

Application Number: 25/10107 Full Planning Permission
Site: 3 HILTOM ROAD, RINGWOOD, BH24 1PW
Development: Proposed single storey extensions at side and rear;
replacement porch; detached garage and log
cabin/outbuilding
Applicant: Ms James
Agent: Bryan Tomlinson & Associates
Target Date: 02/04/2025
Case Officer: Jacky Dawe
Officer Recommendation: Grant Subject to Conditions
Reason for Referral to Committee: Town Council contrary view

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of development
- 2) Design, site layout, impact on local character and appearance of area
- 3) Residential amenity

2 SITE DESCRIPTION

The application property is located within the Ringwood defined Built up Area and is also within an area that is covered by the Ringwood Local Distinctiveness Supplementary Planning Document. It is a detached bungalow situated along a narrow lane with no pavements. The frontage of the site is open and in the process of being cleared.

3 PROPOSED DEVELOPMENT

Permission is sought for single-storey side and rear extensions, a detached garage and an outbuilding with layout showing its for use as home office and guest bed/shower.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
80/NFDC/18264 Front porch.	19/01/1981	Granted	Decided
77/NFDC/08833 Alterations and additions of a kitchen.	28/11/1977	Granted	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 - Ringwood Local Distinctiveness

Neighbourhood Plan

Ringwood Neighbourhood Plan

Policy R1: A Spatial Plan for Ringwood

Policy R7: The Ringwood Design Code

Policy R10: Zero Carbon Buildings

National Planning Policy Framework

National Planning Policy Guidance

Plan Policy Designations

Built-up Area

Neighbourhood Plan - Ringwood

6 PARISH / TOWN COUNCIL COMMENTS

Ringwood Town Council

R(4) Recommend refusal. The Committee was not opposed to the proposal in principle, however it required a condition to prevent the log cabin/ outbuilding becoming a new dwelling in accordance with 'Granny's Law' i.e. the outbuilding should not be severed from the main house by reason of being sold or let as a separate unit of accommodation. If this condition is imposed, the Committee would be prepared to agree P(1) and recommend permission, but would accept the Planning Officer's decision.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

No comments received

9 REPRESENTATIONS RECEIVED

One comment has been received.

- an established fir tree in the neighbouring garden is in close proximity to proposed garage, if roots were damaged, how would neighbours stand?

10 PLANNING ASSESSMENT

Principle of Development

As the site is located in the built-up area the principle of the development is acceptable, subject to the consideration of other relevant material considerations as set out below

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

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.

The site is located within Character Area 7 - Parsonage Barn and Eastfields - of the Ringwood Local Distinctiveness SPD. Where it is stated that the lack of pavements helps to retain the rural past, also the consistent set back and front garden margins are the prevailing character here.

The extensions are to the rear and side, the proposal is flat roof and only just seen from the front being set back from the road. The proposed garage is flat roof, set to the rear of the property and will be visible from the front.

The proposed outbuilding is set off the rear and side boundaries with all the windows and doors facing the host garden, it is also flat roof and relatively low.

The proposals that are subject of this application are all situated towards the rear of the plot and are not easily read from the front. The proposals have been designed to appear proportionate and subordinate to the existing dwelling and would not appear prominent within the street scene and would not detract from the character and appearance of the area. The proposals therefore accord with the requirements of Policy ENV3.

Landscape impact and trees

Policy ENV4 seeks to retain and or enhance landscape features to successfully integrate new development into the local landscape.

There is a tree outside of the application site and within the neighbouring property, concerns have been raised with regards to the root protection during construction and if the tree is caused to fail or become unsafe. The tree is not protected, but general advice from the Tree Officer has been sought, a common law right exists to abate any nuisance caused by the encroachment of roots, but this is a civil matter and would be relevant for the creation of a flower bed, patio or garage.

Due to the position of the proposed garage on existing hardstanding there would have previously been a degree of disturbance. It is not proposed to remove any trees as part of the proposal and therefore it would comply with Policy ENV4.

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 proposals are set off all boundaries and relatively low in height with flat roofs. There would be plenty of remaining amenity space. The outbuilding would be used

as a home office and guest bedroom ancillary to the main dwelling. As an ancillary use additional noise and general activity associated with the proposal would be limited and not harmful.

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.

Proposed use:

The current application includes the erection of an outbuilding (log cabin) to the rear, which is the intended to be used is for a home office and guest bedroom with shower facilities.

The Town Council has expressed concerns that the building could be occupied as a separate dwelling and that a condition should be imposed under "grannys law". However, that is not what is proposed. The proposal is intended for use as ancillary to the main house and the outbuilding would not become a separate planning unit from the main dwelling. To use the building as a dwelling would result in a material change in the use of the building and such a change of use would require an express planning permission. On this basis the proposed use is acceptable in planning terms and therefore it would be considered unnecessary and unreasonable to add a condition as this would not pass all of the six tests for the use of planning conditions as set out in para 58 of the NPPF and the NPPG..

Reference is made to 'Grannys Law', which stems from specific cases relating to annexes that were the subject of appeals and legal challenge. The accommodation currently being proposed in the outbuilding is for a guest bedroom and not self contained as there is no kitchen provision, so is not comparable to these other cases which related to totally self contained accommodation allowing for independent day to day living. Furthermore the site is not proposed to be subdivided and there is no creation of a separate planning unit.

Parking

Policy ENV3 requires the provision of sufficient car parking spaces so that realistic needs are met in a manner that is not prejudicial to the character and quality of the street.

The proposals would not result in the loss of parking spaces, the NFDC Parking Standards for a property with three bedrooms is 2.5 parking spaces which could be provided on the site. As such, the proposals comply with Policy ENV 3 in relation to parking provision.

11 OTHER MATTERS

None

12 CONCLUSION / PLANNING BALANCE

The application has been considered against all relevant material considerations including the development plan, relevant legislation, policy guidance, government advice and the views of interested 3rd parties.

The proposal is considered to be an appropriate ancillary outbuilding. It would have an acceptable impact on the character and appearance of the area and would not adversely affect the amenities of neighbouring dwellings or highway safety and as such would comply with Policy ENV3 of the Local Plan Part 1. The suggested condition sought by the Town Council is both unnecessary and unreasonable and therefore the recommendation is 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.

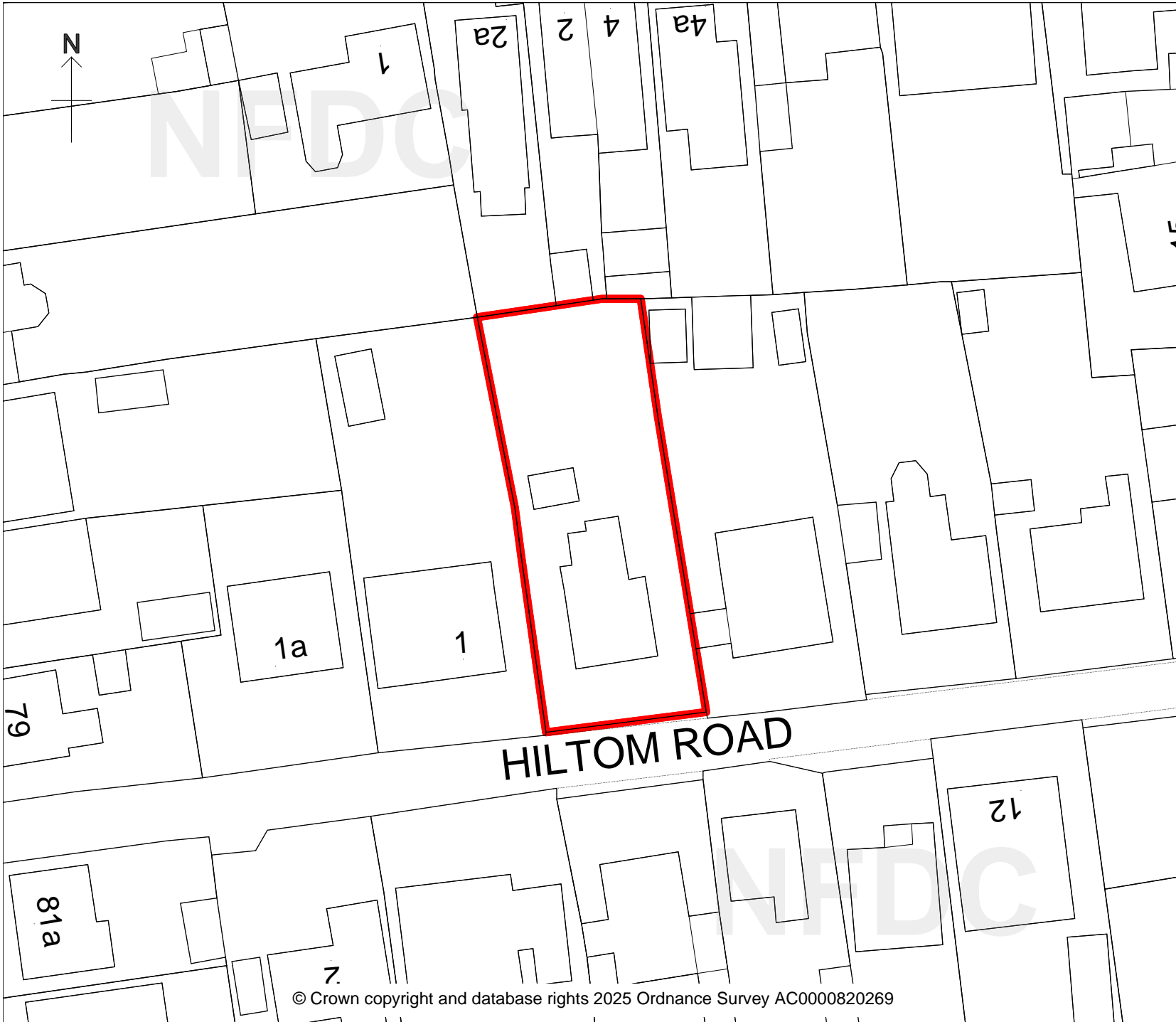
2. The development permitted shall be carried out in accordance with the following approved plans:

SITE LOCATION PLAN dated 4th February 2025
1179-1 = SITE LOCATION, BLOCK PLAN AND EXISTING ELEVATIONS
AND FLOOR PLANS
1179-2 = PROPOSED ELEVATIONS AND FLOOR PLANS

Reason: To ensure satisfactory provision of the development.

Further Information:

Jacky Dawe
Telephone: 023 8028 5447



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

April 2025

3 Hilton Road
Ringwood

25/10107

Scale 1:500

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