

**Application Number:** 25/10116 Full Planning Permission  
**Site:** 39 NORTHFIELD ROAD, RINGWOOD BH24 1LT  
**Development:** Conversion of an existing detached garage to provide ancillary accommodation  
**Applicant:** Mr Somani  
**Agent:** South Coast Building Consultancy  
**Target Date:** 08/04/2025  
**Case Officer:** Kate Cattermole  
**Officer Recommendation:** Grant Subject to Conditions  
**Reason for Referral to Committee:** Town Council contrary view

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## 1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of development
- 2) Street scene and character of the area
- 3) Residential amenity
- 4) Use of building

## 2 SITE DESCRIPTION

The application site consists of a detached dwelling, situated in an established residential road in the built up area of Ringwood. The Ringwood Local Distinctiveness Supplementary Planning Document describes Northfield Road as one of the earlier roads in the area (previously being farm tracks), and it was developed primarily as two storey houses often of some size.

The application site consists of a detached two storey house, which has been extended since it was built in the 1960's, and a detached single storey outbuilding which is set to the rear of the dwelling adjacent to the western boundary of the application site with No 37. The dwelling has a reasonable sized plot which backs onto Kingfisher Lake. The frontage of the property is paved providing parking, whilst the former garage and smaller outbuildings are situated in the rear garden.

The existing outbuilding forms the original garage to the dwelling, and is a dual pitched gable fronted building with glazed doors to the front and solar panels on the east elevation.

## 3 PROPOSED DEVELOPMENT

Internal alterations to form ancillary accommodation with the provision of a bedroom, ensuite and lounge. The accommodation is required to be used for visiting elderly relatives, providing all required facilities at ground floor level. The layout on the proposed plan provides for a bedroom with ensuite and a lounge area.

#### 4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status	Appeal Description
98/NFDC/65422 Extension/convert outbuilding to unit of accommodation for disabled resident	29/01/1999	Granted Subject to Conditions	Decided	
95/NFDC/56927 Two-storey additions	21/07/1995	Granted Subject to Conditions	Appeal Decided	Appeal Dismissed
RFR06654 House and garage	15/06/1960	Granted	Decided	

#### 5 PLANNING POLICY AND GUIDANCE

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

Policy ENV3: Design quality and local distinctiveness  
Policy HOU1: Housing type, size, tenure and choice  
Policy HOU3: Residential accommodation for older people

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

SPD - Ringwood Local Distinctiveness

##### **Neighbourhood Plan**

**Ringwood Neighbourhood Plan**

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

##### **National Planning Policy Guidance**

##### **Plan Policy Designations**

Neighbourhood Plan - Ringwood  
Built-up Area

#### 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 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 have been received from consultees.

## **9 REPRESENTATIONS RECEIVED**

None

## **10 PLANNING ASSESSMENT**

### 10.1 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 considerations as set out below.

### 10.2 Planning history of the site

The dwelling was built in the 1960s and a detached garage in the position of the existing outbuilding formed part of the original approval, so potentially this structure is the original garage. A previous permission approved in 1999 proposed an extension to the rear of the garage, a bay window to the front elevation and internal conversion of the building to provide self contained accommodation for a disabled relative. The permission was conditioned so it could only be used by the individual family member. However comparing the plans with the current proposal it is clear that the planning permission was not implemented, and that the existing building (in respect of fenestration and internal layout) was as it existed in 1998, with the exception of the solar panels which were added later.

### 10.3 Street scene and character of the 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.

Policies HOU1 and HOU3 encourages a mix of residential development and improving residential diversity. Also providing accommodation to enable older people to retain independence, and allowing for adaptations to meet their future needs.

By reason of its siting, set back in the site to the rear of the dwellinghouse, the building does not impact on the street scene. As the proposed works would not result in any external changes to the dwelling, the proposal would not have any greater impact than the existing building with regards to the character and appearance of the area.

The proposed internal changes to facilitate ancillary accommodation would not change the overall use of the site as a single residential unit. As such the proposal would not conflict with Policy ENV3 of the Local Plan Part 1 and would accord with Policies HOU1 and HOU3 of the Local Plan.

### 10.4 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.

As there would be no changes to the exterior of the building, the proposed development would not result in an adverse impact on residential amenity. As an ancillary use additional noise and general activity associated with the proposal would be limited and not harmful.

As such it would thereby accord with the amenity provisions of Policy ENV3.

### 10.5 Use of the building

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 conversion of the building 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.

Furthermore, there is a fall back position in relation to this application, as the proposed works would only affect the interior of the building. Section 55 of the Town and Country Planning Act identifies that building works that only affect the interior of the building do not constitute development. As there were no restrictive conditions attached to the original permission (RFR06654) in respect of the garage being retained as such, these works could be undertaken without the benefit of an express planning permission. This reinforces the view that the imposition of a condition would not be reasonable in this case.

Reference is made by the Town Council 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 is not totally 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.

### Developer Contribution

As part of the development, subject to any relief being granted the following amount 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	51	51	0	0	£80/sqm	£0.00 *

Subtotal:	£0.00
Relief:	£0.00
Total Payable:	£0.00

*\*The formula used to calculate the amount of CIL payable allows for changes in building costs over time and is Index Linked using the RICS CIL Index (<https://www.rics.org/uk/products/data-products/rics-community-infrastructure-levy-index/>) and is:*

*Net additional new build floor space (A) x CIL Rate (R) x Inflation Index (I)*

## 11 OTHER MATTERS

None

## 12 CONCLUSION / PLANNING BALANCE

To conclude, the proposed development would result in an acceptable form of development that would be in accordance with national and local planning policy, The suggested condition sought by the Town Council is both unnecessary and unreasonable, 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:

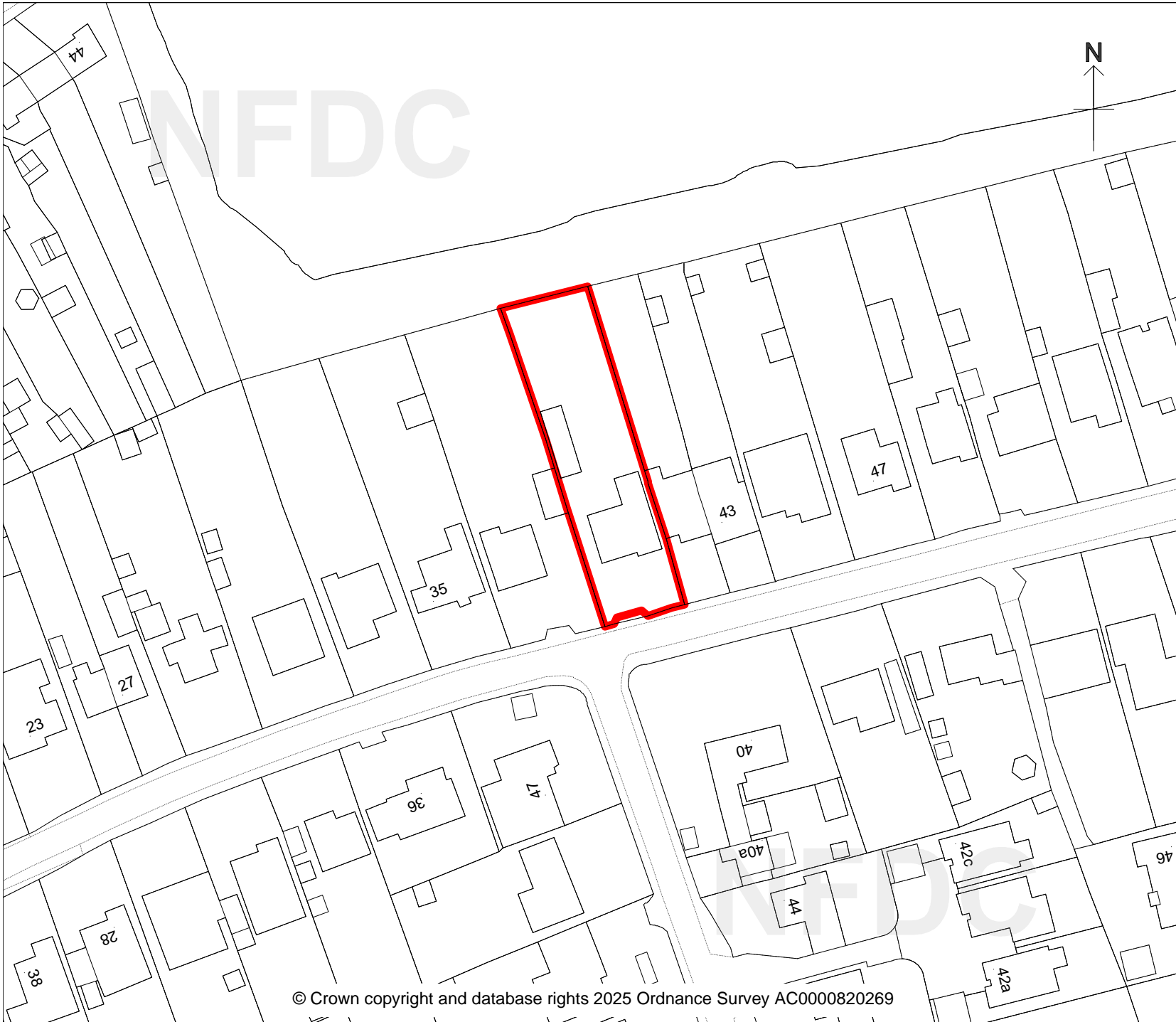
- Rev A sheet 1 of 1 Proposed Floor Plans & Elevations as deposited with the Local Planning Authority on 11 February 2025
- Rev A sheet 1 of 1 Existing Floor Plans & Elevations as deposited with the Local Planning Authority on 11 February 2025
- Planning Statement as deposited with the Local Planning Authority on 7 February 2025

Reason: To ensure satisfactory provision of the development.

#### Further Information:

Kate Cattermole

Telephone: 023 8028 5446



NFDC



# 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

39 Northfield Road  
Ringwood

25/10116

Scale 1:1000

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