

Application Number: 18/10366 Full Planning Permission

Site: OUTWICK FARM, OUTWICK, BREAMORE SP6 2BT

Development: Single-storey rear extension

Applicant: Mr & Mrs Booth

Target Date: 14/05/2018

Extension Date: 16/07/2018

RECOMMENDATION: Grant Subject to Conditions
--

Case Officer: Kate Cattermole

1 REASON FOR COMMITTEE CONSIDERATION

Contrary to Policy

2 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES

Constraints

Meteorological Safeguarding

Plan Area

Aerodrome Safeguarding Zone

Conservation Area: Bream ore Conservation Area

Listed Building Grade: Grade II

Plan Policy Designations

Countryside

National Planning Policy Framework

NPPF Ch. 7 - Requiring good design

NPPF Ch. 11 - Conserving and enhancing the natural environment

NPPF Ch. 12 - Conserving and enhancing the historic environment

Core Strategy

CS2: Design quality

CS3: Protecting and enhancing our special environment (Heritage and Nature Conservation)

Local Plan Part 2 Sites and Development Management Development Plan Document

DM1: Heritage and Conservation

DM2: Nature conservation, biodiversity and geodiversity

DM20: Residential development in the countryside

Supplementary Planning Guidance And Documents

SPG - Breamore Village Design Statement

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

Section 66 General duty as respects listed buildings in exercise of planning functions.

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 72 General duty as respects conservation areas in exercise of planning functions

Planning (Listed Buildings and Conservation Areas) Act 1990

4 RELEVANT SITE HISTORY

Proposal	Decision Date	Decision Description	Status
18/10367 Single-storey rear extension; demolish conservatory and rear porch; open up fireplace and form cupboards in bedroom 1; remove stud walls to study, sitting room and bedrooms; create stud walls to form utility/W.C., ensuite and bedroom; create wall between sitting room and new kitchen; remove 2 external walls in new kitchen, additional first floor window in rear elevation (Application for Listed Building Consent)		Application registered - awaiting decision	
84/NFDC/26118 Erection of a stable block of 3 loose boxes.	16/05/1984	Granted Subject to Conditions	Decided
77/NFDC/07695 Alterations and addition of a lounge.	21/06/1977	Granted Subject to Conditions	Decided

5 COUNCILLOR COMMENTS

No Comments Received

6 PARISH / TOWN COUNCIL COMMENTS

Breamore Parish Council: recommend permission but would accept the decision reached by the District Council's Officers under their delegated powers

As per comments forwarded after 9 April 2018 special meeting, the members believe that the Listed Building is in need of attention and sensitive refurbishment. The removal and replacement of the existing conservatory will enhance setting.

7 CONSULTEE COMMENTS

7.1 Ecologist: no objection subject to condition

7.2 Conservation Officer: no objection subject to condition

8 REPRESENTATIONS RECEIVED

No comments received

9 CRIME & DISORDER IMPLICATIONS

None Relevant

10 LOCAL FINANCE CONSIDERATIONS

From the 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.

In this case amended plans were accepted that would result in a more appropriate and sensitive extension to the Listed Building, and the revised application was acceptable. Whilst the application would increase the floorspace beyond that permitted under Policy it is considered in this instance that an exception can be justified.

12 ASSESSMENT

12.1 The property is a Grade II Listed Building, situated in the Breamore Conservation Area. It is located in the Countryside. The application site is situated on the corner of the crossroads identified as Outwick Cross. The dwelling has been subject to modern extensions, most recently a single storey side extension in the 1970s, prior to its listing in 1984, which abuts the boundary with the road. There is a row of detached outbuildings to the rear of the dwelling, which back onto the side boundary with the road.

12.2 A concurrent Listed Building application (Ref:18/10367) has also been submitted and awaits decision, but there is no reason to bring this application before the Committee.

12.3 The nearest neighbour located to the south of the application site is Rose Cottage, and the amenities of this neighbour would not be affected by this development. Therefore the considerations are the impact on the character and appearance of the Listed Building and Breamore Conservation Area, the countryside and the street scene.

- 12.4 Amended plans have been accepted following concerns identified early on in the application process with regard to the proposed extensions. The proposed single storey rear extension would consist of a flat roofed link to a dual pitched solid roof extension with glazed walls, that would replace an existing conservatory. The existing modern porch would also be removed and a new window inserted above the existing lean-to on the rear elevation. The existing upvc conservatory is sited to the front of the existing detached outbuildings and the replacement of this structure with the linked extension would effectively connect the dwelling to the outbuildings.
- 12.5 For the purposes of Policy DM20 as these outbuildings would now be linked, the existing floorspace of the outbuildings would need to be included in the calculations of additional floorspace. The floorspace of the existing dwelling is approximately 158.78 sq m and the 30% additional floorspace increase allowable under this policy would equate to 47.63 sq m. The proposed extension has an internal floor area of 17.28 sq m and taking into account the removal of the porch the increased floorspace would be 15.04 sq m which is 11% of the allowable floorspace. Taking into account the floorspace of the now attached outbuildings - which is 98 sq m or 61% of the original, it would result in an extension of 70.47% of the original which is well in excess of 30% permitted under the policy. It would therefore be contrary to Policy DM20.
- 12.6 However, the loss of the existing conservatory and replacement with a more appropriately designed extension would be an enhancement to the Listed Building. It will result in a more acceptable extension more appropriate to the character of the Breamore Conservation Area. Furthermore, there is no intention for any internal access between the extension and the outbuildings. As these works relate to a Listed Building, they would ensure that the side wall of the outbuilding is retained intact, so that the outbuildings do not in the future get used as part of the floorspace of the existing cottage.
- 12.7 In addition, there would be limited additional urbanising impact within the Countryside as the outbuildings already exist and the proposed extension is located behind these existing outbuildings within the site. Therefore, in this case it is considered that despite the fact that the floorspace is in excess of that usually permitted in this location, there would be a resultant improvement and enhancement to the Listed Building and limited additional impact on the Countryside. In this case this is considered to outweigh the policy constraints of Policy DM20 and provide a justification for an exception to it. It is however considered appropriate to remove permitted development rights to retain control over future extensions.
- 12.8 Due to its rural location and the presence of water bodies within 500m of the site, the surrounding landscape is conducive to the presence of bat species. No ecological information has been provided during the course of the application, but this information can be secured by appropriate condition.
- 12.9 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 there may be an interference with these rights and the

rights of other third parties, such interference has to be balanced with the like rights of the applicant to develop the land in the way proposed. In this case it is considered that the protection of the rights and freedoms of the applicant outweigh any possible interference that may result to any third party.

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: MBN1B/1; MBN1B/2; MBN1B/3A; MBN1B/4B

Reason: To ensure satisfactory provision of the development.

3. Before development commences, samples or exact details of the facing and roofing materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved details.

Reason: To ensure an acceptable appearance of the building in accordance with policy CS2 of the Core Strategy for the New Forest District outside the National Park.

4. Prior to the commencement of development an ecological survey, undertaken at an appropriate time of the year, in respect of bats shall be carried out by an appropriately qualified consultant and submitted to the Local Planning Authority. The survey should establish, in sufficient depth, the presence or absence of any protected species. Full details of mitigation and compensation measures in respect of any protected species found shall also be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and the approved measures of mitigation and compensation shall be implemented in accordance with an approved programme of works.

Reason: To safeguard protected species in accordance with Policy CS3 of the Local Plan for the New Forest District outside the National Park (Core Strategy) and Policy DM2 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

5. The outbuildings which are connected to the proposed extension shall only be used incidental to the dwelling on the site and not part of its main accommodation, and at no time should an internal opening be made to access these outbuildings from the single storey rear extension approved under this application.

Reason: To protect the character and appearance of the countryside in accordance with Policy CS2 of the Local Plan for the New Forest District outside of the National Park (Core Strategy) and Policy DM20 of the Local Plan for the New Forest District outside of the National Park. (Part 2: Sites and Development Management).

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any re-enactment of that Order) no extension (or alterations) otherwise approved by Classes A, or B of Part 1 of Schedule 2 to the Order, shall be erected or carried out without express planning permission first having been granted.

Reason: To ensure the dwelling remains of a size which is appropriate to its location within the countryside and to comply with Policy DM20 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

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.

In this case amended plans were accepted that would result in a more appropriate and sensitive extension to the Listed Building, and the revised application was acceptable. Whilst the application would increase the floorspace beyond that permitted under Policy it is considered in this instance that an exception can be justified.

2. This decision relates to amended/additional plans received by the Local Planning Authority on 5 June and 27 June 2018

Further Information:

Kate Cattermole

Telephone: 023 8028 5588



New Forest DISTRICT COUNCIL

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

David Groom
Service Manager
Planning and Building Control
New Forest District Council
Appletree Court
Lyndhurst
SO43 7PA

Planning Development Control Committee

July 2018

Item No: 3g

Outwick Farm

Outwick

Breamore

18/10366

Scale 1:2500

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

