

**Application Number:** 21/10999 Full Planning Permission

**Site:** LOWER FARM, FORDINGBRIDGE ROAD,  
WHITSBURY SP6 3PZ

**Development:** Two-storey rear extension

**Applicant:** Mr and Mrs Gray

**Agent:** Cutler Associates

**Target Date:** 31/08/2021

**Case Officer:** James Gilfillan

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## **1 SUMMARY OF THE MAIN ISSUES**

The key issues are:

- 1) Impact on the character and appearance of the existing house, the area and ANOB
- 2) Impact on heritage assets

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

## **2 SITE DESCRIPTION**

The site is on the east side of Whitsbury Road, at the southern edge of Whitsbury. It is occupied by a 2 storey pitched roof cottage positioned close to the roadside.

The timber framed, brick and thatch cottage is a Grade II listed building and falls within the Whitsbury Conservation Area. It is also in the Cranborne Chase ANOB.

It has been previously extended at the rear with 2 storeys and a single storey entrance porch. There is a detached garage outbuilding. Access is from a gravel track along the north edge of the site.

## **3 PROPOSED DEVELOPMENT**

Erect a 2 storey rear extension to provide a new kitchen and bedroom suite above.

## **4 PLANNING HISTORY**

2021. Listed Building application to erect a 2 storey rear extension is under consideration (Ref:21/11000)

## **5 PLANNING POLICY AND GUIDANCE**

### **Local Plan 2016-2036 Part 1: Planning Strategy**

Policy ENV3: Design quality and local distinctiveness

Policy STR1: Achieving Sustainable Development

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

DM20: Residential development in the countryside

## **Supplementary Planning Guidance And Documents**

SPG - Residential Design Guide for Rural Areas

Whitsbury Conservation Area Character Statement

## **Relevant Legislation**

Planning (Listed Buildings and Conservation Areas) Act 1990

S.66 General duty as respects listed buildings in exercise of planning functions.

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

## **Relevant Advice**

National Planning Policy Framework

Cranborne Chase Management Plan 2019-2024

## **Plan Policy Designations**

Countryside

### **6 PARISH / TOWN COUNCIL COMMENTS**

**Whitsbury Parish Council:** Recommends PAR3 PERMISSION for this application as it will be an enhancement of the property

### **7 COUNCILLOR COMMENTS**

No comments received

### **8 CONSULTEE COMMENTS**

Comments have been received from the following consultees:

**Conservation Officer:** Objects to the failure to preserve or enhance the significance of the Conservation Area and Listed Building.

**Environmental Health Contaminated Land:** No objection

### **9 REPRESENTATIONS RECEIVED**

None

### **10 PLANNING ASSESSMENT**

The scheme proposes a 2 storey pitched roof rear extension, extending from a previous 2 storey extension. It would repeat most of the design features of the existing cottage, including the eaves height, the first floor windows set in to the thatch, external materials, but have a lower ridge, include an external chimney projecting beyond the end gable.

The principle of extending the house would be acceptable, subject to compliance with policies and preserving the character and appearance of the Conservation Area and Listed Building.

## Design, site layout and impact on local character and appearance and heritage assets.

Whitsbury is a small linear village, following the 'main' road through the village. Its coarse grain and irregular pattern and layout reflects its age and predominance of agricultural buildings and character. Whilst there is no defined settlement boundary, natural interpretation of the area would identify this as the first building in the village. However due to the low density and spacious layout, there is very little by way of built form streetscene and the landscape setting is the predominant feature.

Due to the position of the proposed extension, behind the original cottage when viewed from the road, the appearance of the streetscene would be preserved.

However from on the site, when coupled with the previous extensions, the extension would be readily visible and prominent, having the effect of elongating the rear projection, which would rival and detract from the main historic building and would almost double the size of the original cottage, competing with the historic, original cottage, dominating its simple plan form and depth. The lower ridge would not mitigate the effect to the extent of delivering subservience or diminishing scale to preserve the predominance of the historic part of the house.

Due to the age of the previous extensions, pre-1982, the current proposal would not conflict with the percentage increase restrictions of policy DM20.

In accordance with S.66 of the Listed Buildings and Conservation Areas Act, having special regard to the desirability of preserving the building, its setting or any special features of historic interest, the proposed scheme would not preserve the historic interest of the house. This impact would result in less than substantial harm to the significance of the listed building.

The village is designated as a Conservation Area. The significance of which is derived by the age of settlement in the area, evidenced by Roman finds, the lack of change in the village street scene, network of footpaths between the fields and churchyard, the narrow village street bound by hedges, Small cottages in English bond brickwork with simple thatched roofs.

In accordance with S.72 of the Listed Buildings and Conservation Areas Act, having special regard to the desirability of preserving or enhancing the character or appearance of that area.

It is recognised that many of the attributes of the Conservation Area would be preserved, however similar to the impact on the Listed Building, the dominant impact of the extension on the original cottage would undermine its contribution to the character and appearance of the Conservation Area.

This impact would result in less than substantial harm to the significance of the heritage assets

Great weight should be given to conservation of heritage assets. NPPF para.202 (former 196) and policy DM1 accept that less than substantial harm could be outweighed by public benefits. The scheme would give rise to economic benefits through employment during construction, new kitchen 'white' goods are likely to have higher energy efficiency ratings reducing energy needs and the extension would require compliance with modern building regulations for insulation achieving environmental benefits. However such benefits would be minor, nor outweigh the harm to the significance of the heritage assets, harm which would be difficult to repair in the future compromising enjoyment of the heritage asset by future generations.

### Landscape impact and trees

The site falls within the Cranborne Chase Area of Outstanding Beauty. NPPF para.176 requires great weight is given to conserving or enhancing landscape and scenic beauty in such designated areas. Due to the scale of the proposed extension and its siting within the plot, preserving space to boundaries, the attributes of the landscape and scenery of the ANOB would be preserved.

Cranborne Chase ANOB is designated as a Dark Skies reserve, as such any scheme would need to minimise the potential for additional light spillage upward in to the sky. Whilst additional rooms and windows would inevitable result in greater lighting from within the house, the use of a thatch roof would provide a degree of shielding from upward glare and the additional lighting would be largely limited to the site itself.

There are trees on the site, none specifically covered by a TPO, but within the conservation area nonetheless. None of those trees are close enough to the position of the proposed extension to be constraints and would be preserved.

### Highway safety, access and parking

The scheme would not give rise to any impacts on highway or pedestrian safety. Sufficient access, on site manoeuvring and parking exists to meet the transportational needs of the development.

### Residential amenity

Due to its siting and size the scheme would preserve the amenity of neighbours.

### Ecology

Due to the nature of the proposals there is unlikely to be any material loss of bio-diversity due to the siting of the proposals. Had the scheme been acceptable in all other respects a condition could have been imposed securing a survey of the property for the presence of bats and any appropriate mitigation measures.

## **11 CONCLUSION**

Due to the cumulative impact of this and previous extensions, the proposed extension would dominate the historic building, failing to preserve its special historic value, in doing so it would fail to preserve the character or the conservation area. These impacts would amount to less than substantial harm, but without sufficient public benefit to outweigh the harm. The proposal is recommended for refusal.

## **12 RECOMMENDATION**

**Refuse**

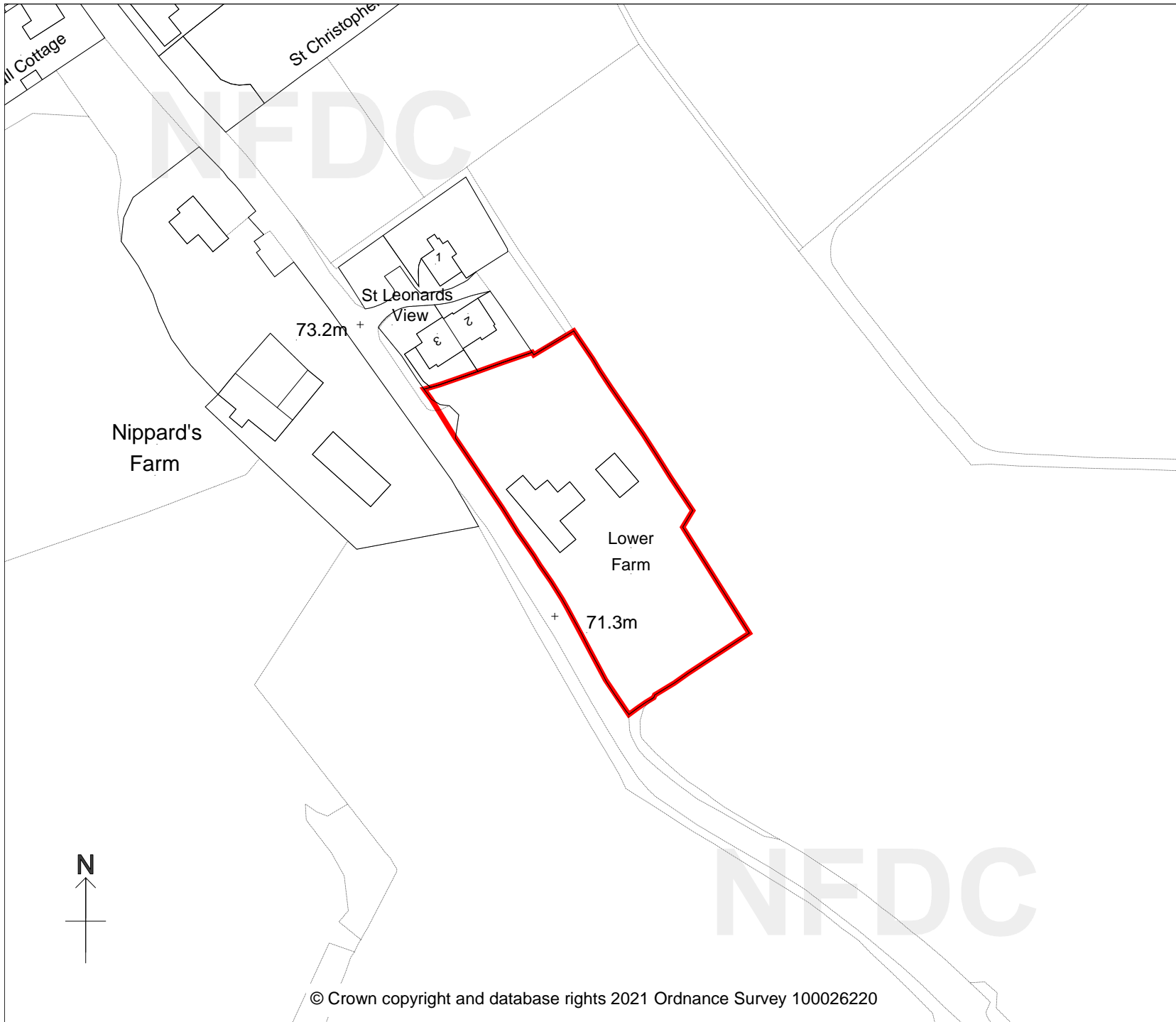
**Reason(s) for Refusal:**

1. Due to the size and scale of the proposed extension, in addition to those previously added, it would unduly elongate and rival the dominance of the original house, disproportionate to its scale and form to the detriment of its significance as a heritage asset and therefore its contribution to the character and appearance of the Conservation Area. The less than substantial harm would not be outweighed by any public benefits. The scheme is therefore contrary to DM1 of the New Forest District Local Plan Part 2: Sites and DM policies 2014 and the NPPF.

**Further Information:**

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# New Forest

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## PLANNING COMMITTEE

September 2021

LOWER FARM  
FORDINGBRIDGE ROAD  
WHITSBURY SP6 3PZ  
21/10999 & 21/11000

Scale 1:1250

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