

Application Number: 21/10481 Full Planning Permission

Site: KINGSMEAD, DE LA WARR ROAD, MILFORD-ON-SEA
SO41 0PS

Development: Detached garage

Applicant: Mr & Mrs Vokes

Agent: Morgan Building Design

Target Date: 08/07/2021

Case Officer: Kate Cattermole

Extension Date: 13/08/2021

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Impact on the character and appearance of the area by reason of the proposed use of the building

This application is to be considered by Committee because there is a contrary view with Milford on Sea Parish Council

2 SITE DESCRIPTION

The application site is situated within the built up area of Milford on Sea. The immediate area is residential with a mixture of styles and types of properties.

The application site consists of a large plot, situated on a corner location at the junction with Victoria Road. It is a well treed site with protected trees along the southern and eastern boundaries of the plot, and has a vehicular access at the south eastern corner of the site onto De La Warr Road. At the time of the site visit there was a large Arts and Craft style detached house in situ, however a prior approval application has been approved to demolish the house (16/08/2021) and an application for a new dwelling on the plot is currently under consideration.

3 PROPOSED DEVELOPMENT

Detached garage to be located to the south of the dwelling

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
21/11061	16/08/2021	Prior notification application to demolish dwelling	Prior approval not required
21/11203		New dwelling, demolition of existing house	current application

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

Supplementary Planning Guidance And Documents

SPG - Milford-on-Sea Village Design Statement

Constraints

Tree Preservation Order: 106/02/G7

6 PARISH / TOWN COUNCIL COMMENTS

Milford On Sea Parish Council

PAR 4: We recommend REFUSAL.

The Parish Council are concerned that this garage will be altered and used as a Permanent residence as the current plans are more akin to a small house.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

NFDC Tree Team

following receipt of further tree report and plans no objection subject to conditions

9 REPRESENTATIONS RECEIVED

No representations received.

10 PLANNING ASSESSMENT

Amended and additional plans have been submitted during the course of the application which has repositioned the proposed garage away from the protected trees on the southern boundary and relocating the rooflights to the rear roofslope. Additional plans have shown a proposed raft foundation due to its proximity to the trees.

Principle of Development

Policy ENV3 requires new development to achieve high quality design that contributes positively to local distinctiveness, quality of life and the character and identity of the locality. The principle of the development is considered to be acceptable, subject to compliance with these policy criteria and the relevant material considerations relating to its impact on the character and appearance of the area and residential amenity.

Impact on the character and appearance of the area

The proposed garage would provide two car parking spaces and a store. The floor plan indicates a single storey building only. The design of the building is not untypical for a domestic garage and the plans do not suggest any alternative use; also the insertion of rooflights in the rear roofslope do not necessarily indicate the requirement for accommodation within the roofspace. Neither the existing or proposed house has an integral garage, and the facility of garaging would be appropriate to serve the host dwelling on site. The plot is of a reasonable size which could easily accommodate the proposed outbuilding.

Even though the existing house is proposed to be demolished, there is a proposal for a replacement dwelling and the red line plan for this subsequent application replicates that submitted with this current application; as such there is no indication that the proposed garage would be severed from the host dwelling. Furthermore, this application has been submitted as a householder application and the floorplan does not indicate any domestic accommodation that you would expect in a residential property, as such the proposed building has only been considered as submitted which is as a detached garage.

If there was a future proposal to change the outbuilding into a separate residential dwelling with its own domestic curtilage, this would require the benefit of a separate planning consent. Consideration has been given to whether the proposed outbuilding should be conditioned to be retained as an incidental outbuilding, but this would not meet the tests for applying a condition as it is not considered necessary or reasonable to apply such a condition as even if the proposed outbuilding in the future was used in an ancillary capacity in conjunction with the main dwelling there is sufficient parking capacity within the remaining plot. Furthermore, it should be noted that both the existing and replacement dwelling would offer adequate residential accommodation both being 5 bedrooomed houses, so the requirement for additional living accommodation within the proposed outbuilding does not appear justified at this time.

Impact on the street scene

Due to the screening provided along the southern and eastern boundaries of the application site by the mature trees which are protected by a tree preservation order, coupled with the proposed siting, the single storey garage would not adversely impact upon the street scene.

Landscape impact and trees

Additional arboricultural information has been submitted to support the application. The information provides details of the protection measures to be taken in order to construct the new double garage without any significant adverse impacts on the retained trees. One tree will be removed to facilitate the proposal (Beech T009) which is acceptable due to the poor condition of the tree. A specialist foundation plan (drawing number 21/931/01) has been submitted to demonstrate the structural detail of foundation type which will be adopted to minimise adverse impacts of construction within the root protection areas of retained trees. It has been adequately demonstrated that the protected trees on site can be retained if the tree protection measures set out in the above arboricultural detail and foundation plan are carried out, which can be secured by appropriate condition.

Residential amenity

By virtue of its siting the proposed garage would not impact on the amenities of neighbouring residential properties.

Ecology

The area proposed for garage does not appear to have high ecological value. However the existing vegetation could support nesting birds and as such an informative has been added to identify the responsibilities in respect of protected species (including nesting birds).

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

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:
 - PL01 Rev B Garage Plans and Elevations as deposited with the Local Planning Authority on 4 August 2021
 - Foundation Plan as deposited with the Local Planning Authority on 19 October 2021
 - SL01 Rev D Site Layout Plan as deposited with the Local Planning Authority on 19 October 2021
 - RNAPC/193.1/TCP/GARAGE/2Tree Constraints Plan as deposited with the Local Planning Authority on 27 October 2021
 - RNAPC/193.1/TPP/1 Tree Protection Plan as deposited with the Local Planning Authority on 27 October 2021
 - Arboricultural Impact Assessment ref 193.1/AIA/1 dated 15 October 2021 as deposited with the Local Planning Authority on 19 October 2021
 - Arboricultural Method Statement ref 193.1/AMS/1 dated 15 October 2021 as deposited with the Local Planning Authority on 19 October 2021

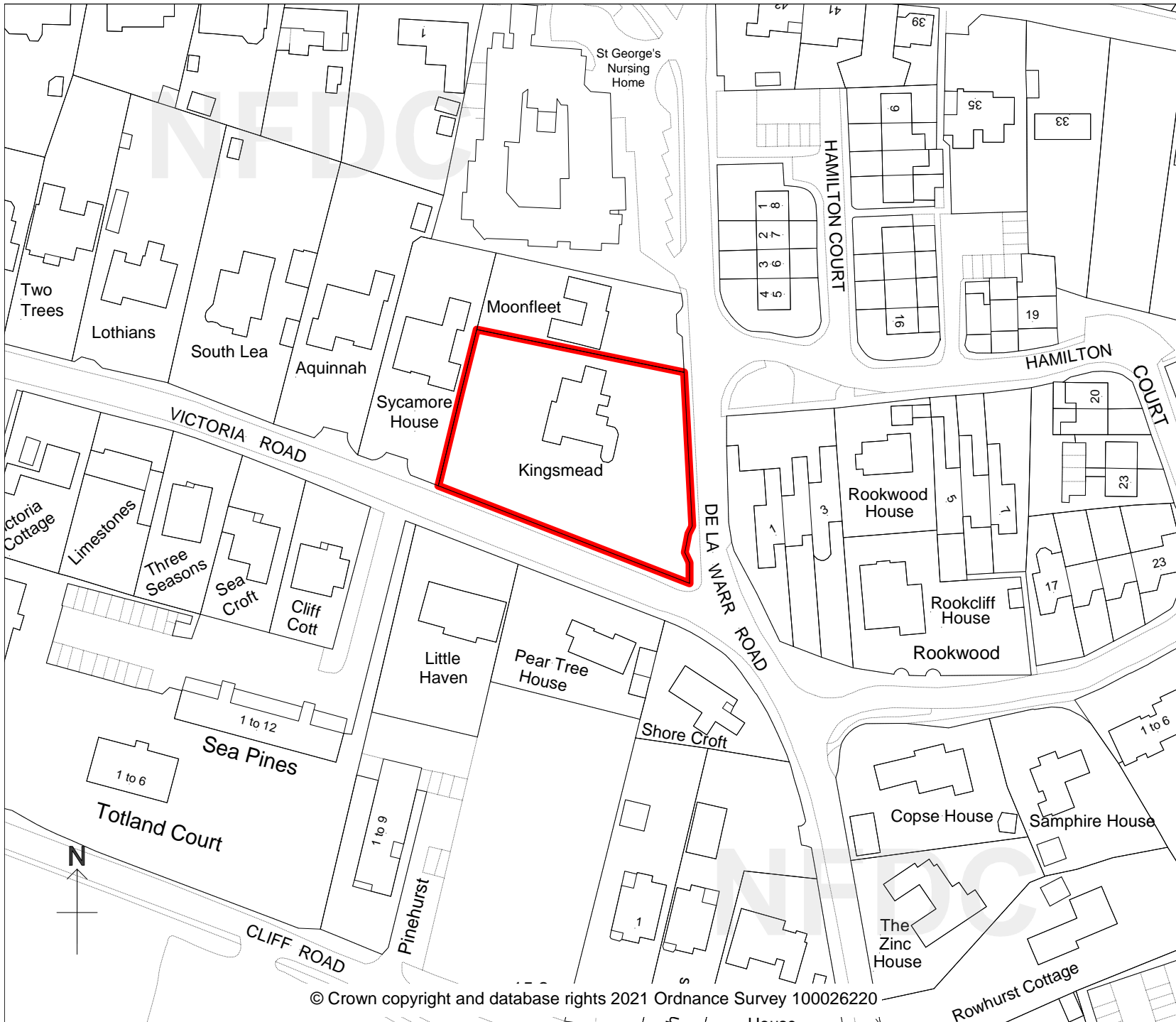
Reason: To ensure satisfactory provision of the development.

3. The trees on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the submitted Arboricultural Impact Assessment and tree protection (ref: 193.1/AIA/1) - Tree Constraints Plan (ref; RNapc/193.1/TCP/Garage/2) - Tree Protection Plan – Garage (ref: RNapc/193.1/TPP/1) - Arboricultural Method Statement (AMS) (ref: 193.1/AMS/1) and Foundation Plan (21/931/01)

Reason: To protect the said trees in the interests of the visual amenities and character of the locality, in accordance with Policies ENV3 and ENV4 of the Local Plan 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

10 November 2021

Kingsmead
 De La Warr Road
 Milford-on-Sea
 21/10481

Scale 1250

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