

Application Number: 25/11151 Full Planning Permission
Site: 67 WAINSFORD ROAD, EVERTON, HORDLE SO41 0UD
Development: Detached outbuilding to rear.
Applicant: Mr & Mrs Bell
Agent: Task Building Design
Target Date: 16/02/2026
Case Officer: Jacky Dawe
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) The principle of development
- 2) The proposed use
- 3) Design, site layout and impact on local character and appearance of area
- 4) Residential amenity

2 SITE DESCRIPTION

The application property is located within the Hordle defined Built up Area and is also within an area that is covered by the Hordle Village Design Statement. A rural lane with a grass bank that flanks this part of the road with planting to the front. The properties are of a varied style and material, the application site is a detached bungalow, within a sizeable plot, the prevailing character here is the verdant nature of the road and the use of hedging as a front boundary treatment.

3 PROPOSED DEVELOPMENT

Permission is sought for a detached outbuilding in the rear garden for a gym, garden room and shower room

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
86/NFDC/33108 Extension to lounge and hall and addition of kitchen and bedroom.	12/11/1986	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 - Hordle Village Design Statement

National Planning Policy Framework

National Planning Policy Guidance

Plan Policy Designations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Hordle Parish Council

Parish 4. We recommend Refusal.

The Parish Council were concerned about the proximity of the proposed outbuilding to adjacent neighbouring properties and the potential impact on residents, residential amenity; in respect of light, visual intrusion, noise and right to privacy. It was considered that information was missing - no inclusion of the height of the ridge or eaves on documents.

The Council is also concerned about the installation of services required for the shower, toilet and gym and notes that such provision allows for easy conversion to a dwelling not a "detached outbuilding?", ancillary to the main dwelling.

The Council is concerned about the impact on the character and appearance of the area, specifically the use of the open aspect gardens which would change and thus a precedent set for ever increasing garden building intrusion in the vicinity.

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

- views from garden towards trees will be obstructed
- loss of greenspace
- a large building at end of garden
- with the inclusion of shower room could easily turn into B&B

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 considerations as set out below.

Proposed use

The current application is for a detached outbuilding that would be used as a gym and shower room which is ancillary to the main dwelling

The Town Council has expressed concerns that the building could be occupied as a separate dwelling. However, that is not what is proposed. The proposal is intended for use as a gym/office and shower room ancillary to the main house. To use the building as a dwelling or B&B would result in a material change in the use of the building and such a change of use would require an express planning permission. The site would remain as a single planning unit and on this basis the proposed use is acceptable in planning terms.

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 Hordle Village Design Statement makes reference to Wainsford Road as predominantly bungalows with deep frontages, hedged boundaries and deep rear gardens, many of these features have been retained including the sizeable plots.

The proposed outbuilding that is subject of this application is situated to the rear of a generous plot and is not easily read from the front or rear due to existing trees and neighbouring built form.

The proposal is to replace an existing outbuilding in a similar position, within the rear garden of the application site.

The outbuilding has been designed to appear proportionate and subordinate to the existing dwelling. It 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.

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 proposal is for an outbuilding situated close to the rear boundary of the host dwelling and the rear boundaries of the adjoining neighbours, the roof form pitches away from the neighbouring gardens, at approximately 3.7m in height with the eaves at approximately 2.58m. The main windows face host garden, a side shower window will face the fence the properties number 3 and 5 Greenmead Avenue but these have long gardens of approximately 28m in length. Number 16 Everlea Close has a shorter rear garden however only a small section of the side boundary is adjacent to the application site, where an existing outbuilding is in situ.

The protection of views is unfortunately not a material planning consideration and the roof pitches away from the boundaries and would not be overbearing to any of the adjoining neighbouring properties.

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. The proposal is therefore considered to comply with Policy ENV3 of the Local Plan Part One.

Landscape impact and trees

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

The proposed outbuilding is in a similar position to an existing outbuilding and it is not proposed to remove any trees as part of the proposal and therefore it would comply with Policy ENV4.

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 third parties.

The proposal is considered to be an appropriate incidental 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.

As such, the proposals comply with Policy ENV3 of the Local Plan Part 1 and therefore the recommendation is to grant planning permission.

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.

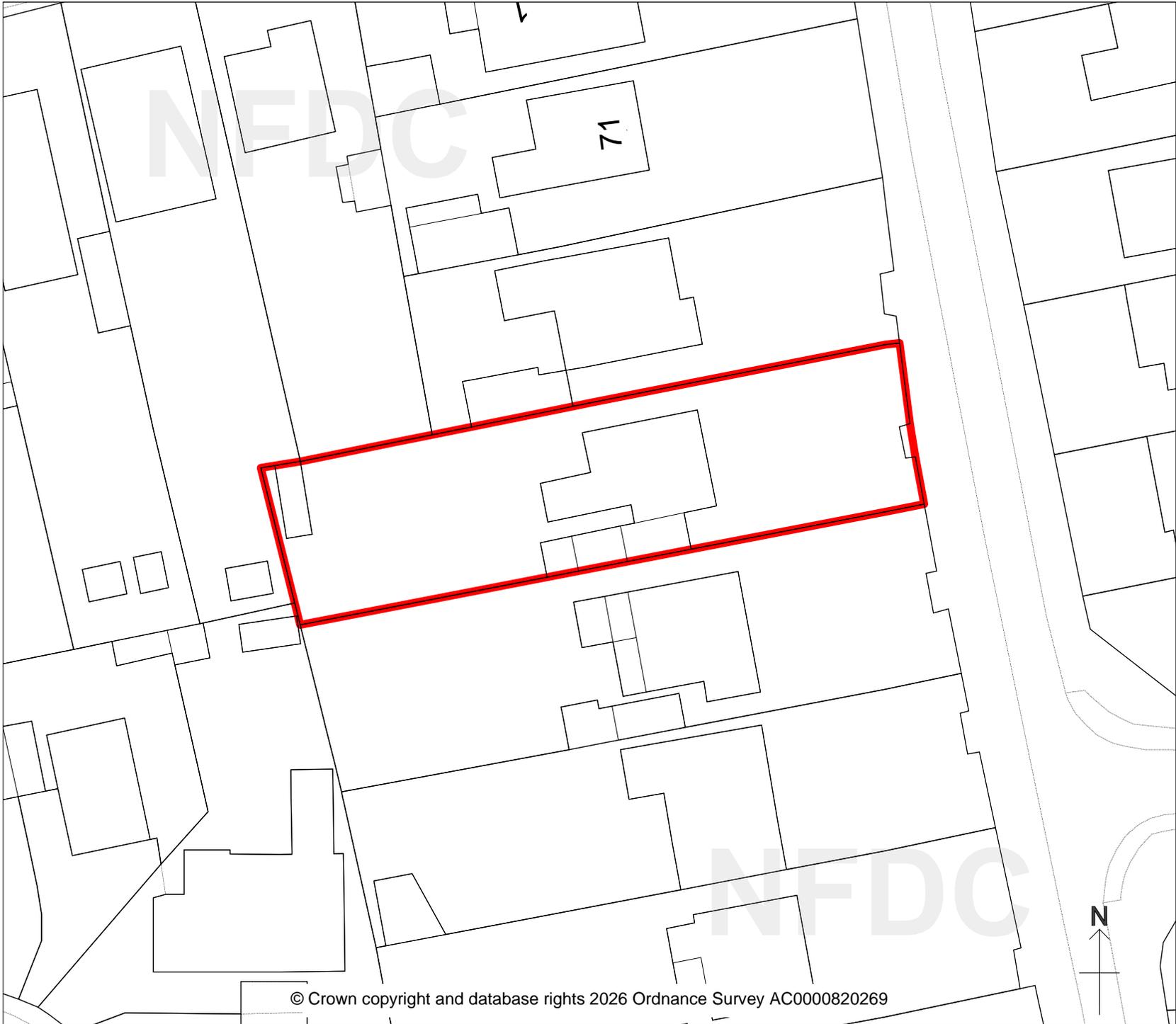
2. The development permitted shall be carried out in accordance with the following approved plans:

TBD-25-1327-01 REV 0 = SITE LOCATION AND BLOCK PLAN
TBD-25-1327-02 REV 0 = PROPOSED ELEVATIONS AND FLOOR PLANS

Reason: To ensure satisfactory provision of the development.

Further Information:

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New Forest

DISTRICT COUNCIL

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PLANNING COMMITTEE

March 2026

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25/11151

Scale 1:500

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