

Application Number: 20/11281 Full Planning Permission

Site: 5 SYCAMORE COURT, HIGH STREET,
FORDINGBRIDGE P6 1RQ

Development: Rebuild the roof turret with weatherproof material due to it causing issues

Applicant: Siclair Property Ltd

Agent: Castlemore Ltd

Target Date: 01/03/2021

Case Officer: Vivienne Baxter

Extension Date: 05/05/2021

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) principle of the development
- 2) impact on the character and appearance of the Conservation Area and nearby Listed Buildings
- 3) impact on the residential amenities of the area

This application is to be considered by Committee because there is a contrary view from the Town Council.

2 SITE DESCRIPTION

The site lies within the built-up area of Fordingbridge in the Town Centre and Fordingbridge Conservation Area. The land contains a late 20th century block of flats (2 and 3 storey) with associated parking and is accessed through the long stay section of the main Town Centre car park. There are two protected trees within the site.

3 PROPOSED DEVELOPMENT

The proposal is for the replacement of the existing turret on the three-storey element of the building with a maintenance free structure of the same design. The existing lead roof and plywood structure would be removed and reinstated following replacement of the vertical louvred sections.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
99/66987 7 flats	25/08/1999	Granted Subject to Conditions	Decided
NFDC/98/63878 5 dwellings	15/04/1999	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

Local Plan Part 2: Sites and Development Management 2014

DM1: Heritage and Conservation

Supplementary Planning Guidance And Documents

SPG - Fordingbridge - A Conservation Area Appraisal

SPD - Fordingbridge Town Design Statement

Relevant Legislation

Section 38 Development Plan

Planning and Compulsory Purchase Act 2004

Section 72 General duty as respects conservation areas in exercise of planning functions

Planning (Listed Buildings and Conservation Areas) Act 1990

Relevant Advice

Chap 12: Achieving well designed places

NPPF Ch.16 - Conserving and enhancing the historic environment

Constraints

Aerodrome Safeguarding Zone

Meteorological Safeguarding

Archaeological Site

Avon Catchment Area

Conservation Area: Fordingbridge Conservation Area

Tree Preservation Order: 1403/T1

Plan Policy Designations

Town Centre Boundary

Built-up Area

Primary Shopping Area

6 PARISH / TOWN COUNCIL COMMENTS

Fordingbridge Town Council

Recommend refusal under PAR4 on the basis of the conservation issues as mentioned by the conservation officer.

7 COUNCILLOR COMMENTS

No comments received

8 **CONSULTEE COMMENTS**

Comments have been received from the following consultees:

Conservation Officer

Object on the basis that the replacement material is not natural and will not 'weather' in the same way as timber would.

Environmental Health (Pollution)

No comments

9 **REPRESENTATIONS RECEIVED**

None

10 **PLANNING ASSESSMENT**

Principle of Development

It is understood that the existing timber turret is in a poor state of repair and the top floor flat is experiencing water ingress during periods of wet weather. It is considered that the principle of replacing the turret is acceptable.

Design and impact on the Conservation Area and Listed Buildings

The proposed turret would be identical to the existing one in terms of its design, but the material of the vertical louvred sections would be man-made rather than natural. In this respect, it is noted that both Conservation Officer and Town Council have raised an objection on the grounds that the proposed material would not weather down as would a natural one and would fade in a manner which would not be uniform.

Whilst the building is within the Conservation Area, it is not readily visible from within the Conservation Area and cannot be seen from the High Street due to the buildings fronting the road, many of which are listed. To the west of the site is the main town centre car park through which the site is accessed. The boundary of the site also marks the western extent of the Conservation Area in this part of Fordingbridge. The building and its turret can be seen from outside of the Conservation Area in this direction although these views are filtered by the presence of the two protected trees (sycamore and yew) which are along the western boundary of the site.

To the south, the building can be seen in the context of the traditional listed buildings whilst to the north, the context is of modern buildings including the nearby Co-op supermarket. The overall building appears large against the traditional buildings although as the proposed replacement turret would be no larger than the existing structure, it is not considered to have an adverse impact on the setting of these buildings.

Similarly, it is accepted that the proposed material would weather differently to timber although it is also noted that the existing turret has not weathered in a uniform manner with some parts rotten and others not.

Residential amenity

The proposed replacement turret would improve the level of amenity currently enjoyed by the top floor flat in that proper repairs can be made to prevent further water ingress.

11 CONCLUSION

The proposal would result in a turret of exactly the same proportions as the existing and would maintain the lead roof. The turret measures 1.8m wide and is 1.1m tall, seen in the context of a building which is three stories high and over 14m from ground to the top of the turret. It is not considered that the proposed change to the material of the vertical sections would have a significant impact on the character or appearance of the Conservation Area nor adversely affect the setting of the nearby Listed Buildings.

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: 20/1551/01 rev.A, photographs, Heritage Asset Statement.

Reason: To ensure satisfactory provision of the development.

3. The replacement louvre materials shall be white 'plastic wood' as manufactured by Kedel unless an alternative material is previously agreed in writing prior to the commencement of works.

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.

Further Information:

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New Forest DISTRICT COUNCIL

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PLANNING COMMITTEE

May 2021

5 SYCAMORE COURT, HIGH STREET
FORDINGBRIDGE P6 1RQ

20/11281

Scale 1:1250

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scale.

