

Application Number: 21/11667 Full Planning Permission

Site: THE PILGRIM INN, HYTHE ROAD, MARCHWOOD SO40 4WU

Development: Form new timber framed pitched roof structure with timber cladding and Cedar roof shingles; new paving below new structure; heating & lighting within structure

Applicant: Fullers Smith & Turner Plc

Agent: Newman Gauge

Target Date: 07/02/2022

Case Officer: Warren Simmonds

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of the proposed development
- 2) Scale, design, materials and impact on the character of the surrounding area
- 3) Amenity considerations
- 4) Access, parking and Highway safety considerations
- 5) Trees

This application is to be considered by Committee because of the objection from Marchwood parish council.

2 SITE DESCRIPTION

The application relates to an open area to the front (north) of the Pilgrim Inn, adjacent to Hythe Road, Marchwood.

The site of the proposed new structure forms part of the existing outdoor seating area at the front of the pub, where a variety of tables, benches and existing structures provide customer seating.

There are a number of trees in the area surrounding the site of the proposed structure. There are TPO protected trees situated adjacent to the site further to the west.

The application site is adjacent to (but outside of) the built-up area to the west, but is not within the designated Green Belt.

The Pilgrim Inn is not a listed building but is considered to constitute a non-designated heritage asset. The application site is not within a designated Conservation area.

3 PROPOSED DEVELOPMENT

The application is in part retrospective and proposes amendments to the existing 'as built' structure which is currently unauthorised.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
21/11092 Form new timber framed pitched roof structure with timber cladding and Cedar roof shingles; new paving below new structure.	20/09/2021	Granted Subject to Conditions	Decided

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ECON1: Employment land and development
Policy ENV1: Mitigating the impacts of development on International Nature Conservation sites
Policy ENV3: Design quality and local distinctiveness
Policy ENV4: Landscape character and quality
Policy IMPL2: Development standards
Policy STR1: Achieving Sustainable Development
Policy STR8: Community services, Infrastructure and facilities

Local Plan Part 2: Sites and Development Management 2014

DM2: Nature conservation, biodiversity and geodiversity

Relevant Advice

NPPF Para.126: The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

NPPF Para.130: The National Planning Policy Framework 2021 Chapter 12 "Achieving well designed places" requires development to be sympathetic to local character and history, including the surrounding built environment and landscape setting and establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

Constraints

Plan Area
Tree Preservation Order: 1243/T1

Plan Policy Designations

Housing
Built-up Area

6 PARISH COUNCIL COMMENTS

Marchwood Parish Council

Marchwood Parish Council would like to raise a strong objection to this application and lists the following material planning considerations.

This application should be listed as retrospective in nature as there has already been a building constructed at the site.

Planning application 21/11092 received permission in September 2021. This permission required any building that was constructed at the site to follow the design, dimensions, construction method and to use the materials highlighted in the following planning documents accompanying that application.

2884-202 PROPOSED BLOCK PLAN
2884-201 PROPOSED SITE PLAN & ELEVATIONS
2884-100 SITE LOCATION PLAN
Arboricultural Impact Assessment and Tree Protection Methodology (JFA Environmental Planning 27.08.21).

The National Planning Policy Framework says that the creation of high quality, attractive and sustainable buildings and places is fundamental to what the planning and development process should achieve.

The current application fails this test as the Parish Council does not consider it to be of high quality.

It is not attractive and by varying the design of the building from that of the previous application 21/11092 any proposal would not be seen as being sustainable.

The National Planning Policy Framework also says that planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

The Parish Council is of the opinion that the current proposal will neither function well nor add to the overall quality of the area.

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

The Parish Council is of the opinion that the current proposal will not be visually attractive and is most certainly not good architecture

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

The Parish Council is of the opinion that the current proposal is not sympathetic to the local character of the area and is not sympathetic to the existing built environment.

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

The Parish Council is of the opinion that the current proposal does not help to establish or maintain a strong sense of place.

If the building is constructed using the materials proposed it will not create an attractive, welcoming and distinctive place to visit.

The Parish Council raised no objection to the previous planning application 21/11092. We would be happy to see the building built as proposed by that application.

We also comment there is also an open enforcement case at this site dealing with a potential breach of planning for a building that does not resemble the proposed buildings listed in planning application 21/11092 or of that proposed by this application.

Members would like this application to be dealt with by the Development Control Committee if the delegated officer is minded to grant permission.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

NFDC Conservation officer

As proposed the scheme has some impact on setting of the non-designated heritage asset which in line with the NPPF can be balanced with any identified public benefits.

Southern Water

Standard letter of advice

HCC Rights of Way

Public Rights of Way are unaffected by the proposals. We therefore have no objection.

HCC Highways

Due to there being no changes to the existing access, the Highway Authority have no objections to this application.

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

Thirteen representations were received, objecting to the application on grounds including:

- Adverse visual impact
- Detrimental impact on setting of historic pub
- Unauthorised development
- Excessive scale
- Not in keeping

For: 0

Against: 13

10 PLANNING ASSESSMENT

Principle of the proposed development

The principle of erecting a structure to provide ancillary space for the public house was approved in September 2021

The application site is adjacent to (but outside of) the built-up area to the west, but is not within the designated Green Belt.

The application relates to the curtilage of a well established public house and proposes the improvement of existing outdoor seating facilities for customers.

The Pilgrim Inn is not a listed building, but is considered to constitute a non-designated heritage asset (see comments of the Conservation officer below). There are no listed buildings or structures in the near vicinity of the application site and it is not within a designated Conservation area.

The proposed development is considered acceptable in principle, subject to there being no adverse impact(s) on heritage interests, the character of the surrounding area, amenity, Highway safety or the viability of nearby protected trees.

Scale, design, materials and impact on the character of the surrounding area

The extant consent under planning reference 21/11092:

The previously approved structure (21/11092) is of open-sided timber construction, of relatively low eaves and ridge height, with a clay tiled roof. The design, materials and general appearance of the previously approved structure was considered to be appropriate and in keeping with the context of the immediate and wider surrounding area.

Planning consent 21/11092 was granted on 20th September 2021, however the structure that has been built on the site does not fully accord with the approved plans and details.

The 'as built' structure:

The structure 'as built' following the granting of 21/11092 is in approximately the correct position within the site (moved slightly to the South from the adjacent Hythe Road) and is of the correct 12m by 5.5m footprint area and dimensions. However, the 'as built' structure does not accord with the approved plans in the following respects:

- (i) The siting of the structure is set back further from the adjacent Hythe Road by approximately 500mm;
- (ii) The form of the structure is a rectangular shed with simple pitched roof over and is fully enclosed on three sides with horizontal timber cladding on top of the internal timber framed structure rather than between posts;
- (iii) The end elevations are gabled rather than hipped;
- (iv) The ridge height is approx. 245mm higher;
- (v) The materials used for the roof covering are bitumen felt tiles.

The amendments to the structure as now currently proposed:

The current application does not seek to retain the existing structure 'as built', but seeks consent for amendments as follows:

- (i) Retain siting of structure as built;

- (ii) Removal and amendment of external horizontal timber boarding to open up the upper level of the three currently fully enclosed sides as shown on proposed drawings;
- (iii) Change from bitumen felt roof tiles to Cedar shingle as originally consented.

The Council's Conservation officer has assessed the current proposal and provides the following comments:

'The main pub building in question is not listed or in a conservation area. With regard to the visual attractiveness and age this thatched building would be considered as a local non-designated heritage asset.'

General comments as advice

The scheme seeks a large covered oak and cedar structure to the front which has some impact on the setting due to its prominence and size near to the principle elevation. It would appear that this impact could be mitigated with a relocation and the structure would appear less harmful if located to the side of the building alongside the access road or to the rear.

This said the proposed materials are of high quality and it provides flexible outside space for the business. Consideration could be given to increasing the pitch slightly which would create a more traditional looking shelter/outbuilding.

As proposed the scheme has some impact on setting of the non-designated heritage asset which in line with the NPPF can be balanced with any identified public benefits.'

Whilst the comments of the Conservation officer in respect of relocation of the structure are noted, that is not what is currently applied for and due consideration should be given to the extant planning consent for a structure of a similar scale and appearance to that currently proposed in this location at the front of the pub. The provision of the outdoor shelter is sought by the applicant to enhance the existing customer facilities at this well established public house and it is considered in this case the economic benefits of the proposal can be balanced against the limited impact on the pub as a non-designated heritage asset in accordance with the guidance set out within the NPPF.

Taking into consideration the extant consent for an outdoor seating structure as previously approved under planning reference 21/11092, it is considered the revised siting now proposed - being approx. 500mm further south and away from the adjacent Hythe Road is acceptable and in itself has little bearing on the acceptability of the amended proposed structure as currently sought.

The proposed revisions (significant reduction) to the amount of external horizontal timber cladding and enclosure of the structure would result in a significantly increased degree of openness and consequent reduction in the visual impact of the structure and its impact on the character and setting of the adjacent historic pub.

Taken together with the reversion from poor quality felt bitumen roof tiles to higher quality Cedar shingles, it is considered the proposed amendments to the 'as built' structure would result in an acceptable form of development that would not adversely affect the character of the surrounding area.

To ensure the proposed amendments to the structure are undertaken without undue delay, a condition can be imposed requiring the alterations to be carried out within a specified time limited period.

Amenity considerations

The proposed structure is to remain located within the existing outdoor seating area associated with the pub, where a variety of benches, tables and structures already exist for the use of customers. It is considered the proposal would not increase or otherwise intensify the existing use of the site/area such as would result in undue impacts on the amenity of neighbouring residential occupiers.

Access, parking and Highway safety considerations

The siting of the structure is effectively as approved under previous consent ref 21/11092 and is within the existing outdoor customer seating area. No amendments to the existing vehicular access or parking associated with the public house use are proposed.

HCC Highways (as Highway authority) have provided a consultation response of 'no objections'.

The proposal is considered acceptable in terms of access, parking and Highway safety considerations.

Trees

The Council's Tree officer has previously considered the proposal. She has identified there are two groups of trees and an individual tree that are covered by a TPOs within the grounds of the Pilgrim Inn. However, there are no protected trees within the immediate vicinity of the location for the proposed timber structure.

The Tree officer concluded the proposed timber framed building was unlikely to have a significant impact on the protected trees on site and raised no objections.

Developer Contributions

None relevant

11 CONCLUSION

The proposed revisions to the 'as built' structure, including a significant reduction to the amount of external horizontal timber cladding and degree of enclosure of the structure, taken together with the reversion from poor quality felt bitumen roof tiles to higher quality Cedar shingles, would result in a significantly increased degree of openness and consequent reduction in the visual impact of the structure and its impact on the character and setting of the adjacent historic pub.

It is considered the proposed amendments to the 'as built' structure would result in an acceptable form of development that would not adversely affect the character of the surrounding area.

To ensure the proposed amendments to the structure are undertaken without undue delay, a condition can be imposed requiring the alterations to be carried out within a specified time limited period.

12 RECOMMENDATION

Grant Subject to Conditions

Proposed Conditions:

1. Unless otherwise agreed in writing by the local planning authority, the development hereby permitted shall be carried out and completed within three calendar months of the date of this planning consent and shall be undertaken in accordance with the following approved plans:

2884-100	SITE LOCATION PLAN
2884-202A	PROPOSED BLOCK PLAN
2884-201C	PROPOSED SITE PLAN & ELEVATIONS

Reason: To ensure satisfactory provision of the development.

2. The external facing materials used for the roof shall consist of cedar shingles.

Reason: To ensure an acceptable appearance of the building in accordance with Policy ENV3 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

February 2022

THE PILGRIM INN
HYTHE ROAD
MARCHWOOD SO40 4WU
21/11667

Scale 1:1250

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

