

Application Number: 19/10246 Full Planning Permission

Site: MARSHLANDS, THE MARSH, BREAMORE SP6 2EJ

Development: Two-storey rear extension

Applicant: Mr & Mrs Woodward

Agent: Paul Stevens Architecture

Target Date: 10/02/2020

Case Officer: Kate Cattermole

Extension Date: 10/04/2020

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) whether proposed extension is an acceptable addition to the dwelling and its impact on the countryside
- 2) Impact on the character and appearance of the Breamore Conservation Area.
- 3) Impact on neighbour amenity

This matter is being considered by Committee as there is a contrary view with Breamore Parish Council

2 SITE DESCRIPTION

The application site consists of a detached thatched cottage situated in a rural location in Breamore. The site falls within the Breamore Conservation Area and is opposite The Marsh which is a designated SSSI. The site lies outside a built up area boundary and therefore is in open countryside. The property is set within a reasonable sized garden and has a separate parking area to the side of the plot. An outbuilding is sited to the rear of the property, which provides garaging and a covered seating area. The rear garden backs onto a paddock and open grassland beyond.

A public footpath (Breamore 10) crosses the site to the north-west of the property and continues across the parking area.

Smaller residential units were typical historically in Breamore, and approved plans in 1968 for the existing two storey rear extension suggest that at this date the dwelling was converted from two units of accommodation into a single dwelling. The two storey rear extension dates from 1968 and single storey additions were subsequently added to the side and rear.

3 THE PROPOSED DEVELOPMENT

The proposal is to extend the existing two storey rear extension in both length and width. This addition would incorporate the existing single storey elements, and the whole of the extension would be thatched to match the existing cottage.

4 PLANNING HISTORY

| Proposal | Decision Date | Decision Description | Status |
|---|--|----------------------|---------|
| XX/RFR/13634 Alterations and additions. | 15/07/1970 | Granted | Decided |
| XX/RFR/12606 Alterations and additions. | 20/11/1968 | Granted | Decided |
| ENQ/18/21922 | Pre application advice relating to 2 storey rear extension. This advice raised concerns and suggested a single storey extension as an alternative. | | |

5 PLANNING POLICY AND GUIDANCE

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

DM20: Residential development in the countryside

The Emerging Local Plan

Policy 9 Nature conservation, biodiversity and geodiversity

Policy 11 Heritage and conservation

Policy 13 Design quality and local distinctiveness

Policy 14 Landscape character and quality

Policy 2 Protection of the countryside, Cranborne Chase Area of Outstanding Natural Beauty and the adjoining New Forest National Park

Supplementary Planning Documents

SPG - Breamore Village Design Statement

SPG - Residential Design Guide for Rural Areas

6 PARISH / TOWN COUNCIL COMMENTS

Breamore Parish Council: Par 3: We recommend permission for the reasons below:the plans are in keeping with the village plans are not imposing

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

NFDC Conservation: raise objection

NPA Ecologist: no objection subject to condition that the development proceeds in accordance with the recommendations of the ecology report

HCC Rights of Way: no objection. Requests informatives.

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..

The proposed extension is not considered to be proportionate in scale and appearance, and of an appropriate design which respects the character of the existing dwelling. As such it is considered not to be in keeping within the countryside and not harmful to the rural character of the area. Furthermore, the proposals fall within the floorspace parameters of Policy DM20.

Design principles and impact on the Fordingbridge Conservation Area

The property is an attractive historic thatched dwelling within the Breamore Conservation Area, and even though not listed it has a degree of heritage significance within the Conservation Area. Marshlands therefore is considered to be a non designated heritage asset. There are views of the rear of the property from the public footpath.

Para 197 of the National Planning Policy Framework requires the direct and indirect effect on the significance of a non-designated heritage asset to be assessed and a balanced judgement made, as to the scale of any harm to the significance of the heritage asset.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires new development to preserve or enhance the character of the Conservation Area.

The existing two storey rear extension forms a sympathetic addition, being appropriate in scale to the existing dwelling. However, the proposed extension by virtue of its rearward projection, height and width would be a significant addition, and this would be further exacerbated by the dormers and large areas of glazing on the rear elevation. This would result in a disproportionately sized extension which would dominate and compete with the pre-eminence of the main cottage which would detract from the character and appearance of the existing cottage. As such the proposal would result in less than substantial harm to the non designated heritage asset and the appearance of the conservation area.

In accordance with para 196 of the National Planning Policy Framework , the harm should be weighed against the public benefits of the proposal. The cottage is currently a well maintained 3 bedroom cottage. The extension would provide an additional bedroom at first floor level, with some additional living space at ground floor. Even though the extension would be of benefit to the applicants, this would not result in any public benefits, and therefore the presumption is to refuse this application.

The extension would meet the floorspace element of policy DM20 of the Local Plan Part 2, however as there is identified harm arising from the design and size of the proposed extension it would be contrary to this local policy.

Neighbour amenity

By reason of its position in relation to neighbouring properties, there would be no neighbour amenity issues arising from this proposal.

Ecology

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.

An ecology report was submitted with the application, and the recommendations of the report are appropriate subject to these being secured by condition.

Rights of Way

Breamore Footpath 10 crosses the site to the north-west of the property and continues across the parking area. This footpath runs from The Marsh to Breamore Footpath 9 and North Street. There are no objections to the proposal from HCC Rights of Way Department, but they do request that informatives relating to the Right of Way are applied if consent is forthcoming.

11 CONCLUSION ON THE PLANNING BALANCE

For the reasons given above, it is considered that the proposed development would not accord with the local development for New Forest District and the Government advice contained within the National Planning Policy Framework (2019). The other material considerations, including the emerging Local Plan do not indicate otherwise, they confirm the indication given by the development plan, namely that planning permission should not be granted. Therefore refusal is recommended.

12 OTHER CONSIDERATIONS

There are no other considerations in relation to this application

13 RECOMMENDATION

Refuse

Reason(s) for Refusal:

1. By reason of its height, width, length and design, the proposed two storey rear extension would result in an overly dominant extension that would detract from and be harmful to the character and appearance of the existing cottage, which is identified as a non-designated heritage asset and the Breamore Conservation Area. Furthermore given the scale of the extension it would appear as a disproportionate addition to the property within the countryside detrimental to the rural character of the area. As such it would be contrary to Policies CS2 and CS3 of the Core Strategy for the New Forest District outside the National Park, Policies DM1 and DM20 of the Local Plan Part 2, and chaps 12 and 16 of the NPPF

Further Information:

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**PLANNING
COMMITTEE**

May 2020

Marshlands
The Marsh,
Breamore, SP6 2EJ
19/10246

Scale 1:1250

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

