

Application Number: 21/10044 Full Planning Permission

Site: DAMERHAM BAPTIST CHAPEL, LOWER DAGGONS LANE,
SOUTH END, DAMERHAM SP6 3HE

Development: Two-storey south extension; detached outbuilding store

Applicant: Mr & Mrs Ferguson

Agent: Richard Ashton RIBA

Target Date: 09/03/2021

Case Officer: Kate Cattermole

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) The principle of development
- 2) Impact on the character and appearance of the existing dwelling, the countryside, AONB and Damerham Conservation Area

This application is to be considered by Committee because there is a contrary view with Damerham Parish Council and Cllr Edward Heron supports the development.

2 SITE DESCRIPTION

The application site consists of a Baptist Chapel, which received planning permission in 2017 to convert it to a residential dwelling and these works have now been completed and is now occupied as such.

The dwelling is sited within the countryside and the Cranborne Chase Area of Outstanding Natural Beauty. The site is also within the Damerham Conservation Area, the boundaries of which wrap around the north, west and southern sides of the site. There is a group of trees on the eastern site boundary which are protected by a group tree preservation order. The settlement pattern in Damerham tends to be of a linear form with properties fronting the road, whereas in this case the building is set back behind another property and therefore forms part of the wider landscape.

The original chapel is a Victorian building, and there had been subsequent additions to provide further facilities in the form of a single storey rear lean-to and a small flat roofed addition to the side of the building. All of these elements were incorporated into the conversion, but the simple linear form of the original chapel has been retained and is the dominant characteristic of the building.

The approved plans under the 2017 consent was for a two bedroom property, with a single bedroom upstairs and the second bedroom at ground floor. Comparing the existing floor plan that has been submitted with the current application both bedrooms have now been accommodated at first floor level, along with the bathroom and an ensuite, however the small scale of the building was retained.

The dwelling is accessed via a private track from the road, and is situated behind 'The Old Cottage', which is a listed building. To the front of the building is a gravel drive with a small shed situated adjacent to the common boundary with 'The Old Cottage', and the remainder of the plot is laid to grass.

The consent for the conversion of the building to residential use included a condition withdrawing permitted development rights, and the reason for this was to safeguard the historic character and interest of the existing building, and to help safeguard the character and appearance of the rural character of the area, and the conservation area. The building is not listed, but is considered a non designated heritage asset.

3 PROPOSED DEVELOPMENT

Two storey timber clad side extension and detached outbuilding.

The proposed two storey side extension would be linked to the existing dwelling via the existing single storey flat roof roofed side extension and would provide an additional two bedrooms, with the option of using the ground floor bedroom 4 as a study.

The proposed outbuilding would be sited to the front of the dwelling, running parallel with the side boundary of the property. It would be a timber building with slate roof, to be used a store and garden store.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
20/10414 Two-storey north-east extension	04/06/2020	Withdrawn by Applicant	Withdrawn
17/11283 Use as dwelling; single-storey extension; fenestration alterations; rooflights; flue; parking; septic tank	18/12/2017	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 STR2: Protection of the countryside, Cranborne Chase Area of Outstanding Natural Beauty and the adjoining New Forest National Park

Local Plan Part 2: Sites and Development Management 2014

DM1: Heritage and Conservation

DM2: Nature conservation, biodiversity and geodiversity

DM20: Residential development in the countryside

Supplementary Planning Guidance And Documents

SPG - Residential Design Guide for Rural Areas

6 PARISH / TOWN COUNCIL COMMENTS

Damerham Parish Council

Following a discussion at Damerham Parish Council, the members of the Parish Council proposed, seconded and RESOLVED (4) a recommendation of a PAR3 decision - We recommend PERMISSION for the reasons listed below:

No impact on street scene

The proposed development is in keeping with the area and existing building to create a family residence

7 COUNCILLOR COMMENTS

Cllr Edward Heron : Support

This revised application addresses my concerns with the previous withdrawn application (20/10414). The proposed linked extension is sympathetic to the Chapel and is clearly subservient. I understand that proposal conforms to DM20 in regards to additional habitable floorspace.

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Cranborne Chase & West Wiltshire Downs AONB

The proposals do not conserve or enhance the natural beauty of the AONB, and rooflights should be removed from proposal.

Conservation

Objection

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

For: 0

Against: 1

- Too large and does not fit the traditional layout of the existing building
- Will have an adverse impact on the AONB International Dark Skies Reserve due to the amount of proposed glazing creating additional light pollution

Response from agent in respect of Conservation Officer and AONB comments:

- agree with Conservation officer's assessment of chapel as simple, compact, largely linear form and modest scale
- proposed extension has simple roof form and contrasting materials, and has been so designed as an ancillary building to the chapel (as seen with a vestry/social use building)
- Windows and door opening have been kept to a minimum and simple
- front elevation most important feature of the chapel (though distance from road and not visible to neighbours), and by setting back extension would retain prominence of this feature of the building which will remain unchanged
- two side elevations of chapel unaffected by the new extension
- due to its position and separation by existing flat roofed link, the new extension would not interfere with simple, compact, largely linear form and modest scale of the chapel
- disagree with views of AONB
- rooflight smallest available, and will be fitted with a close fitting blind so as not to cause harm to the Dark Skies Reserve
- Calculations given in Design and Access statement to confirm the proposed increase in floor area complies with NFDC policy DM20

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 countryside setting.

Impact on the character and appearance of the existing dwelling, the countryside, AONB and Damerham Conservation Area

Side Extension:

The main part of the existing building is a simple dual pitched structure with slate roof. There is a mono pitched single storey element on the rear and small flat roofed single storey structure on the side of the building, but this existing flat roofed structure has a modest footprint sited towards the back of the property. By reason of their form and position on the plot, these single storey elements do not interfere with the dominant form of the converted chapel and had been in situ prior to the conversion. To facilitate the conversion to a residential dwelling, external alterations were made primarily to the windows, which were made deeper and the introduction of rooflights on the main building and single storey rear structure. These changes were considered to be appropriate to enable the re-use of the former chapel.

Cumulative additions to this building are especially sensitive due to its siting and historical significance, and would need to respect its linear form and be considerate of the scale of the original chapel.

The proposed two storey side extension would be linked to the existing dwelling via the existing single storey flat roof roofed side extension. However, by reason of its siting, design, height and materials the proposed extension would introduce a structure that would have a poor relationship with the host dwelling and compete and detract from the attractive and simple linear form of the original chapel. The resulting development would lack homogeneity and the extension would not be sympathetic to the dwelling and would reduce the historic significance of the existing building. Furthermore, it would have a negative harmful impact upon the pleasing modest scale, compact linear form and architectural simplicity of the chapel, resulting in less than substantial harm to the Conservation Area.

Where less than substantial harm is identified, this has to be weighed against the public benefit. The proposed extension would provide additional bedrooms to accommodate a family, however this would not be a public benefit, and there is no suggestion that if this could not be achieved that the building would fall into disuse so soon since its conversion. As such, the proposed extension would neither conserve or enhance the character and appearance of the Damerham Conservation Area or natural beauty of the Area of Outstanding Natural Beauty.

In 2019 the Cranborne Chase AONB was designated the 14th International Dark Sky Reserve in the world, and hence the visibility of stars is a key attribute to the AONB. The site is within a rural area where levels of light pollution are minimal. The AONB consultee response raises concerns about the introduction of a further rooflight and the potential for light pollution arising from this extension. Although the additional harm is acknowledged, taking into account the existing rooflights on both

the converted chapel and single storey structure this is unlikely to exacerbate the existing situation to a harmful extent. Notwithstanding this, by reason of its siting and the amount of glazing in the rear elevation of the extension, this would allow another source of light to project into the dark landscape that would result in further light pollution in this location, adding to the harm of the proposed extension. Notwithstanding that this would have a further impact, the harm from this aspect of the proposal is not considered sufficient to justify refusal on this ground.

With respect to the overall size of the extension, calculations have been put forward by the agent that show the proposal meets with the quantitative measure of policy DM20, however this does not include the floorspace under 1.5m at first floor level in the extension. The explanatory footnote to policy DM20 states: 'floorspace will be measured as the total internal floorspace of the whole building including all attached buildings, irrespective of whether their current use is as habitable floorspace'. Measuring the internal shell of both the existing building and the extension, it would appear that the extension is actually more akin to a 35% increase. Notwithstanding this difference in the floorspace calculations, the harm of the proposed extension in respect of its siting, design and size have already been identified in this report.

Outbuilding

The proposed outbuilding would be sited to the front of the dwelling, but would be positioned adjacent to the side boundary of the site, and as such would not interfere or detract from the appearance of the host dwelling. Even though the proposed building would be larger than the existing shed on site, it is proportionate in scale and it is also noted that there appear to be no other outbuildings of note on the site. The proposed outbuilding would provide storage, which taking into account the scale of the existing dwelling is a reasonable requirement. It is of a modest scale that would easily be accommodated within the site, and is of an appropriate design and materials for this type of building. There are established trees adjacent to the front boundary with the site, which are protected by a Tree Preservation Order, but by virtue of the position of the outbuilding in relation to these there should be no adverse impact upon these.

Notwithstanding there are no issues in respect of the proposed outbuilding, as there is identified harm arising from the proposed extension to the dwelling the application as a whole fails.

Residential amenity

By virtue of its isolated siting, there would be no impact upon the amenities of neighbouring properties.

11 CONCLUSION

The proposals have been considered within the relevant local and national policy context. The proposed two storey side extension would result in a harmful addition to the host dwelling which would consequently detract from the character and appearance of the Damerham Conservation Area, and be harmful to the Area of Outstanding Natural Beauty. Even though there is no identified harm arising from the proposed outbuilding, the application has to be considered as a whole as there is no mechanism in place to provide a split decision for this type of application. Refusal of planning permission is considered to be justified in this instance.

12 OTHER CONSIDERATIONS

None

13 RECOMMENDATION

Refuse

Reason(s) for Refusal:

1. The proposed two storey side extension by reason of its siting, design, size and materials would detract from and compete with the simple linear form and scale of the original chapel, resulting in an unsympathetic addition that would result in less than substantial harm to the Damerham Conservation Area and would neither conserve or enhance the natural beauty of the Area of Outstanding Natural Beauty. As such the proposed extension would be contrary to Policies ENV3, ENV4 and STR2 of the Local Plan Part 1: Planning Strategy, DM1 and DM20 of the Local Plan Part 2: Development Management Plan and the NPPF chaps 12, 15 and 16.

Further Information:

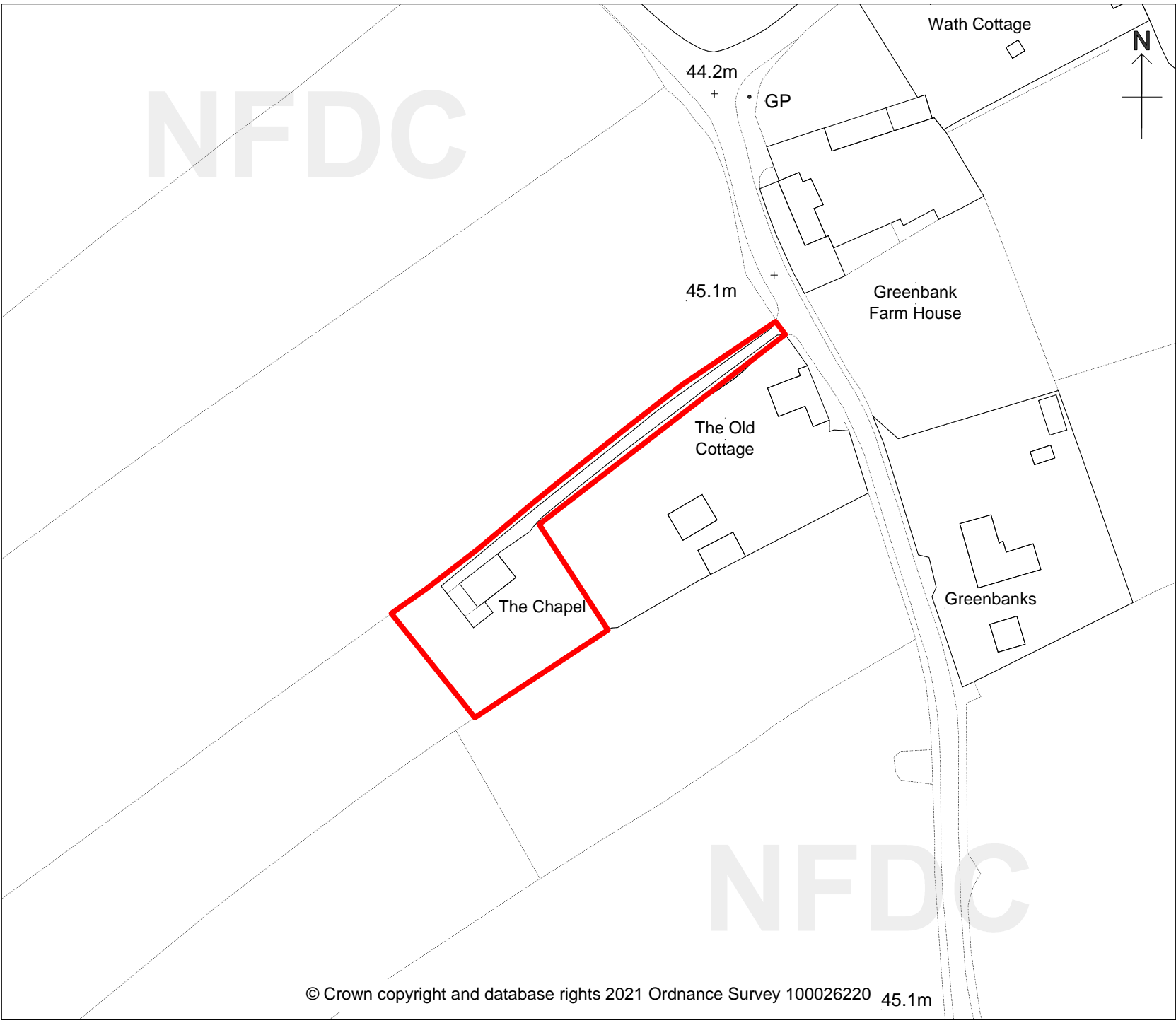
Kate Cattermole

Telephone: 023 8028 5446

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New Forest
DISTRICT COUNCIL

Tel: 023 8028 5000
www.newforest.gov.uk

Claire Upton-Brown
Chief Planning Officer
Planning
New Forest District Council
Appletree Court
Lyndhurst
SO43 7PA

PLANNING COMMITTEE

March 2021

Damerham Baptist Chapel
Lower Daggons Lane, South End
Damerham SP6 3HE
21/10044

Scale 1:1250

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