

Application Number: 20/11001 Full Planning Permission

Site: THATCHED EAVES, SALISBURY ROAD, IBSLEY, ELLINGHAM,
HARBRIDGE & IBSLEY BH24 3PP

Development: Retention of Timber constructed WC & Store to rear of Listed
cottage

Applicant: Mr Theobold

Agent:

Target Date: 09/11/2020

Case Officer: Kate Cattermole

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Impact on the character and significance of the Listed Building and Conservation Area
- 2) Impact on the countryside
- 3) Neighbour amenity

This application is to be considered by Committee because there is a contrary view with Ellingham, Harbridge and Ibsley Parish Council

2 SITE DESCRIPTION

Thatched Eaves is a Grade II Listed Building timber framed and thatched cottage, which is positioned end on to the main road. The cottage dates from the 17th Century and has been the subject of alterations in the 18th, 19th and 20th Centuries. It lies within the Ibsley Conservation Area and countryside. The property is situated adjacent to the A338 and sits within an area characterised by a mixture of dwellings, with a public house to the south of the site.

There is a bed and breakfast business run from the site, and two buildings within the residential curtilage are used in conjunction with this activity. The cottage is occupied by the owners, but breakfasts are served within the dwelling

3 PROPOSED DEVELOPMENT

The application seeks permission for the retention of two single storey timber clad extensions on the rear elevation of the cottage. These extensions are utilised as a WC and store respectively.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
20/11002 Timber constructed WC & Store to rear of listed cottage (Application for Listed Building Consent)			Awaiting determination - see item 3d on this Agenda

20/11003 Amendments to the outbuilding approved under application 18/11340 in respect of its height and footprint, and the addition of a verandah. Pergola to the rear of the converted garage.

Awaiting determination - see item 3e on this Agenda

18/11340 Use of garage as holiday let accommodation; the construction of a single outbuilding to be used as holiday let accommodation and use as additional residential accommodation to existing dwelling; parking

20/02/2019 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

Policy STR1: Achieving Sustainable Development

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

Guidance

National Planning Policy Framework

NPPF Ch.12 - Achieving well-designed places

NPPF Ch.16 - Conserving and enhancing the historic environment

6 PARISH / TOWN COUNCIL COMMENTS

Ellingham, Harbridge & Ibsley Parish Council

With regards to the above three applications, Ellingham Harbridge and Ibsley Parish Council considered then altogether therefore the recommendation is the same for all three applications of Par 4 (Refusal) to NFDC due to the potential increase to business activities on the property and the impact that would have on the neighbours.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Drainage: no comment

Conservation : no objection

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

Against: 1

- Lack of respect for listed building
- Questioning why additions to listed building required, is it for holiday lets or other business use?
- Heritage England draws attention to the damage done by incremental small scale changes
- Changes cannot be justified on the basis of the B&B consent
- Unsightly within the conservation area and unacceptable within the curtilage of the Listed Building

Comments from the applicant

- WC provides additional facility for b&b guests
- Due to constraints of listed building, needed additional capacity for fridges and freezers which are required to house level of refrigeration necessary in order to meet and exceed Health and Hygiene standards
- Additions to cottage have not altered the building and designed so as to minimise any impact on the Listed Building.

10 PLANNING ASSESSMENT

The current proposal seeks planning permission to retain two small extensions to the dwelling to be used as a WC and store. There are two other applications which are also under consideration which are the associated listed building application (ref 20/11002 - see item 3d on this Agenda) and amendments to the outbuilding approved under application 18/11340 in respect of its height and footprint, and the addition of a verandah. Pergola to the rear of the converted garage (ref 20/11003 - see item 3e on this Agenda)

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 subject to them being of an appropriate design, scale and appearance that is 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. Subject to these criteria being met the principle of the proposals are considered to be acceptable. These matters are considered in the following assessment.

There is a duty imposed by Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requiring decision makers to 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. Section 72(1) also requires special regard to be paid to preserving or enhancing the character or appearance of a conservation area.

The National Planning Policy Framework 2019 (NPPF) makes clear that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Impact on the character and significance of the Listed Building and Conservation Area

The WC and store are both simple lean-to structures, which tuck under the eaves of the thatch, and are both modest in their scale and in keeping and sympathetic to the appearance of the main dwelling with the use of timber cladding. By reason of the small scale and ancillary appearance of both rear extensions they would not be harmful to the significance of the Listed Building. As there is no identified harm to the Listed Building, the proposals also preserves the character and appearance of the conservation area given the location and modest nature of the extensions.

Impact on the countryside

There have been no extensions to the dwelling since 1982, and by reason of their limited floorspace, the extensions would be well within the 30% allowance under the relevant policy. Furthermore, by reason of their modest size and appearance the two extensions would be appropriate in scale and design to the thatched cottage and would not significantly alter the built form on the site, within its rural setting.

Neighbour amenity

The store and WC are sited on the rear of the dwelling, which faces the side boundary with Avon Cottage. However there is a minimum distance of 17m between these structures and the boundary, and there is vegetation along this boundary which would screen views into the rear garden area of Thatched Eaves. Taking into account the size and position of these two additions in relation to this neighbour, there would be no identified harm to this neighbour.

The Parish Council have recommended refusal on the grounds of the potential intensification of business activities on site. However, the principle of a business use operating from this site was accepted under the earlier consent 18/11340 and the applicant has advised that the two small structures subject of this application will support the existing b&b use and will not facilitate a more intensive use over and above that already operating and approved on the site. Furthermore, by reason of their proportionate size and use, they would offer very limited scope to support a more intensified business use on the site and so this is not material to the considerations of this application.

11 CONCLUSION

For the reasons given above, it is considered that the proposed development is acceptable and accords with the Government advice contained with the National Planning Policy Framework (2019) and other Local Plan policies.

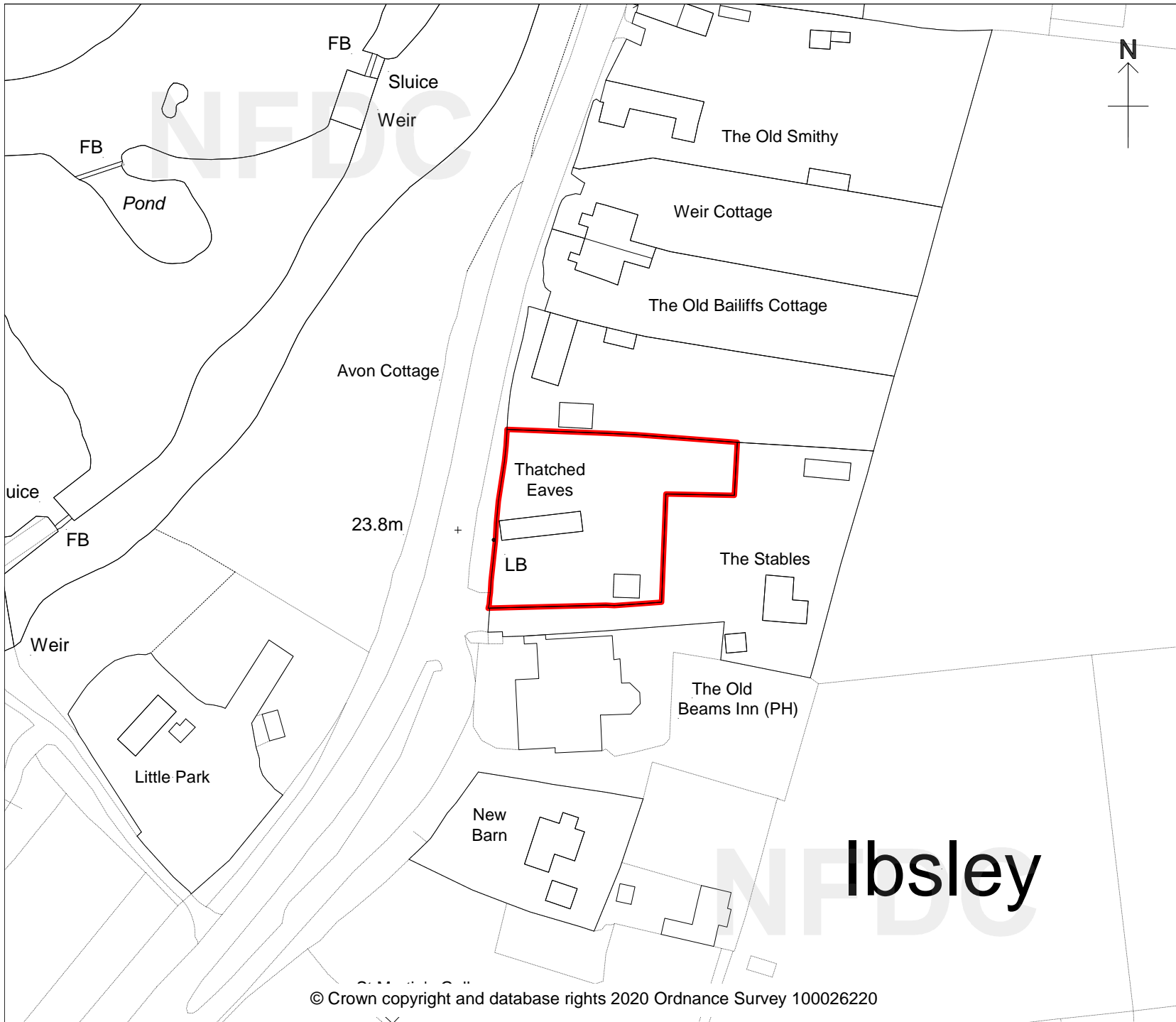
12 RECOMMENDATION

Grant

Further Information:

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New Forest

DISTRICT COUNCIL

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PLANNING COMMITTEE

December 2020

Thatched Eaves, Salisbury Road
 Ibsley, Ellingham, Hardbridge and Ibsley
 BH24 3PP
 20/11001

Ibsley

Scale 1:1250

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