

**Application Number:** 15/10776 Full Planning Permission

**Site:** 123 SOUTHAMPTON ROAD, RINGWOOD BH24 1HS

**Development:** Outbuilding for use as ancillary living accommodation

**Applicant:** Mr & Mrs Silver

**Target Date:** 30/07/2015

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**1 REASON FOR COMMITTEE CONSIDERATION**

Contrary to Town Council view

**2 DEVELOPMENT PLAN AND OTHER CONSTRAINTS**

Built-up area

**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

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

None relevant

**4 RELEVANT LEGISLATION AND GOVERNMENT ADVICE**

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

**5 RELEVANT SUPPLEMENTARY PLANNING GUIDANCE AND DOCUMENTS**

Ringwood Local Distinctiveness

**6 RELEVANT PLANNING HISTORY**

15/10176 Outbuilding for ancillary use. Refused 02/04/2015

05/86017 Single-storey side extension; porch; dormer & roof alterations in association with new first floor. Granted, subject to conditions 16/11/2005

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

Ringwood Town Council - PAR4: Recommend refusal. Members wished to re-submit comments made for the previous application, i.e. that they were unhappy that the proposed outbuilding would be visible from the public highway. Against the established pattern of development and of detriment to the amenity and the appearance of the area.

## **8 COUNCILLOR COMMENTS**

None received

## **9 CONSULTEE COMMENTS**

9.1 Tree Officer – No objection. Given that the trees in the garden have relatively modest root protection areas, it is feasible that they can be safely retained if this proposal is implemented. The trees are not therefore considered to be a constraint due to the development proposals.

9.2 Land Drainage – Recommend condition requiring details of disposal of surface water as this proposal will increase the impermeable area on site.

## **10 REPRESENTATIONS RECEIVED**

None received

## **11 CRIME & DISORDER IMPLICATIONS**

None

## **12 LOCAL FINANCE CONSIDERATIONS**

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.

## **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 all the above apply and as the application was acceptable as submitted no specific further actions were required.

## 14 ASSESSMENT

- 14.1 The existing detached bungalow on the site is situated on the corner of Southampton Road and Beechcroft Lane. It is set back from the corner with a reasonable degree of screening afforded by existing fencing and hedgerow. The property has been previously extended under App 05/86017, which saw the reworking of the roof form to provide first floor accommodation. Vehicular access to the site is from Beechcroft Lane with a detached garage in the north west corner of the site and driveway / parking area on the property's north and east sides. The garden area surrounds to the south and west of the site. Adjacent neighbouring properties are to the north and west of the site with a reasonable degree of detachment by virtue of their relative positioning.
- 14.2 This application proposes a new single-storey detached outbuilding on the east side of the property to be used as ancillary accommodation. It follows a previous scheme for a similar proposal under App 15/10176 which was refused for reasons of its unduly prominent visual impact, as the cumulative result of its proposed size, design and positioning. Amendments made from the original proposal see a building of reduced size, revised positioning and external materials. Of note the building has been reduced from 8m x 5m to 6.2m x 3.7m (maximum length and width), its position set back 1.2m from the roadside boundary and external materials changed from render to timber cladding.
- 14.3 This property comprises part of a mid C20 phase of development characterised by bungalow and modified chalet bungalow style dwellings, punctuated by some larger older two storey dwellings and those as a result of subsequent redevelopment. It is located on an island of dwellings between Southampton Road, Beechcroft Lane and Fieldway which although not having a uniform building line have an established set back in their relationship with the highway, an integral part of the character of the street scene.
- 14.4 Given its positioning the proposed new building would encroach into this space and, as such, would be at odds with the established layout of development. However, taken alone this may not necessarily be

unacceptable for an outbuilding and it is noted that the previous scheme was refused on the basis of the cumulative impact of the size and design of building proposed in this location. The design alterations made in the reduction in the size of the building, set back from the boundary and change in external materials would notably reduce its visual prominence. This would be assisted by the retention of the boundary fence and existing vegetation. Although the building would be forward of the established building line and visible in the street scene, as a result of its overall scale, position and detailed design it is considered that, on balance, it would be acceptable in its visual impacts

- 14.5 Due to the separation from neighbouring residential premises and the single storey nature of the proposed building, it would not result in any significant adverse impacts on the residential amenity of neighbouring occupiers.
- 14.6 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 there may be an interference with these rights and the rights of other third parties, such interference has to be balanced with the like rights of the applicant to develop the land in the way proposed. In this case it is considered that the protection of the rights and freedoms of the applicant outweigh any possible interference that may result to any third party.

## 15. 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: Diagram 1; Diagram 2; Diagram 3 (Amended 23/06/15).  
  
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 CS2 of the Core Strategy for the New Forest District outside the National Park.

4. The development hereby approved shall not be occupied at any time other than for purposes which form an integral part of the existing planning unit as indicated as being within the red line on the approved location plan received by the Local Planning Authority on the 23/06/2015, as a single dwelling unit.

Reason: The accommodation is not considered suitable for separate use due to its relationship with neighbour dwellings and the potential impacts on the living conditions of neighbouring and resident occupiers contrary to Policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

5. Before development commences, details of the means of disposal of surface water from the site shall be submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with the approved details.

Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy) and the New Forest District Council and New Forest National Park Authority Strategic Flood Risk Assessment for Local Development Frameworks.

**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 all the above apply and as the application was acceptable as submitted no specific further actions were required.

2. This decision relates to amended plans received by the Local Planning Authority on 23/06/2015

**Further Information:**

Householder Team  
Telephone: 023 8028 5345 (Option 1)



**New Forest**  
DISTRICT COUNCIL

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**Planning Development  
Control Committee**  
**August 2015**

**Item No: 3g**  
123  
Southampton Road  
Ringwood  
15/10776  
SU1505

Scale 1:1250

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

