

Application Number: 21/11442 Full Planning Permission

Site: 26 MOORLAND AVENUE, BARTON-ON-SEA,
NEW MILTON BH25 7DD

Development: Replacement garage with home office / Gym

Applicant: Mr Grace

Agent: SCP Architectural Designs

Target Date: 10/12/2021

Case Officer: Jacky Dawe

Extension Date: 11/02/2022

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Impact upon the character and appearance of the area and street scene
- 2) Neighbour amenity

This application is to be considered by Committee because the officer's recommendation is contrary to the view of New Milton Town Council

2 SITE DESCRIPTION

The application property is located within the New Milton defined Built up Area and is also within an area that is covered by the New Milton Local Distinctiveness Statement.

The property is a detached chalet bungalow, within a large garden, a detached garage and other outbuildings.

The outbuilding is accessed from Moat lane, a single track lane which is also a footpath, there are bungalows of a varied style, mainly rendered, many are enclosed to the front with high fencing, the two on the right hand side, (situated before the outbuilding) are open and laid to lawn.

The existing garage is situated along the boundary line adjacent with Moat lane, there is an established hedge to one side boundary, the neighbouring bungalow does not have side facing windows.

3 PROPOSED DEVELOPMENT

Permission is sought for a detached outbuilding

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
02/75281 Ground floor additions, extension to roof and dormers to provide rooms in roof and detached garage	19/08/2002	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

Supplementary Planning Guidance And Documents

SPD - New Milton Local Distinctiveness

Chap 12: Achieving well designed places

Constraints

SSSI IRZ Wind and Solar Energy
SSSI IRZ Infrastructure
SSSI IRZ Waste
SSSI IRZ Combustion
Aerodrome Safeguarding Zone
Article 4 Direction
Plan Area
Historic Land Use
SSSI IRZ Air Pollution
SSSI IRZ All Consultations

Plan Policy Designations

Built-up Area

Neighbourhood Development Plan

New Milton Neighbourhood Plan
NM4 – DESIGN QUALITY
NM13 – BARTON ON SEA

6 PARISH / TOWN COUNCIL COMMENTS

New Milton Town Council - 4 Nov 21

OBJECT (non-delegated)

- 1) Detrimental impact to the Moat Lane street scene
- 2) Detrimental impact to the neighbour at Glenavon
- 3) No vehicular access to the garage via the current driveway.

New Milton Town Council - 7 Jan 22

OBJECT (Non-Delegated)

- 1) The building does not respect the general building line so is contrary to character as highlighted on page 10 of New Milton Local Distinctiveness Study SPD.
- 2) Scale of development
- 3) Impact to neighbour (Glenavon)

If the application is approved, there should be a condition placed regarding the need to remain as ancillary to the host.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Environmental Health Contaminated Land,:

Comment - no concerns

HCC Rights of Way

Comment - add informative

NPA Archaeologist:

Comment - request further information - additional information received - no objection

9 REPRESENTATIONS RECEIVED

No comments received

10 PLANNING ASSESSMENT

Principle of Development

The creation of outbuildings to serve dwellings within the built-up area is acceptable in principle but needs to be considered against the following policies

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.

NPPF Chapter 12 - The proposal would meet the objectives of Chapter 12 of the National Planning Policy Framework paragraph 127 in so much that it would optimise the potential of the site.

As well as the standard policies as previously stated The New Milton Neighbourhood Plan is a material consideration when determining this application, including Policy NM4 – DESIGN QUALITY and NM13 – BARTON ON SEA

The Permitted Development regulations would allow for a building of this size or greater albeit with a lower roof.

Neighbour Amenity

The outbuilding is situated to the side of Glenavon the proposal is set off the side boundary and faces a flank wall.

The proposal has been carefully assessed on site. Due to the spatial characteristics of the application site and the adjacent properties, the design of the proposed development, its location and positioning in relation to the common boundaries and the neighbouring properties, the proposal would not cause unacceptable effects on the privacy, light and outlook available to the adjacent neighbours.

Character of the Area

The property fronts Moorland Avenue and slopes down to Moat Lane. An existing single garage fronts Moat Lane. The proposed outbuilding is partly set back from the boundary which allows for a car to be parked in front of the garage, this alleviates the blocking of the footpath of Moat Lane on entry.

Amended plans have been accepted during the course of the application and as a result the roof is now of a more traditional design in keeping with the surrounding bungalows. Furthermore, the rooflights have been removed.

The proposed outbuilding and has been designed to appear proportionate to the existing dwellings in Moat Lane, also finished in render it will match the adjacent bungalow, the proposal would not appear overly prominent within the street scene or detract from the character of the area.

Biodiversity and Ecology

Householder developments are not exempt from the requirement to deliver biodiversity net gain as part of development. However, in proportion to the scale of the development, they can deliver features that will be valuable to wildlife and enhance local biodiversity. Additional planting of native species of shrubs and trees and the addition of bird boxes should be considered as a proportionate measure to address biodiversity net gain.

New Milton Town Council's suggested condition

The Town Council has recommended that a condition be imposed that will ensure that the new outbuilding will remain as ancillary accommodation to the host property. An appropriately worded condition is recommended as part of the approval.

11 CONCLUSION

Overall the proposed development would have an acceptable impact on neighbour amenity, character of the area and the street scene.

The proposal would be consistent with the policies and objectives of the Local Plan 2016 - 2036 Part 1: Planning Strategy, Local Plan Part 2: Sites and Development Management Development Plan and National Planning Policy Framework with planning balance in favour of development and as such the application is recommended for permission.

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:

521-21-1 = SITE LOCATION PLAN
521-21-2 = BLOCK PLAN
521-21-3 = EXISTING FLOOR PLAN
521-21-4 = EXISTING ELEVATIONS
521-21-5 = PROPOSED FLOOR PLANS
521-21-6 = PROPOSED ELEVATIONS

Reason: To ensure satisfactory provision of the development.

3. The building hereby approved shall be used for the personal enjoyment of the occupier of the application site and shall not be used as commercial overnight holiday accommodation, short term residential let or other self-contained residential accommodation.

Reason: In the interests of certainty regarding the intended uses, the amenities of the area and neighbours and the protection of protected New Forest and Solent habitats and in accordance with ENV1 & ENV3 of the New Forest District Local Plan Part 1: Planning Strategy 2020.

Further Information:

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New Forest

DISTRICT COUNCIL

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PLANNING COMMITTEE

February 2022

26 MOORLAND AVENUE
BARTON-ON-SEA
NEW MILTON BH25 7DD
21/11442

Scale 1:1250

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

