

Application Number: 20/11003 Full Planning Permission

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

Development: Amendment to size and height of approved outbuilding under
application 18/11340 and additional verandah; new timber
pergola (Retrospective)

Applicant: Mr Theobald

Agent: DHP Plans

Target Date: 09/11/2020

Case Officer: Kate Cattermole

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Impact on the setting of the Listed Building and character of the Conservation Area and countryside
- 2) 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. The two holiday lets on the site were approved under a previous planning consent in 2018, and consist of a converted garage and purpose built cabin. To the rear of the converted garage is a raised area which has been decked out with pergola over.

3 PROPOSED DEVELOPMENT

The current proposals are for amendments to the outbuilding approved under application 18/11340 in respect of its height and footprint, and the addition of a verandah. A pergola is also proposed to be erected sited to the rear of the converted garage.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
20/11001 Timber constructed WC & Store to rear of listed cottage			Current application - see item 3c on this Agenda
20/11002 Timber constructed WC & Store to rear of listed cottage (Application for Listed Building Consent)			Current application- see item 3d 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

DM13: Tourism and visitor facilities

DM22: Employment development in the countryside

Core Strategy 2009 (saved polices)

CS19: Tourism

Guidance

National Planning Policy Framework

NPPF Ch.12 - Achieving well-designed places

NPPF Ch.16 - Conserving and enhancing the historic environment

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.

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

Economic Development: comment only

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

Against: 1

- Strip lighting installed should be removed
- Substantial terrace is an additional 50% of the area of the new building
- Overlooking from terrace, and increase in height spreads noise and light pollution
- Changes in land level

Comments from applicant:

- Increase in height of outbuilding was result of the ring beam foundation installed to protect the adjacent trees
- Ground level where outbuilding is sited has not been altered
- Verandah included to give a safe access for guests and is lit by four low voltage lights under the canopy
- No objection from conservation officer in respect of outbuilding or pergola
- Building 46m away from objector's bedroom window
- Strict policy relation to quiet times as site also used as home of owners

Comments from agent:

- No changes to ground level, but step up required due to land levels
- The outbuilding as built allowed for additional insulation to comply with building regulations for a habitable room
- Low voltage downlights installed in canopy, and coupled with hedging on boundary reduces impact on neighbour.

10 PLANNING ASSESSMENT

The proposals subject of the current application relate to amendments to the outbuilding approved under application 18/11340 in respect of its height and footprint, and the addition of a verandah. In addition a pergola is proposed to the rear of the converted garage. These works have already taken place on the site.

There are two other applications which are also under consideration for timber constructed WC & Store to rear of listed cottage and associated listed building consent (ref 20/11001, 20/11002 (see items ..))

Principle of Development

The application site consists of a residential dwelling and two holiday lets. The residential dwelling is used in conjunction with the holiday lets, as breakfast is served in the cottage. The holiday lets were approved under planning consent

18/11340. The current proposals do not increase or intensify the use from that previously approved and seeks to improve the facilities offered. The site would remain in a mixed use with residential and 2 holiday lets. As such it would accord with Policy DM13 of Local Plan Part 2 which seeks to enable existing businesses to adapt and change to secure a continued contribution to the tourism economy and given its limited increase it remains of an appropriate scale and appearance to its rural setting.

Impact on the setting of the Listed Building and character of the Conservation Area and countryside

A building in this location for holiday let use was approved under the 2018 planning consent and so it is only the changes to the building which need consideration. The building on site differs from what was previously approved, there has been an increase in height, size of footprint and addition of verandah. In addition, a pergola has been sited to the rear of the converted garage and sits between this building and the rear boundary. It has been installed to provide a covered seating area to be used in conjunction with the converted garage, which has capacity to accommodate up to 4 guests.

The form of the new outbuilding reflects the design of the previously approved building. The internal floor area of the building is not significantly larger being 18.43sqm, compared to 17sqm under the previous consent. The height of the building would be increased by between 500mm and 700mm with this variation taking into account the change in land levels as shown on the plans. The additional verandah spans the front of the outbuilding, and looks out over the rear garden area of Thatched Eaves. The verandah has an internal floor area of 8.4 sqm in size. It has a depth of 2m and is enclosed by a timber balustrade. There are downlighters inserted in the ceiling of the verandah and a single light and heater on the outside wall of the cabin to serve the verandah. Reference has been made to strip lighting but this was not in evidence at the site visit and is not shown on the submitted plans.

The outbuilding has a double bed and is intended for a maximum of 2 guests. The verandah accommodates a small table and chairs and a couple of loungers. The 2018 approval was for accommodation for 2 guests and so the scale and nature of the accommodation has not changed except for the addition of the verandah.

The existing building is not significantly increased in size from what was previously approved. The verandah is a sympathetic addition to the building, which enhances the facility for guests. Furthermore, the outbuilding is set back in the site with some screening which limits views of the building from public vantage points. The pergola is a lightweight structure, that is not untypical within a residential setting. As such the amendments to the outbuilding, the verandah and pergola would not detract from its countryside location and are considered to be appropriate in this rural setting.

The amendments to the outbuilding are modest and do not detract from the setting of the Listed Building. The pergola is discreetly sited to the rear of the converted garage and is screened by mature trees not directly visible in relation to the listed building. As such as a result of these proposals there would be no harm to the setting of the Listed Building and the character of the Conservation Area would be preserved.

Residential amenity

By reason of its siting, the outbuilding faces the rear garden of Thatched Eaves and looks towards the side boundary with the neighbouring property Avon Cottage. This neighbouring property is to the north of the application site, and consists of a thatched cottage that fronts the A338 with large rear garden. The boundary between

the two rear gardens consists of a hedge which is in the ownership of Avon Cottage and currently has been allowed to grow up to provide a screen between the two properties. There is no evidence that the land levels across the area where the outbuilding is sited have been raised.

The outbuilding , including the verandah, is sited 24m away from the boundary with this neighbour and at this distance would not create unacceptable harm to the amenities of this neighbour. The external lighting is sited within the verandah and therefore the beam would be directed down to illuminate this area. The garden would provide a dark backdrop to the outbuilding at night and the new lighting proposed could result in some limited additional light pollution at night. However, due to the position of the outbuilding and verandah in relation to the neighbouring property, there would not be a significant level of harm to amenity as a result.

The pergola is sited adjacent to the common boundary with The Stables and is in an elevated position projecting above the existing fence. However it is well screened from this neighbour, and no comments have been received in respect of this element of the application. Taking into account its relationship with this neighbour, there is no identified harm arising from the pergola.

There is some limited potential for additional noise as a result of the proposed development and an objection has also been raised on the grounds of the noise levels arising from the use of the outbuilding. However, the outbuilding only has the capacity to house two guests, and is within the grounds of a residential dwelling which serves as the home to the applicants. This is no difference in the scale of accommodation offered and the expected noise generation when compared to the approved use of the outbuilding would be comparable in terms of its amenity impacts.

Additional noise could result from the verandah and pergola which provide space for outside seating for guests to use. However, these buildings are situated within a residential setting with the owner living on site. In a domestic setting it is not unreasonable for people to make use of their outside space, and taking into account the limited number of guests that could be accommodated within the two holiday lets there is no reason to expect excessive additional noise from these areas which would harm residential amenity..

The Parish Council have recommended refusal on the grounds of the potential intensification of business activities on site. However, this application relates to an existing approved business use, and the amendments to the outbuilding and addition of the pergola would not create the opportunity to increase the number of guests using the two units already approved on site.

Comments have been raised about a tea room being operated from the site but as a result of the Enforcement Investigation the marketing of this for non residents has been withdrawn from the property website. The investigation is currently ongoing.

The Economic Development Manager has commented on this application. The accommodation appears to be high quality, towards the premium end of the visitor market. Higher spend visitors , such as those that can be accommodated here, make a valuable contribution to the local economy. There is clear evidence that local supply chains directly supported at the site, and potential for on spend at neighbouring premises and wider visitor attractions. The coronavirus pandemic has highlighted the importance of the visitor sector in the New Forest and the need to ensure that these businesses are supported. The costs associated with significantly altering or removing any of the associated features would likely harm the viability of this business.

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. Permission is therefore recommended subject to conditions to control the future use of the outbuilding, following the end of the re-consultation period.

12 RECOMMENDATION

Delegated Authority be given to the Chief Planning Officer to **GRANT PERMISSION** subject to:

- i) the expiry of the re-consultation period
- ii) the receipt of no new material considerations and
- iii) the imposition of the conditions set out below.

Proposed Conditions:

1. The development permitted shall be carried out in accordance with the following approved plans: DHP/621P sheet 1 of 4A , DHP/621P sheet 2 of 4A, Block Plan, Site Plan, Design and Access Statement

Reason: To ensure satisfactory provision of the development.

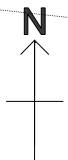
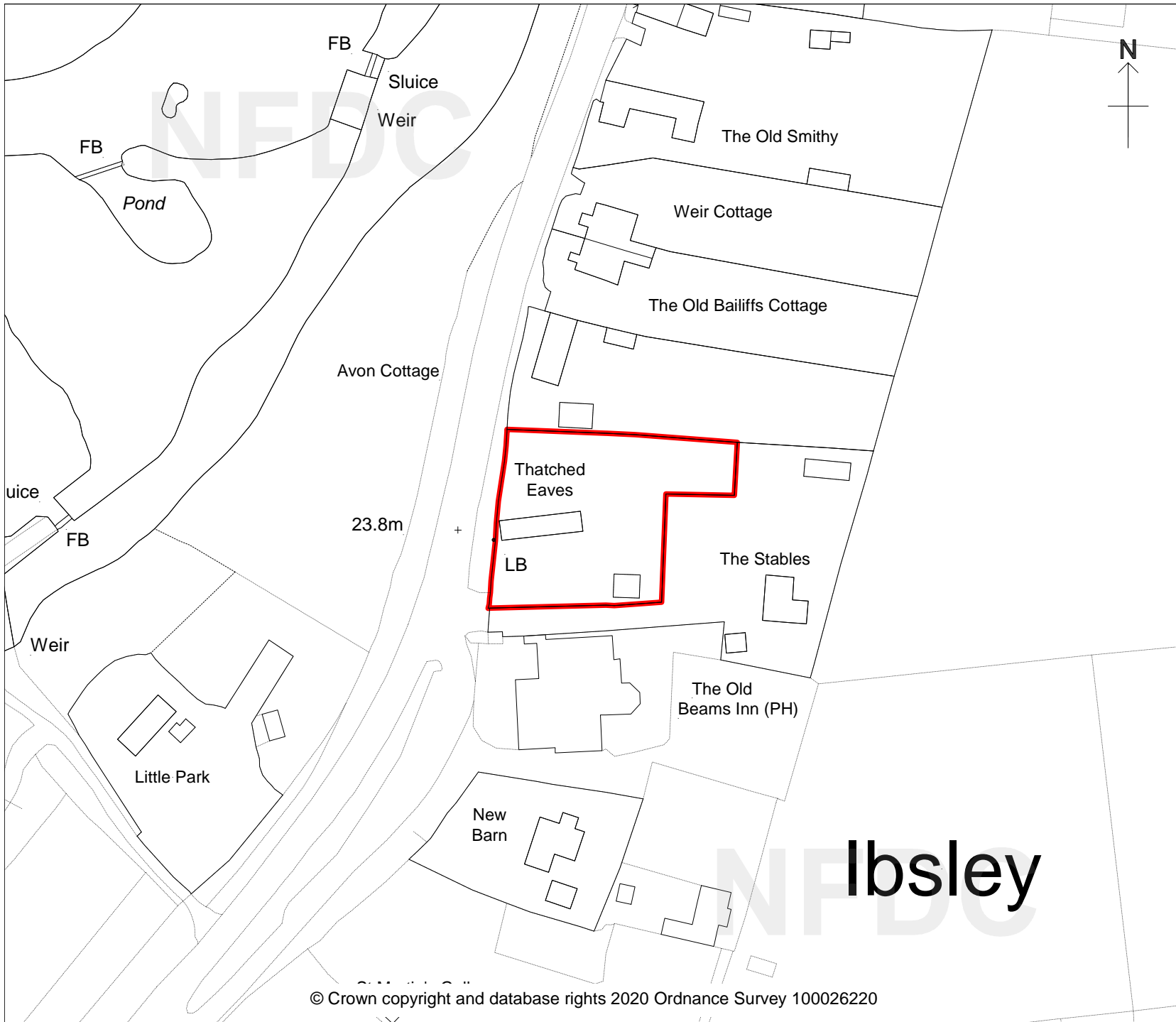
2. The outbuilding, which is the subject of this permission shall only be used for additional residential accommodation for the main dwelling at Thatched Eaves as a single household as holiday let accommodation and shall not be occupied as a holiday let by any one person for more than one month in any calendar year.

Reason: To ensure the structure is not used as a permanent dwelling which would be contrary to Policy DM20 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

Further Information:

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PLANNING COMMITTEE

December 2020

Thatched Eaves, Salisbury Road
Ibsley, Ellingham, Hardbridge and Ibsley
BH24 3PP
20/11003

Ibsley

Scale 1:1250

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