

**Application Number: 22/11396** Full Planning Permission

**Site:** BLUE HAZE, ALDERHOLT ROAD, SOMERLEY, ELLINGHAM,  
HARBRIDGE & IBSLEY BH24 3FN

**Development:** Extension and conversion of existing garage to form annexe

**Applicant:** Ms Francis

**Agent:** Brian Turner

**Target Date:** 02/02/2023

**Case Officer:** Jacky Dawe

**Extension Date:** 10/02/2023

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## 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 due to a contrary view of Ellingham, Harbridge and Ibsley Parish Council.

## 2 SITE DESCRIPTION

The application site consists of a two-storey dwelling, set back from the road, to one side is a long tarmac driveway with a detached double garage of timber construction towards its rear boundary.

The site lies within the countryside, Belt Cottage to one side and the cattery to the other, this cluster of development is bounded by Ringwood Forest.

## 3 PROPOSED DEVELOPMENT

Permission is sought to extend the existing garage and use it as ancillary living accommodation. The applicant has stated that the accommodation will be occupied by their elderly parents.

## 4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
21/11513 Single-storey rear extension; roof alterations to extend first floor; porch (Lawful development certificate that permission is not required for proposal)	25/11/2021	Was Lawful	Decided
21/10967 Removal of condition 1 of Planning Permission NFDC/93/51493 to allow permitted development rights	19/08/2021	Granted Subject to Conditions	Decided
NFDC/93/51493 Erect replacement dwelling	25/02/1994	Granted Subject to Conditions	Decided

NFDC/88/38049 Erection of a replacement dwelling.	26/01/1989	Granted Subject to Conditions	Decided
83/NFDC/23539 Alterations and addition of kitchen and bedroom.	28/03/1983	Granted Subject to Conditions	Decided
81/NFDC/18814 Erection of a store and car port and the addition of a reception area in connection with a boarding cattery establishment.	01/05/1981	Granted	Decided
79/NFDC/12598 Alterations and extension to kitchen and erection of an attached double garage (with steel up-and-over doors) and store.	02/04/1979	Granted	Decided
79/NFDC/12213 Alterations and extension to kitchen and erection of an attached double garage and store.	16/02/1979	Granted	Decided
XX/RFR/12786 Addition to chalet.	21/02/1969	Granted Subject to Conditions	Decided
XX/RFR/09696 Kennels, catteries, chalet and garages.	04/09/1964	Granted Subject to Conditions	Decided
XX/RFR/09696/4 Garage access.	29/07/1964	Granted	Decided
XX/RFR/09696/3 Staff cottage.	24/06/1964	Granted	Decided

## 5 PLANNING POLICY AND GUIDANCE

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

Policy ENV4: Landscape character and quality

Policy ENV3: Design quality and local distinctiveness

### **Local Plan Part 2: Sites and Development Management 2014**

DM20: Residential development in the countryside

### **Supplementary Planning Guidance And Documents**

SPG - Residential Design Guide for Rural Areas

### **Relevant Advice**

Chap 12: Achieving well designed places

### **Constraints**

SSSI IRZ Rural Residential

SSSI IRZ Waste

SSSI IRZ Minerals Oil and Gas

SSSI IRZ Residential

SSSI IRZ Rural Non Residential

SSSI IRZ Water Supply

SSSI IRZ Wind and Solar Energy

SINC

Avon Catchment Area

Aerodrome Safeguarding Zone

Planning Agreement

SSSI IRZ Compost

SSSI IRZ Discharges  
SSSI IRZ Infrastructure  
SSSI IRZ Air Pollution  
SSSI IRZ All Consultations  
SSSI IRZ Combustion

### **Plan Policy Designations**

Countryside

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

**Ellingham, Harbridge & Ibsley Parish Council:** Comment - REFUSAL, PAR4

- The garage conversion and extension would be a stand-alone ancillary dwelling unit, not an annexe to the main house.
- The proposed habitable floor area would nearly double that of the existing garage and was considered to be excessive for the proposed use. It would be an overdevelopment of the site.
- The proposed materials and overall design would be acceptable and in keeping with the existing garage and site (except for the size of the extension). Due to the position of the garage at the rear of the site, redevelopment would not have any significant impact on the neighbouring property or street view.

## **7 COUNCILLOR COMMENTS**

No comments received

## **8 CONSULTEE COMMENTS**

No comments received

## **9 REPRESENTATIONS RECEIVED**

No comments received

## **10 PLANNING ASSESSMENT**

### **Principle of Development**

The principle of the development is acceptable subject to relevant material considerations relating to residential amenity, character and appearance of the area.

The site is located within the countryside, however restrictions on floorspace within Policy DM20 do not relate to outbuildings. However development in the countryside should be of an appropriate design, scale and appearance in keeping with the rural character of the area.

The Parish Council has objected on the basis that the accommodation would be tantamount to a new dwelling.

The applicant has stated that the outbuilding would be occupied by members of their household and that the annexe would be used as ancillary accommodation. It is considered that the creation of additional accommodation that will meet the needs of an extended family is acceptable. The provision of additional accommodation would not constitute the creation of a new dwelling.

It is recommended that a condition be imposed that would restrict the annexe from being used independently of the host property (Blue Haze).

### **Design, site layout and impact on local character and appearance of area**

The existing garage sits well within the plot and the natural materials are consistent with the rural surroundings. Whilst the extended outbuilding is relatively large it is located in a generous plot and the building is a relatively low height. Furthermore, the outbuilding is set off of all boundaries and it is set back within the site against a backdrop of trees. The proposal to use natural materials fits well within the garden and will assist in blending into its setting. A Condition has been added to secure the details of materials.

As such the outbuilding has been designed to appear proportionate to the plot and would not detract from the rural character of the area or the countryside.

### **Neighbour Amenity**

The neighbouring property has a large plot with generous amenity space. To the south side is a cattery business. The outbuilding is towards the rear of the plot and the main of the windows and doors face the front towards the host dwelling.

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.

As part of the development, subject to any relief being granted the following amount of Community Infrastructure Levy will be payable:

Type	Proposed Floorspace (sq/m)	Existing Floorspace (sq/m)	Net Floorspace (sq/m)	Chargeable Floorspace (sq/m)	Rate	Total
Dwelling houses	67	40	27	27	£80/sqm	£2,949.23 *

Subtotal:	£2,949.23
Relief:	£0.00
Total Payable:	£2,949.23

## **11 CONCLUSION**

The application has been considered against all relevant material considerations including the development plan, relevant legislation, policy guidance, government advice and the views of consultees and interested third parties.

It is considered that the proposed development would have an acceptable impact on neighbour amenity, character of the area and the street scene and it is recommended that permission be granted.

## **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:

SITE LOCATION PLAN  
1339-17 REV A = BLOCK PLAN  
1339-15 REV C = PROPOSED ELEVATIONS AND FLOOR PLAN  
1339-14 REV B = EXISTING ELEVATIONS AND FLOOR PLAN

Reason: To ensure satisfactory provision of the development.

3. The outbuilding hereby approved shall only be used for ancillary purposes as an annexe to the host dwelling. It shall at no time be used or let separately from it, including any use for holiday accommodation or as separate dwellinghouse falling within Class C3 of the Use Classes Order 1987 (as amended and revised).

Reason: To ensure the building is not used as a permanent dwelling which would be inappropriate contrary to Policy ENV3 of the Local Plan Part 1 ( Planning Strategy) and Policy DM20 Part 2: (Sites and Development Management) of the Local Plan for the New Forest District outside of the National Park.

4. No development above slab level until, samples or exact details of the facing and roofing materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved details.

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:

Jacky Dawe

Telephone: 023 8028 5447

NFDC

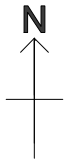
45.7m

Belt  
Cottage

Blue Haze

Cattery

Track



NFDC

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**New Forest**  
DISTRICT COUNCIL

Tel: 023 8028 5000  
www.newforest.gov.uk

Claire Upton-Brown  
Executive Head of Planning,  
Regeneration and Economy  
New Forest District Council  
Appletree Court  
Lyndhurst  
SO43 7PA

**PLANNING COMMITTEE**

**February 2023**

Blue Haze  
Alderholt Road  
Somerley  
22/11396

Scale 1:1250

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