historically interesting window. The proposed replacement rooflight does not contain integral glazing bars and would therefore result in an intrinsic change to the fabric and character of the Listed Building.

Archeologist: no objection subject to conditions

Because of the size and scale of the proposed development a reasonable approach, to meet the above Planning Conditions, would be an archaeological watching brief during the ground-works phase of the development. The written scheme of investigation (WSI) would need to provide for sufficient resources and time in the event that archaeological remains that merit recovery and recording can take place.

## **10 REPRESENTATIONS RECEIVED**

None received

## **11 OFFICER COMMENTS**

### **Introduction**

- 11.1 The main issues when determining this application are in respect to whether this is an acceptable alteration to a listed building its impact on the character and appearance of the Fordingbridge Conservation Area. Further to this, consideration also needs to be given to the impact of the extension on neighbouring properties and any ecological interests.

### **Relevant Considerations**

#### **Design and appearance and impact on listed building**

- 11.2 The National Planning Policy Framework 2019 Chapter 12 "Achieving well designed places" acknowledges (in Para 124) that the creation of a high quality built environment is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development in creating better places to live and work. Being clear about design expectations is essential to achieving this goal.
- 11.3 Para 127 of the NPPF requires development to be sympathetic to local character, respect surrounding built environment and maintain a strong sense of place in terms of building gaps, spaces and materials.
- 11.4 Parsonage House is a Grade II Listed Building, which is located in the Fordingbridge Conservation Area. The Fordingbridge Conservation Area Assessment identifies the moat and fishpond formerly of Woodfidley Rectory Manor at Parsonage Farm as being designated as 'area of national archeological importance'.
- 11.5 Pre application advice was sought on the replacement single storey rear extension. The extension has been reduced in height in accordance with advice given.

- 11.6 However, despite the scale of the proposal being considered acceptable, the proposed rear extension would also include the relocation of the existing back door. The listing description for Parsonage House states that the: 'entrance front of the C17 part was on what is now the rear side'. The agent also makes reference to this in his response to the Conservation Officer's comments (dated 24 May 2019). The door has some age to it, being of plank and batten construction which is a style of door dating from the 19<sup>th</sup> Century.
- 11.7 Paragraph 193 of the NPPF states that great weight should be given to an asset's conservation and although not explicitly stated, part of what makes a Listed Building significant is its historic fabric. The importance of historic fabric is that it remains in a good condition in its original place. Although moving the historic fabric to new locations within a building does preserve the item concerned, it would be out of context and would result in a loss of significance to the character of the Listed Building. The agent has put forward an argument that to retain the door in this location would be impractical in relation to the use of the new extension, however the significance of the Listed Building is paramount and there is no justification for the proposed change.
- 11.8 S66 (i) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall 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.
- 11.9 Para 189 provides guidance on the requirement of information describing the significance of any heritage assessment, including any contribution made by their setting. At Para 190 it states that local planning authorities should identify and assess the particular significance of any heritage asset that maybe affected by a proposal and that this should be taken into account when considering the impact of the proposal on the heritage asset. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset local planning authorities should refuse consent unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefit.

#### Impact on the character and appearance of the Fordingbridge Conservation Area

- 11.10 The current door (which potentially dates from the 19<sup>th</sup> Century) forms part of the historic fabric of the Listed Building and therefore contributes to the character and significance of the Listed Building. No detailed analysis has been provided by the agent to date the existing door or provide sufficient justification as to its relocation.

The relocation of the door would take it out of its historic context. As such, it would impact on the Listed Building's ability to contribute positively to the character of the Fordingbridge Conservation Area. Consequently the proposed relocation of the door would cause less than substantial harm to the Listed Building and therefore would fail to preserve or enhance the character of the Conservation Area.

#### Ecology

- 11.11 Para 170 of the NPPF requires development to contribute and enhance

the natural environment by minimising impacts on and providing net gains for biodiversity. Para 174 of the NPPF relates to the importance of protecting and enhancing biodiversity.

11.12 The environs of the site are conducive to the presence of protected species, especially bats and nesting birds, and with waterbodies and tree cover in close proximity the site meets the criteria established nationally and used in Natural England's standing advice.

11.13 The proposed works would only minimally interfere with the existing roof structure of the building and therefore in this case it would not be necessary for a survey to be undertaken. However, the applicant would still have legal responsibilities with regard to protected species.

#### Neighbour Amenity

11.14 By virtue of its secluded setting, the proposed extension would not impact upon neighbour amenity.

## **12 CONCLUSION ON THE PLANNING BALANCE**

12.1 The proposals have been considered within the relevant local and national policy context. The proposed relocation of the door would detrimentally impact upon the significance of the Listed Building, and even though this is only part of the proposal, the harm would outweigh the benefits to the applicant. As such the proposals are not justified and are recommended for refusal.

## **13 OTHER CONSIDERATIONS**

#### Crime and Disorder

None relevant

#### Local Finance

From the 6 April 2015 New Forest District Council began charging the Community Infrastructure Levy (CIL) on new residential developments.

Regulation 42 of the CIL Regulations 2010 (as amended) states that CIL will be applicable to all applications over 100sqm GIA and those that create a new dwelling. The development is under 100 sq metres and is not for a new dwelling and so there is no CIL liability in this case.

#### 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. Whilst it is recognised that this recommendation, if agreed, may interfere with the rights and freedoms of the applicant to develop the land in the way proposed, the objections to the planning application are serious ones and cannot be overcome by the imposition of conditions. The public interest and the rights and freedoms of neighbouring property owners can only be safeguarded by the refusal of permission.

#### 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.

## **14. RECOMMENDATION**

### **Refuse**

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

1. The relocation of the external door would result in the loss of its context thereby causing a loss of significance to the Listed Building. As such, this development would be contrary to Policy S3 of the Core Strategy for the New Forest District outside the National Park, DM1 of the Local Plan Part 2: Sites and Development Management Plan and the National Planning Policy Framework.

#### **Notes for inclusion on certificate:**

1. In accordance with paragraph 38 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council takes a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome by giving clear advice to applicants.

Pre application advice was sought prior to the application being submitted, however the advice given did not support an extension in this position. Notwithstanding this, an application has been submitted. The application has

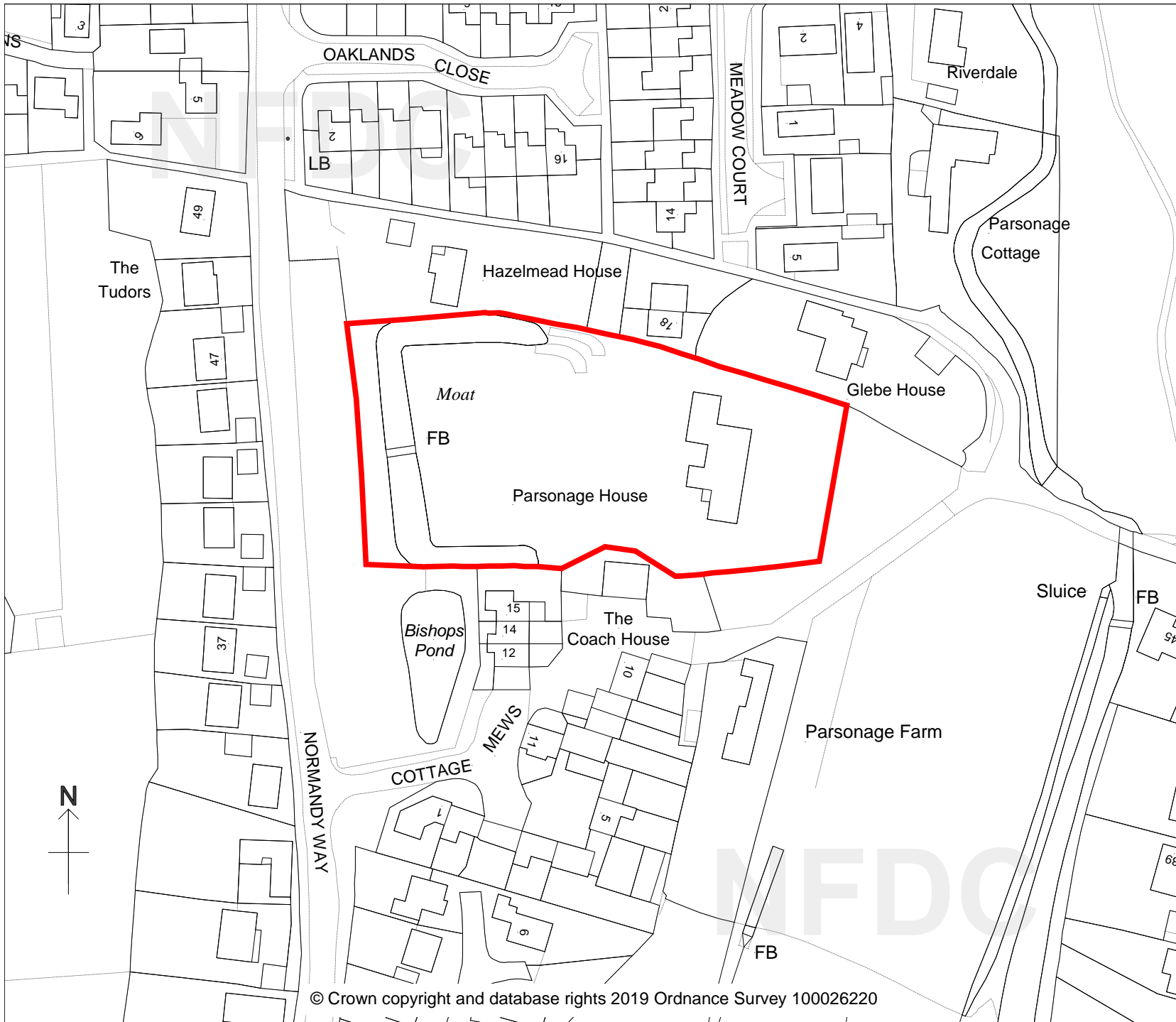
been judged on its merits, but sufficient justification has not been provided for the works and therefore is not supportable. An extension of time was agreed to allow corrections to the plans to be submitted, but these did not alter the overall scheme or provide acceptable further justification for the works. As the application now falls to be determined, there is demonstrable harm to the designated heritage asset a refusal is justified in this case.

**Further Information:**

Kate Cattermole

Telephone: 023 8028 5588





# New Forest

DISTRICT COUNCIL

Tel: 023 8028 5000  
[www.newforest.gov.uk](http://www.newforest.gov.uk)

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

## PLANNING COMMITTEE

August 2019

Item No: 3g/3h/3i/3j  
 Parsonage House  
 Green Lane  
 Fordingbridge  
 19/10300 -10301-10339 -10340

Scale 1:1250  
 N.B. If printing this plan from the internet, it will not be to scale.