

Application Number: 22/11372 Full Planning Permission

Site: MYLFORDE, LYMINGTON ROAD, MILFORD-ON-SEA SO41 0QL
Development: Detached garage
Applicant: Ms Halle
Agent: 71 Design
Target Date: 23/01/2023
Case Officer: Kate Cattermole

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

1. Impact on the setting of the barn and listed and curtilage listed buildings, and Milford Conservation Area

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

2 SITE DESCRIPTION

The application site is a residential property, situated down an unmade access which serves the site and the neighbouring property Old House Cottage. The site falls within the Milford Conservation Area and is adjacent to a Listed Building, the Old House which fronts onto Lyminster Road but has a large plot which abuts the site.

There is an existing bungalow on the site, which dates from the 1990s, and is currently being extended. The extended bungalow virtually spans the width of the plot, with amenity space to the front and rear. The front boundary is screened by trees.

The neighbouring property, The Old Cottage, to the east of the application site is a detached dwelling set away from the boundary with a large timber barn on the boundary with the application site. This barn and the Old Cottage forms part of Historic England's listing of the Old House: *The Old House, its garden wall and gate piers, the barn at the rear and the Old Cottages, form a group.*

3 PROPOSED DEVELOPMENT

Detached garage sited to the front of the dwelling. The proposed building would be a 4.5m single storey building with cropped gables on the side elevations. It would be constructed of timber walls and the roofing would be composite slate.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
16/10938 Single-storey front and side extensions (AMENDED PLANS)	30/09/2016	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

Local Plan Part 2: Sites and Development Management 2014

DM1: Heritage and Conservation

Supplementary Planning Guidance And Documents

SPG - Milford-on-Sea Village Design Statement

SPG - Milford-on-Sea - A Conservation Area Appraisal

Constraints

Archaeological Site

Conservation Area: Milford-on-Sea Conservation Area

Plan Policy Designations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Milford On Sea Parish Council, The Old Clock House

The Milford-on-Sea Parish Council Planning Committee wish to submit a PAR 3: We recommend PERMISSION provided that the three conditions outlined in the archaeology report (dated 16th December 2022) are met. The three recommended conditions are as follows:

A) No demolition/development shall take place/commence until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site
6. investigation
7. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

PAR 3: We recommend PERMISSION

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

NPA Archaeologist: no objection subject to conditions

NFDC Tree Team: no objection

NFDC Conservation: objection

9 REPRESENTATIONS RECEIVED

None received

10 PLANNING ASSESSMENT

Impact on the setting of the barn and listed and curtilage listed buildings, and Milford Conservation Area

There is a duty imposed by Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requiring decision makers to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72(1) also requires special regard to be paid to preserving or enhancing the character or appearance of a Conservation Area.

The Milford on Sea Conservation Appraisal states that: *'the churchyard of All Saints' Church forms, with the gardens and paddock of The Old House an important open area close to the centre of the village. Despite a recent low-level bungalow to the rear of the Old House, the ensemble of The Old House, the Church and the walls along Church Hill is a valuable composition of historic and protected buildings and structures'*

The proposed garage is to be sited to the front of the application site adjacent to the barn that is located on the boundary, which as referred to above forms part of the curtilage listed buildings of the Old House. The proposed garage would be 4.5m in height and the materials would be timber with composite slate roof.

The proposed garage is of a standard design which has little regard to its context, the setting of the listed building or the quality of the historic barn itself. By reason of its site position, scale and mass, the proposed garage would be harmful to the setting of the historic barn and wider collection of curtilage listed buildings included in the listing description. The proposed garage position and massing would directly affect views to and from the barn and due to its close proximity would unacceptably impinge on its character and significance.

By virtue of its adverse impact on the setting of the Listed Building and associated curtilage Listed Buildings, the proposed garage would also be harmful to the character of the Milford on Sea Conservation Area. As such this proposal would lead to less than substantial harm to the setting of the barn and listed and curtilage listed grouping. As the proposed garage would only be required to serve the existing dwelling there would no public benefits arising from the proposal that outweigh the identified harm.

Neighbour amenity

By reason of its relationship with the neighbouring property, The Old Cottage, there would be no adverse impact on the amenities of this neighbour by reason of loss of light, overshadowing or loss of privacy. Furthermore, it would not result in an overbearing form of development.

Impact on trees

The site is within the Milford-on-Sea Conservation Area. Therefore, all trees with a stem diameter greater than 75mm at 1.5m above ground level are protected by conservation area status. The proposed detached garage would be located in the northeast corner of the plot which is adjacent to a line of trees which individually are of low quality but do collectively provide a verdant feature to the area and a good level screening. The applicant has not indicated the location of these trees on the submitted drawings. However, there is a retaining wall constructed with sleepers situated between the trees and the site which will act as a root barrier to some degree and on this basis the overall adverse impact of this proposal to the adjacent trees should be limited. As such there is no objection on tree grounds.

11 CONCLUSION

The proposals have been considered within the relevant local and national policy context. The proposed development would result in the harm to the setting of the adjacent Listed Building and associated curtilage buildings, which would consequently detract from the character and appearance of the Milford on Sea Conservation Area.

Notwithstanding there is no impact upon neighbour amenity, the identified harm to the adjacent Listed Building and associated curtilage buildings, and Milford-on-Sea Conservation Area, would justify refusal of planning permission in this case.

12 RECOMMENDATION

Refuse

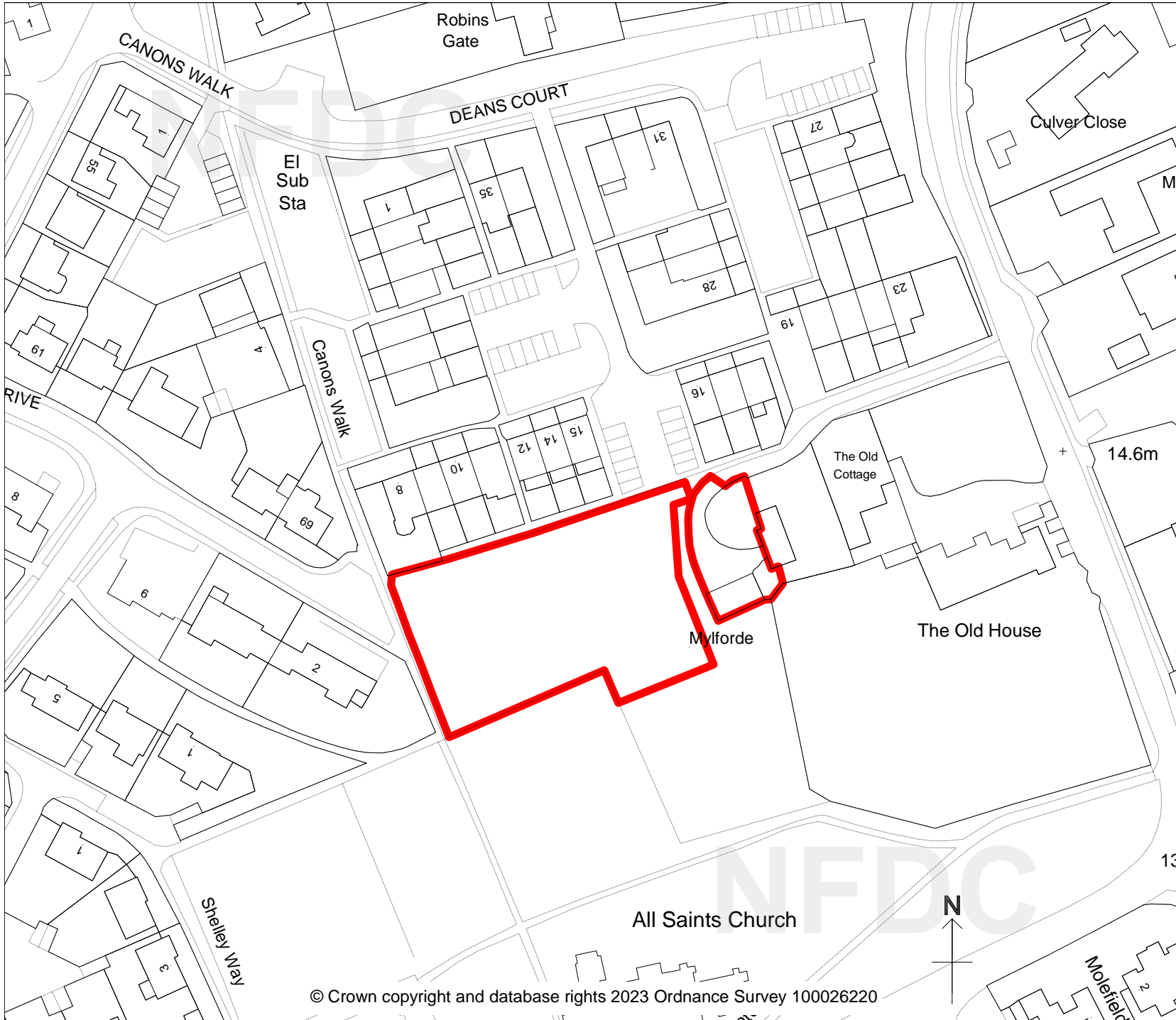
Reason(s) for Refusal:

1. By reason of its site position, scale and mass, the proposed garage would be harmful to the setting of the historic barn, which forms part of a group of curtilage listed buildings in associated with the Grade II Listed The Old House, directly affecting views of and eroding its character and significance. As such, the proposal would result in less than substantial harm to these heritage assets, including the Milford on Sea Conservation Area, and as there are no public benefits to outweigh the harm, the proposal would be contrary to Policy ENV3 of the Local Plan Part 1: Planning Strategy and Policies DM1 of the Local Plan Part 2: Sites & Development Management Plan, and National Planning Policy Framework, 2021.

Further Information:

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New Forest

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PLANNING COMMITTEE

February 2023

14.6m

Mylforde
 Lymington Road
 Milford on Sea
 22/11372

Scale 1:1250

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