

**Application Number: 20/11174** Full Planning Permission

**Site:** 12 VIMOUTIERS COURT, FORDINGBRIDGE SP6 1NN  
**Development:** Proposed conversion of an existing double garage and construction of a rear extension to form a 1no. bedroom annexe  
**Applicant:** Ms Hogg  
**Agent:** Fields of Architecture  
**Target Date:** 25/12/2020  
**Case Officer:** Kate Cattermole  
**Extension Date:** 15/01/2021

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**1 SUMMARY OF THE MAIN ISSUES**

The key issues are:

- 1) impact on the street scene and character of the area
- 2) neighbour amenity

This application is to be considered by Committee because there is a contrary view to Fordingbridge Town Council

**2 SITE DESCRIPTION**

Vimoutiers Court is a courtyard development off Normandy Way, consisting of detached houses with garages, and is situated in the built up area of Fordingbridge and just outside the boundary of the Fordingbridge Conservation Area.

The application site consists of a detached house with the main garden area to the side and rear of the dwelling. The dwelling has a small front garden immediately in front of the house. A detached double dual pitched garage is sited adjacent to the northern boundary of the site facing the road with a small shed sited immediately to the rear of the building. The garage is attached to the neighbouring property's double garage. There are two parking spaces to the front of the garage, and a communal parking area for visitors alongside these which are in front of the garden boundary wall of the application site.

The land levels across the garden slope down to the eastern boundary of the garden which is demarcated by a brook. Beyond the brook is an area of woodland that forms a landscape feature as identified in the Local Plan, and is covered by saved policy DW-E12 of the New Forest District Local Plan First Alteration (2005). The brook also forms the boundary of the site with Fordingbridge Conservation Area.

**3 PROPOSED DEVELOPMENT**

The proposal is to convert the existing double garage into ancillary living space, and replacing the garage doors with windows. Single rooflights are also proposed on the front and rear roofslope. A flat roofed extension is proposed to the rear of the existing garage, in part replacing the existing shed, with a roof lantern over. The proposal would comprise a double bedroom, bathroom, kitchen and living area.

The car parking spaces within the double garage, would be lost as a result of these proposals. Two parking spaces would be retained to the front of the converted garage, and a further parking space created to the front of the dwelling but this parking space could be provided without the benefit of formal planning permission.

#### 4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
08/92079 Rear Conservatory	12/05/2008	Granted Subject to Conditions	Decided
79/15295 16 dwellings; garages; construction of pedestrian/vehicular access	28/07/1980	Granted Subject to Conditions	Decided
77/08879 Residential development and construction of pedestrian/vehicular access	26/06/1979	Granted Subject to Conditions	Decided

#### 5 PLANNING POLICY AND GUIDANCE

##### Local Plan Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness

Policy ENV4: Landscape character and quality

Saved policy DW-E12 from the New Forest District Local Plan First Alteration (Adopted 2005)

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

DM1: Heritage and Conservation

DM2: Nature conservation, biodiversity and geodiversity

##### Supplementary Planning Documents

SPD - Fordingbridge Town Design Statement

#### 6 PARISH / TOWN COUNCIL COMMENTS

##### **Fordingbridge Town Council**

Recommend refusal under PAR4 on the grounds that although the building size and footprint is of an acceptable size and design, the Council is concerned that an independent residential dwelling is being created.

#### 7 COUNCILLOR COMMENTS

No comments received

#### 8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

**Wessex Water:** No objection

**Historic England:** No comment

**Conservation:** No objection

**Natural England:** LPA need to be satisfied that the conversion would not result in its use as a separate dwelling, as otherwise would require the benefit of a Habitats Regulations Assessment.

## 9 REPRESENTATIONS RECEIVED

None received

## 10 PLANNING ASSESSMENT

### Principle of Development

Policy ENV3 requires new development to achieve high quality design that contributes positively to local distinctiveness, that it is appropriate and sympathetic to its setting in terms of scale, height and appearance and shall not cause unacceptable effects by reason of visual intrusion or other adverse impact on local character. The principle of this development in the built up area is therefore acceptable subject to meeting these policy criteria.

Pre application advice was sought, prior to the application being submitted.

The proposed accommodation would be self contained and a statement confirms that it would be used as an annexe to the main dwellinghouse. The proposal would allow the owners to remain living on site in their old age supported by members of their family, whilst retaining some independence. Fordingbridge Town Council have concerns that the resulting building could form a separate dwelling. An appropriately worded condition can ensure that the annexe is only used in conjunction with the main dwelling house as a single unit. This would address their concern and if it was proposed in the future to sever the annexe from the main dwelling, a further planning application would be required. Natural England have identified that if the building was intended as a separate dwelling, a Habitats Regulation Assessment would also be required to assess the impact on water quality of the River Avon and recreational pressures on designated sites.

### Street scene and character of the area

The external alterations to the existing garage would be visible within the street scene, however the fenestration changes are modest, the front rooflight would not be overly prominent and the overall dimensions and form of the garage would be retained.

The proposed extension to the rear would be a small addition which could be easily accommodated within the garden curtilage, and the resulting development would be appropriate for this location.

The boundary of the Fordingbridge Conservation Area abuts the rear of the site however the proposals would not have a harmful impact on its setting, as the site is well screened and the proposals are modest in scale. For similar reasons there would be no impact of the proposals on the woodland landscape feature beyond the brook.

### Neighbour amenity

The only neighbour to be affected by the proposed development would be 14 Vimoutiers Court. Taking into account the position of the dwelling house in relation to the neighbours boundary and the proposed extension coupled with the single storey form and modest dimensions of the proposed rear extension, there would be no adverse impact upon neighbour amenity.

### Parking

There were no restrictions attached to the original consent for the dwelling, requiring the garage to be retained for parking purposes. As such, the conversion of the garage to ancillary living space and consequent loss of this parking could be undertaken without the benefit of planning permission.

### Ecology

The presence of woodland and the brook in close proximity to the site would provide a hospitable environment for protected species. However the existing garage was built as part of the original development, and apart from the insertion of rooflights the proposal would not require significant intervention into the existing roof of the garage. Therefore there are no ecological implications of the proposals.

### Developer Contributions

As part of the development, subject to any relief being granted the following amount Community Infrastructure Levy will be payable:

Type	Proposed Floorspace (sq/m)	Existing Floorspace (sq/m)	Net Floorspace (sq/m)	Chargeable Floorspace (sq/m)	Rate	Total
Self Build (CIL Exempt)	35.9	27.9	8	8	£80/sqm	£822.15 *
Subtotal:	£822.15					
Relief:	£822.15					
Total Payable:	£0.00					

## **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 OTHER CONSIDERATIONS**

None

## **13 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:

300-01-01 Rev B  
300-02-1  
300-03-1  
300-05-01  
300-05-02  
300-06-01  
300-11-01 Rev B  
300-08-01  
Design & Access Statement P20-007-02 #agent email dated 18 November 2020

Reason: To ensure satisfactory provision of the development.

3. The external facing materials shall match those used on the existing building.

Reason: To ensure an acceptable appearance of the building in accordance with Policy ENV3 of the Local Plan Review 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

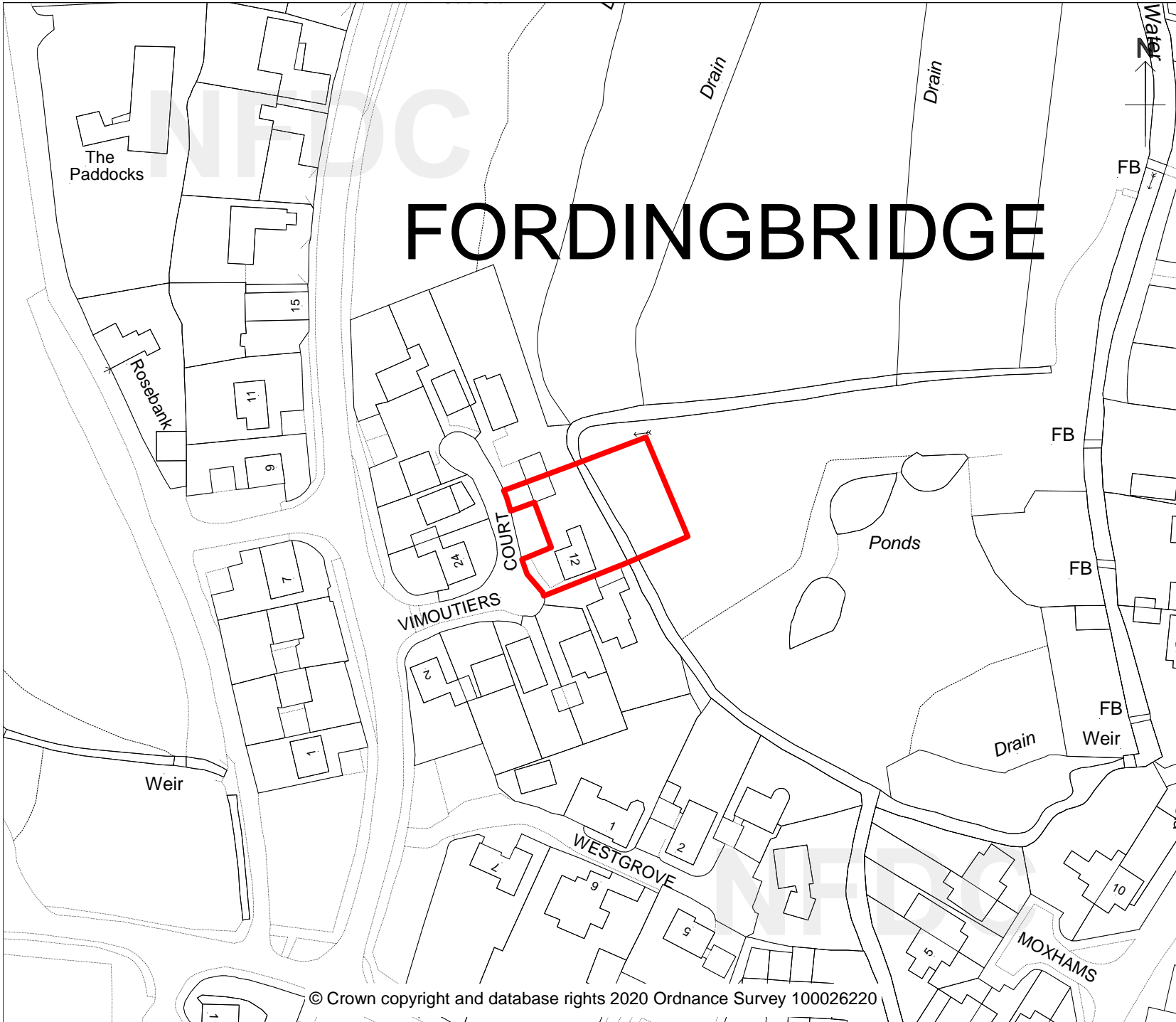
4. The development hereby approved shall only be used in conjunction with the existing accommodation as an extended family unit ancillary to the use of the site as a single dwelling house and at no time shall a separate dwelling be created, unless otherwise formally agreed by the Local Planning Authority.

Reason: To provide the Planning Authority with the opportunity to properly assess the planning implications of subdivision of the property and whether it would be harmful to the amenities of the area, contrary to Policy ENV3 of the Local Plan Review 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

### **Further Information:**

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# FORDINGBRIDGE



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**PLANNING COMMITTEE**

January 2021

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20/11174

Scale 1:1250

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