

Application Number: 15/10471 Full Planning Permission

Site: SPRINGSIDE, LOWER DAGGONS LANE, SOUTH END,
DAMERHAM SP6 3HW

Development: Detached carport

Applicant: Mr Sharpe

Target Date: 26/05/2015

1 REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2 DEVELOPMENT PLAN AND OTHER CONSTRAINTS

Groundwater Protection Zone
Explosives Safeguarding Zone
Area of Outstanding Natural Beauty
Plan Area
Flood Zone

3 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES

Core Strategy

Objectives

1. Special qualities, local distinctiveness and a high quality living environment
6. Towns, villages and built environment quality

Policies

CS1: Sustainable development principles
CS2: Design quality
CS6: Flood risk
CS10: The spatial strategy

Local Plan Part 2 Sites and Development Management Development Plan Document

DM20: Residential development in the countryside

4 RELEVANT LEGISLATION AND GOVERNMENT ADVICE

Section 38 Development Plan
Planning and Compulsory Purchase Act 2004
National Planning Policy Framework (2012)

- Section 7 - Requiring good design
- Section 10 - Meeting the challenge of climate change, flooding and coastal change
- Section 11- Conserving and enhancing the natural environment

5 RELEVANT SUPPLEMENTARY PLANNING GUIDANCE AND DOCUMENTS

Residential Design Guide for Rural Areas of the New Forest District

6 RELEVANT PLANNING HISTORY

88/NFDC/39823 - Installation of propane gas storage tank. 15/11/1988 Granted
86/NFDC/32866 Extension to dining roof with addition of 2 bedrooms, study and shower room on first floor. 28/10/1986 Granted
80/NFDC/16265 - Erection of a garage/garden store. 14/04/1980 Granted

7 PARISH / TOWN COUNCIL COMMENTS

Damerham Parish Council – recommends permission, while it is a little concerned regarding the footprint of the proposed car port, they support the application while it has no opportunity for an area in the roof and would not like to see this developed any further.

8 COUNCILLOR COMMENTS

None received

9 CONSULTEE COMMENTS

Natural England – No comments

Environment Agency – The application falls within the scope of the Flood Risk Standing Advice

Ministry of Defence – No safeguarding objections

Land Drainage – Recommend conditions relating to the disposal of surface water from the site and informative should the intention be to pipe, culvert or alter any part of a ditch or watercourse.

10 REPRESENTATIONS RECEIVED

None received

11 CRIME & DISORDER IMPLICATIONS

None

12 LOCAL FINANCE CONSIDERATIONS

From the 6 April 2015 New Forest District Council began charging the Community Infrastructure Levy (CIL) on new residential developments. Based on the information provided at the time of this report this development is not CIL liable.

13 WORKING WITH THE APPLICANT/AGENT

In accordance with paragraphs 186 and 187 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 take 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.

This is achieved by

- Strongly encouraging those proposing development to use the very thorough pre application advice service the Council provides.
- Working together with applicants/agents to ensure planning applications are registered as expeditiously as possible.
- Advising agents/applicants early on in the processing of an application (through the release of a Parish Briefing Note) as to the key issues relevant to the application.
- Updating applicants/agents of issues that arise in the processing of their applications through the availability of comments received on the web or by direct contact when relevant.
- Working together with applicants/agents to closely manage the planning application process to allow an opportunity to negotiate and accept amendments on applications (particularly those that best support the Core Strategy Objectives) when this can be done without compromising government performance requirements.
- Advising applicants/agents as soon as possible as to concerns that cannot be dealt with during the processing of an application allowing for a timely withdrawal and re-submission or decision based on the scheme as originally submitted if this is what the applicant/agent requires.
- When necessary discussing with applicants/agents proposed conditions especially those that would restrict the use of commercial properties or land when this can be done without compromising government performance requirements.

In this case no pre-application enquiry was submitted. Concerns were raised in the Parish Briefing note. Amendments to address these concerns could not be dealt with under the scope of this current submission and as the applicant did not withdraw the scheme, the application is being considered on the basis of the plans submitted.

14 ASSESSMENT

14.1 This is a detached property, located at South End, to the south of the main village of Damerham. The site is outside of the built up area and comprises part of a band of varied linear residential development on the west side of Cornpits Lane. With the exception of The Firs, an older property on the corner of the lane to the north, properties in this stretch are set back from the road frontage with generally vegetated boundaries contributing to the rural character of the lane. The site falls within Flood Risk Zones 2 and 3 and is within the Area of Outstanding Natural Beauty.

14.2 The property is of a chalet bungalow design, set back from the road, with a tarmac parking area at the front leading down a driveway on the north side of the property. A hedgerow of moderate height and varying density provides some screening from the road. Separation from neighbouring sites is provided by hedgerow along the side boundaries at the front of the property, neighbouring properties being detached to the north and south of the site. It is noted that there is however no formal screening present along part of the southern (side) boundary, which would be to the rear of the proposed car port.

- 14.3 The proposed car port would be approximately 4 metres high and have a footprint 5m wide and 6m long. As such it is considered to be a relatively large and prominent structure. This, when combined with its positioning to the front of the site, would go against the established pattern of development on this side of the road. Furthermore although some immediate screening would be afforded by existing boundary hedgerows, to the front (east) boundary of the site as a result of its proposed size and design, the car port would remain visible on the street scene to the front and side. Considering this with the context and spatial characteristics in layout of surrounding development, the car port would likely appear as a conspicuous and unduly prominent feature. This would be detrimental to the appearance of the street scene and wider visual amenity within the Area of Outstanding Natural Beauty.
- 14.4 It is noted that there is an existing outbuilding in the garden area of The Firs, to the north of the site. However this is a more modestly sized domestic garden building, not of the size or permanence of that proposed, and is discrete from the streetscene behind the existing hedgerow.
- 14.5 Due to the relative distance of separation from neighbouring premises, the orientation and scale of the proposed car port would not result in any harm to the living conditions of neighbouring occupiers.
- 14.6 The applicants have completed a flood risk assessment which confirms that the development will comply with the Environment Agency standing advice. As such in combination with the submission of further surface water drainage details, the development would suitably address potential flood risk.
- 14.7 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.

15. RECOMMENDATION

Refuse

Reason(s) for Refusal:

1. As a result of its forward position, size and overall height, the proposed car port would be a conspicuous and unduly prominent feature, at odds with the established pattern of development and spatial characteristics of development on this side of the road. This would be detrimental to visual

amenity and the appearance of this rural street scene within the designated Area of Outstanding Natural Beauty, contrary to Policy CS2 of the Core Strategy for the New Forest District outside the National Park, Policy DM20 of the Local Plan Part 2: Sites and Development Management Plan and Sections 7 and 11 of the National Planning Policy Framework (2012).

Notes for inclusion on certificate:

1. In accordance with paragraphs 186 and 187 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.

In this case no pre-application enquiry was submitted. Concerns were raised in the Parish Briefing note. Amendments to address these concerns could not be dealt with under the scope of this current submission and as the applicant did not withdraw the scheme, the application was considered on the basis of the plans submitted.

Further Information:

Householder Team

Telephone: 023 8028 5345 (Option 1)



New Forest DISTRICT COUNCIL

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**Planning Development
Control Committee
July 2015**

Schedule: d
Springside
Lower Daggons Lane
Damerham
15/10471
SU1015

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

