

Application Number: 16/11290 Full Planning Permission

Site: ASHFORD HOUSE, ASHFORD ROAD, FORDINGBRIDGE
SP6 3BT

Development: Two-storey side extension; single-storey extensions; roof alterations; fenestration alterations

Applicant: Mr & Mrs Mitchell

Target Date: 10/11/2016

1 REASON FOR COMMITTEE CONSIDERATION

Contrary Town Council view

2 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES

Constraints

Plan Area
Aerodrome Safeguarding Zone
Historic Land Use

Plan Policy Designations

Countryside

National Planning Policy Framework

Section 7

Core Strategy

CS2: Design quality

Local Plan Part 2 Sites and Development Management Development Plan Document

DM20: Residential development in the countryside
DM5: Contaminated land

Supplementary Planning Guidance And Documents

SPG - Residential Design Guide for Rural Areas

3 RELEVANT LEGISLATION AND GOVERNMENT ADVICE

Section 38 Development Plan
Planning and Compulsory Purchase Act 2004
National Planning Policy Framework

4 RELEVANT SITE HISTORY

Proposal	Decision Date	Decision Description	Status	Appeal Description
06/88494 Convert and extend coach house to form separate dwelling	12/10/2006	Refused	Decided	
05/86814 Convert coach house & store to separate dwelling	20/03/2006	Withdrawn by Applicant	Withdrawn	
85/NFDC/28572 Addition of a conservatory.	06/03/1985	Granted	Decided	
76/NFDC/06410 Alterations to convert and change of use of two attached farm outhouses into single unit of accommodation.	25/01/1977	Granted Subject to Conditions	Decided	
76/NFDC/05397 Alterations, conversion and change of use of two farmhouses outbuildings into a single living unit.	28/07/1976	Refused	Decided	

5 COUNCILLOR COMMENTS

No Comments Received

6 PARISH / TOWN COUNCIL COMMENTS

Fordingbridge Town Council: recommend permission is granted as the proposal would improve the visual appearance of the building and there would be no detrimental effect.

7 CONSULTEE COMMENTS

Conservation Officer: unable to support this application. The size of the two storey addition would compete with the host building and the design form would not respond well to the proportions of the existing house. Concerns over the cumulative impacts of the extensions and that these would begin to dominate the main building and would due to their position and footprint, erode the contained form and layout of the existing building.

Environmental Health Contaminated Land: no concerns

Comments in full are available on website.

8 REPRESENTATIONS RECEIVED

No Comments Received

9 CRIME & DISORDER IMPLICATIONS

None Relevant

10 LOCAL FINANCE CONSIDERATIONS

From 6 April 2015 New Forest District Council began charging the Community Infrastructure Levy (CIL) on new residential developments.

Regulation 42 of the CIL Regulations 2010 (as amended) states that CIL will be applicable to all applications over 100sqm GIA and those that create a new dwelling. The development is under 100 sq metres and is not for a new dwelling and so there is no CIL liability in this case.

11 WORKING WITH THE APPLICANT/AGENT

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council takes a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome by giving clear advice to applicants.

The applicant did not seek advice from the Council on this specific proposal, however the concerns have been discussed with the applicant and as these cannot be addressed through amendments to this current submission, the application is recommended for refusal.

12 ASSESSMENT

12.1 The site is located within the countryside, to the south of Fordingbridge town a small but elegant late 19th Century period house set in a compact courtyard arrangement surrounded by generous grounds on rising land to the north of Ashford Road. It is understood that the property was built in 1870 by a local builder and businessman and the complex originally comprise of a two storey property fronting east with attached incidental wash house and coach house. At a later date an attached stable building was added to the north elevation of the courtyard wall and a garage to the south of the coach house. A modern conservatory addition, granted permission in the mid 1980's, is present on the south elevation of the house.

12.2 This application proposes two storey and single storey additions on the north side of the complex. This would see the replacement of the existing stable building with a single storey addition and linked two storey addition to the north side of the house. Within the courtyard the former wash house and modern entrance hall would be removed and a larger hallway and centralised entrance created. On the southern side of the former coach house the existing garage would be replaced. These works would be in addition to fenestration changes to the existing property and removal of a redundant chimney stack.

- 12.3 The key aspects of this property's character and relationship with its wider landscape setting are in the retention its primary historical form, layout and locally distinctive period features. Although it is recognised that the building is not subject to any formal listing protection, nonetheless these attributes should inform any future additions and alterations, ensuring these respond to local distinctiveness in its established character, scale and relationship with the surrounding countryside.
- 12.4 Clarification provided within the applicants supporting statement and evidence from the Council's records, demonstrate that the entire complex of buildings was useable and accessible in conjunction with the main dwelling on 1st July 1982. As such the existing floor area taken as 302.28 square metres and the proposed of 392 square metres would see a 29.8% increase, within the 30% limitation as outlined in the Councils adopted policy DM20 on residential development in the countryside. However compliance with this policy also requires development in all cases to respect the character and scale of the existing dwelling, and not significantly alter the impact of built development on the site within its setting.
- 12.5 The most significant elements of the proposed works would be in the two storey and linked single storey additions to the north side of the building complex. The proposed two storey extension has been designed as a projection of the existing house's form, albeit incorporating some recession in width and height. The adjoining single storey extension would take a more contemporary approach, incorporating a lead rolled flat roof form with substantially glazed elevations. Although it is recognised the detailing and materials proposed would respond to the form and features of the existing house, the two storey element would represent a proportionately over large addition. As a result of its size it would appear particularly dominant of note in respect of views of its front, east elevation and most publically visible aspect of the complex. The length of the extension and its limited recessive proportions would erode the pre-eminence of the existing house and its elegant architectural form and scale which is not only fundamental to its character but its relationship with this wider group of buildings and the surrounding countryside.
- 12.6 In respect of the single storey extension on the north side of the complex, a replacement addition in this location could be accommodated. However that proposed would be significantly larger and visually more dominating as a result of its size and roof design, appearing harsh in context with the prevailing traditional pitched roof forms. Furthermore in combination with the two storey addition this would erode the contained form and historic layout of the existing building complex, responding poorly to its character and leading to harmful visual intrusion in this rural setting.
- 12.7 Other extensions proposed would see the replacement of the current ranges of single storey courtyard buildings with a single structure to create a better defined entrance. Although the loss of the more modest proportioned wash house is regrettable, the replacement extension would replicate the original layout and relationship between the buildings. The proposed extension on the south side of the complex would appear to reinstate a former element of the building and in its scale and design would remain sympathetic to the appearance of this group. Fenestration

alterations to the existing building would represent modest alterations that would have no harmful impacts on its appearance.

- 12.8 Owing to the separation of the site from neighbouring premises the proposals would have no harmful impacts on the living conditions of nearby residential occupiers. The Environmental Health Officer has no concerns in respect of potential land contamination risks.
- 12.9 On the basis of the above it is considered that the two storey addition would be of excessive size, such that would not respond sympathetically to the form and scale of the existing house. Furthermore in combination with the overly large single storey addition on the north side of the building complex this scale of additions would respond poorly to the compact form of the existing group and increase its visual intrusion into the surrounding countryside. As such the proposals would not respond positively to local distinctiveness and would result in harm to visual amenity in this rural location.
- 12.10 In coming to this recommendation, consideration has been given to the rights set out in Article 8 (Right to respect for private and family life) and Article 1 of the First Protocol (Right to peaceful enjoyment of possessions) of the European Convention on Human Rights. Whilst it is recognised that this recommendation, if agreed, may interfere with the rights and freedoms of the applicant to develop the land in the way proposed, the objections to the planning application are serious ones and cannot be overcome by the imposition of conditions. The public interest and the rights and freedoms of neighbouring property owners can only be safeguarded by the refusal of permission.

13. RECOMMENDATION

Refuse

Reason(s) for Refusal:

1. The two storey addition as a result of its size, form and siting would be excessive, such that it would not respond sympathetically to the form, scale and proportions of the existing house and erode its pre-eminence which is fundamental to its character and that of this wider complex of buildings. Furthermore in combination with the single storey addition on the north side of the building complex, which in itself is overly large and of a harsh flat roofed design, this scale of additions would strike a particularly discordant note and respond poorly to the compact form of the existing group and result in harmful visual intrusion into the surrounding countryside. As such the proposals would not respond positively to local distinctiveness and would result in harm to visual amenity in this rural location contrary to policies CS2 of the Core Strategy for the New Forest District outside the National Park, Policy DM20 of the Local Plan Part 2: Sites and Development Management Plan and Section 7 of the National Planning Policy Framework (2012).

Notes for inclusion on certificate:

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council takes a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome by giving clear advice to applicants.

The applicant did not seek advice from the Council on this specific proposal, however the concerns have been discussed with the applicant and as these cannot be addressed through amendments to this current submission, the application is recommended for refusal.

2. This decision relates to amended plans received by the Local Planning Authority on 12/10/2016

Further Information:

Householder Team

Telephone: 023 8028 5345 (Option 1)



New Forest
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**Planning Development
Control Committee
December 2016**

Item No: 3g
Ashford House
Ashford Road
Fordingbridge
16/11290
SU1314

Scale 1:1250

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

