

**Application Number:** 24/11007 Full Planning Permission  
**Site:** VICARAGE MOOR COTTAGE, THE COMMON,  
SOUTH END, DAMERHAM, SP6 3HR  
**Development:** Proposed garden room  
**Applicant:** Mr & Mrs Snowdon-Darling  
**Agent:** Mr Smith  
**Target Date:** 10/01/2025  
**Case Officer:** Kate Cattermole  
**Officer Recommendation:** Grant Subject to Conditions  
**Reason for Referral to Committee:** Parish Council contrary view

---

## 1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Street scene and character and appearance of the rural area
- 2) National Landscape
- 3) Residential amenity
- 4) Flood risk.

## 2 SITE DESCRIPTION

The application site consists of a detached dwelling, situated in the rural village of Damerham. The property is sited along a narrow hedge lined road, which provides access to detached dwellings of various periods and styles set within reasonable sized plots. The property is within the Cranborne Chase National Landscape. To the north east of the property is the Allen River and a large pond is sited close to the boundary with the application site. Part of the garden falls within Flood zones 2 and 3.

The existing dwelling is a thatched cottage sited to the eastern end of the plot, side on to the road. The grounds of the property have a long road frontage, and by reason of the siting of the dwelling there is limited space to the rear of the dwelling. A detached single storey garage is sited forward of the dwelling, side on to the road frontage with a gravelled driveway to the front divided by fencing from the garden area. The land levels across the site slope down towards the pond which is adjacent to the site.

## 3 PROPOSED DEVELOPMENT

Single storey detached outbuilding sited within the front garden area of the dwelling. Amended plans have been submitted which introduce a green sedum roof and French drain around the building.

## 4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
92/NFDC/49947 Single-storey addition	19/06/1992	Granted	Decided
92/NFDC/49948/LBC Single-storey addition	19/06/1992	Granted	Decided
89/NFDC/42738 Erect 1.8 metre high brick wall	13/03/1991	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

Policy STR2: Protection of the countryside, Cranborne Chase Area of Outstanding Natural Beauty and the adjoining New Forest National Park

Policy CCC1: Safe and healthy communities

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

DM20: Residential development in the countryside

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

SPG - Landscape Character Assessment Cranborne Chase National Landscape Management Plan

SPG - Residential Design Guide for Rural Areas

### **National Planning Policy Framework 2024**

NPPF Ch.12 - Achieving well-designed places

NPPF Ch.14 - Meeting the challenge of climate change, flooding and coastal change

NPPF Ch.15 - Conserving and enhancing the natural environment

### **National Planning Policy Guidance**

### **Plan Policy Designations**

Countryside

National Landscape

## 6 PARISH / TOWN COUNCIL COMMENTS

### **Damerham Parish Council**

The Parish Council voted all in favour of recommending PAR 4 Refusal for the following reasons:

- There is a surface flooding problem to be considered
- Neighbour objections regarding visual aspect, out of character building in a protected area
- Lack of information and clarity on application regarding size of building

## 7 COUNCILLOR COMMENTS

No comments received

## 8 **CONSULTEE COMMENTS**

No comments received

## 9 **REPRESENTATIONS RECEIVED**

The following is a summary of the representations received.

For: 0

Against: 1

- Vicarage Moor Cottage has been extended previously and the existing garage has been converted into a home office and studio space and extension of car parking area. Further development would be out of keeping with the character of the area and excessive in close proximity to neighbouring property
- Existing flooding in road, would be exacerbated by proposed development

## 10 **PLANNING ASSESSMENT**

### Principle of Development

This application is for a householder development for a modest outbuilding within the residential curtilage of Vicarage Moor Cottage. The property is located in a sensitive location as it is designated countryside and falls within the Cranborne Chase National Landscape. In addition, part of the garden area, including the area where the proposed outbuilding would be sited within Flood Zones 2 and 3.

The relevant local plan policies to take into consideration are Policies ENV3 , STR2 and CCC1 of the Local Plan Part 1: Planning Strategy and Policy DM20 of the Local Plan Part 2 and the National Planning Policy Framework. Subject to these criteria being complied with, the principle of development would be acceptable. Compliance with these policies is considered within the report.

### Impact on the street scene and character and appearance of the rural area

Policy ENV3 requires new development to achieve high quality design that contributes positively to local distinctiveness, and the character and identity of the locality

Policy DM20 requires all residential development in the countryside to be of an appropriate design, scale and appearance in keeping with the rural character of the area, and not be harmful by reason of activity including traffic generated by the development.

Due to the layout of the plot the main amenity space is to the front of the dwelling, and screened by a hedge along the boundary with the road. The proposed outbuilding would be of a flat roof design, it would be 2.8m in height with a modest floor area of 15sqm (measured externally). Even though the outbuilding would be sited to the western side of the garden away from the dwelling, by reason of its modest dimensions, its siting within the plot away from front boundary and the land levels within the site - being slightly lower than the road - , the proposed building would not appear intrusive within the street scene.

Furthermore, the proposal would be an appropriately sized incidental building within the residential curtilage. The proposed building would be timber clad and the amended plans have introduced a green sedum roof which would reflect the natural environment. These proposed materials would be appropriate to the rural character of the area. The building, to be used as a garden room, is to be used in association

with the residential dwelling and as such would not result in increased activity around the site.

As such the proposed outbuilding within the residential curtilage would be appropriate to the character and identity of the locality in accordance with Policy ENV3, and would be of an appropriate scale, design and appearance in this sensitive rural location thereby according with Policy DM20.

#### Impact on the National Landscape

Government guidance within the NPPF Chapter 15 and Policy STR2 of the Local Plan Part 1 identifies that very significant weight should be given to the special qualities and purposes of the Cranborne Chase National Landscape. The character, quality and scenic beauty of the area is protected and should be enhanced. In 2019 the Cranborne Chase National Landscape was designated the 14th International Dark Sky Reserve in the world, and hence the visibility of stars is a key attribute to the National Landscape.

Further government guidance for developments in National Landscapes was issued in December 2024 which requires relevant authorities to take appropriate, reasonable, and proportionate steps to explore measures which further the statutory purposes of Protected Landscapes. In determining applications it should be considered if the proposed development is appropriate and proportionate to its function and its implications for the area; and whether the proposals contribute to the conservation and enhancement of the Protected Landscape in terms of wildlife, ecological value and quality, geological and physiographical features, water environment, cultural heritage, dark skies, tranquillity, opportunities for access to nature, and landscape character for which the area was designated.

By reason of its siting within a residential curtilage, modest scale and design the proposed outbuilding would not adversely impact on the scenic landscape of the Cranborne Chase National Landscape. The only fenestration within the building are the glazed doors which face across the garden of the application site, and coupled with the proposed use of the building any light pollution from this building would be limited, and would not be directed skyward. There are no harmful impacts identified from the proposed outbuilding, and as such it would accord with local and national policies.

The proposed outbuilding would be utilised in an incidental manner to serve the needs of the occupants, and coupled with its modest dimensions and siting within the residential curtilage of the host dwelling would be an appropriate and proportionate form of development for its required function. Furthermore, the proposed outbuilding, by reason of its modest form and siting, would not have wider implications for the area and would comply with this later government guidance.

#### Residential amenity

Policy ENV3 states that new development will be required to avoid unacceptable effects by reason of visual intrusion or overbearing impact, overlooking, shading, noise and light pollution or other adverse impacts on residential amenity.

The only dwelling to be potentially impacted by the development, by reason of the siting of the proposed outbuilding, would be Marsh Gate Cottage which is to the south of the application site and on the opposite side of the road. By reason of the modest height of the proposed outbuilding, combined with its flat roof form it would not result in an overbearing impact upon this neighbouring property nor be visually intrusive. Neither would the building create issues of overlooking or shading. The

only fenestration on the building would be on the northern elevation facing away from the neighbouring property so would not create issues of light pollution either. As such the proposal would accord with Policy ENV3 in respect of an acceptable impact on residential amenity.

### Flooding

Policy CCC1 of the Local Plan states that vulnerable developments will not be permitted in areas at risk of flooding unless in accordance with the sequential and exceptions tests. Paragraph 176 of the National Planning Policy Framework states that householder applications are not required to be subject to the sequential test in respect of flood risk and a flood risk assessment is sufficient.

Part of the site falls within Flood Risk Zones 2 and 3, and it would appear that part of the footprint of the proposed outbuilding would be located within this area. A flood risk assessment has been submitted and includes details of measures that have been considered in the event of flooding. The site is already in residential use and the proposed outbuilding would not result in an intensification of this use. As such the proposal would accord with the local plan policy, as flood measures have been considered and applied where appropriate.

Information has been provided by a neighbour in respect of an existing surface water issue on the road, in the form of photographs and a response from Hampshire County Council. It would appear that the existing problem is due to the water having no exit from the road. The proposed outbuilding would be set away from the road boundary, and by reason of its siting and modest footprint there is nothing to suggest that this proposed development would exacerbate the existing surface water issue. However, the amended plans that have been accepted have introduced a French drain which would surround the footprint of the building and direct any run off into the garden away from the road. As such this matter has been considered but does not raise concerns.

## **11 OTHER MATTERS**

None

## **12 CONCLUSION / PLANNING BALANCE**

The proposed development would comply with Policy ENV3 of the Local Plan Part 1 as the proposed outbuilding would be appropriate to the character of the area and would not adversely impact upon the amenities of neighbouring properties. Furthermore, the proposed outbuilding by reason of its materials, modest size and design would be consistent with the objectives of Policy DM20 of the Local Plan Part 2 and Policy STR2 of the Local Plan Part 1, in respect of being acceptable within the countryside and the setting of the National Landscape. Even though the outbuilding would partly fall within a flood zone, flood drainage measures have been considered and measures to combat flooding would be incorporated in the building thereby according with Policy CCC1 of the Local Plan Part 1.

To conclude, the proposed development would result in an acceptable form of development that would be in accordance with national and local planning policy, and therefore the application is recommended for approval.

## 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:

- 24-1052/001C Proposed Floor Plans and Elevations as deposited with the Local Planning Authority on 21 February 2025
- 24-1052/002B Site Plan as deposited with the Local Planning Authority on 6 February 2025
- Flood Risk Assessment - submitted 9th December 2024

Reason: To ensure satisfactory provision of the development.

#### Further Information:

Kate Cattermole

Telephone: 023 8028 5446



# New Forest DISTRICT COUNCIL

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

Mark Wyatt  
Service Manager  
Development Management  
New Forest District Council  
Appletree Court  
Lyndhurst  
SO43 7PA

## PLANNING COMMITTEE

March 2025

Vicarage Moor Cottage  
The Common  
South End, Damerham  
24/10919

Scale 1:1000

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

