

**Application Number:** 25/10653 Full Planning Permission  
**Site:** FIELD HOUSE, NOADS WAY, DIBDEN PURLIEU, HYTHE  
SO45 4PD  
**Development:** Detached garage/garden room with home office above  
**Applicant:** Mr & Mrs Shergold  
**Agent:** IHD Architectural Services Ltd  
**Target Date:** 12/09/2025  
**Case Officer:** Hannah Chalmers  
**Officer Recommendation:** Refuse  
**Reason for Referral to Committee:** Parish Council contrary view

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## 1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Impact on the character of the street scene
- 2) Effect on residential amenity
- 3) Implications for existing trees

## 2 SITE DESCRIPTION

The site comprises a substantial detached dwelling within a landscaped residential plot, accessed via a private gravel drive adjacent to "Chilgrove." The front elevation features multiple gables and dormer windows, contributing to a varied roofscape. The plot includes maintained lawns and mature trees both within the site and along its boundaries. Boundary treatments consist of a timber close-boarded fence to the south, and hedges with a post-and-rail fence to the east. The surrounding area is predominantly residential. The proposed outbuilding is to be located on a level area in the south-east corner of the site, currently comprising gravel and lawn. The land to the west of the site is currently a construction site for the Orchard Gate housing development. Adjacent to the eastern site boundary are two substantial residential dwellings, Greensleeves and Lime Cottage which are located within Lime Walk.

## 3 PROPOSED DEVELOPMENT

The proposal is for a one and a half storey detached outbuilding comprising two garage bays and a garden room with WC on the ground floor, and a home office with roof dormers on the first floor. The structure will measure 12.4m by 6.2m, with a maximum height of 5.8m. The building is to be positioned 1.1m from the eastern boundary (Lime Cottage) and 1.5m from the southern boundary (Chilgrove). Materials include timber cladding, a tiled roof, aluminium bi-fold doors, timber windows and doors, and roller garage doors.

#### 4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
25/10864 Conversion of Garage into Habitable accommodation with external alterations & roof alterations	Pending		
98/NFDC/64032 Dwelling, attached single garage & new access	08/07/1998	Granted Subject to Conditions	Decided
98/NFDC/63329 Dwelling, attached double garage and new access	13/05/1998	Refused	Decided

#### 5 PLANNING POLICY AND GUIDANCE

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

Policy ENV3: Design quality and local distinctiveness

Policy ENV4: Landscape character and quality

##### **Local Plan Part 2: Sites and Development Management 2014**

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

SPD - Parking Standards

##### **Neighbourhood Plan**

Hythe and Dibden Neighbourhood Plan

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

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

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

Built-up Area

#### 6 PARISH / TOWN COUNCIL COMMENTS

##### **Hythe & Dibden Parish Council**

PAR 3: Recommend PERMISSION. If the comment by Council is against the Planning Officer recommendation, the application is likely to be considered at full Planning Committee.

#### 7 COUNCILLOR COMMENTS

No comments received

#### 8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

##### **NFDC Tree Team: No objection subject to condition:**

The application is supported by an Arboricultural Impact Assessment, Method Statement, Tree survey and Tree Protection Plan. To facilitate the development partial removal of a hedge and minor pruning will be required. The submitted Tree Protection Plan outlines the precautions to be taken within the root protection areas of trees.

No Objection Subject to Conditions securing compliance with the submitted arboricultural report and a pre commencement condition for prior approval for the foundation and service routes design.

## 9 REPRESENTATIONS RECEIVED

Five representations (from three different addresses) in objection have been received raising the following issues:

- Concerns regarding the partial removal of a hedge
- Concerned development will damage a neighbouring properties hedge
- Proximity to boundary of proposal constitutes overdevelopment
- The footprint of the proposal is nearly as large as the host dwelling
- The design would allow for future conversion to a separate dwelling
- Visually intrusive on neighbours
- Damage to protected trees
- Size and scale of development is out of keeping with the area
- Proximity to neighbours will overshadow gardens and impact neighbours

## 10 PLANNING ASSESSMENT

### Principle of Development

Local Plan Policy STR4 identifies three tiers of settlements and sets out the nature and scale of development appropriate to each. Part (i) identifies Hythe as a town. Although the site is not located within Hythe's town centre, it lies within the built-up settlement area and falls within the Parish of Hythe and Dibden.

As the site is within the defined built-up area of Hythe and Dibden (as per the New Forest District Local Plan), the principle of development is considered acceptable.

### Design

Local Plan Policy ENV3 (Design, Quality and Local Distinctiveness) requires all development to achieve high-quality design that contributes positively to local distinctiveness, quality of life, and the character and identity of the locality. Criterion (i) specifically calls for buildings that are sympathetic to their environment. Policy D3 of the Hythe and Dibden Neighbourhood Plan further states that all new development must demonstrate recognition of local distinctiveness and respond appropriately.

The application site is set back behind neighbouring properties of similar size and scale. It is not visible from public vantage points along Noads Way and is only partially visible between houses and trees from Lime Walk. Therefore, the proposal would not have a significant impact on the wider street scene.

The proposal includes glazed bi-fold doors on the ground floor garden room, located on the west elevation, and three roof dormers on the western roof slope. These windows face inward toward the host dwelling and do not result in any loss of privacy for the occupiers of neighbouring properties.

The proposed outbuilding features a roof pitch that reflects the design of the host dwelling, thereby complementing the existing property. The proposed materials include timber cladding and roof tiles that match those of the host dwelling. The use of timber cladding is considered to be in keeping with the character of the main house and the verdant surroundings of the area.

### Residential Amenity:

As set out previously, Local Plan Policy ENV3 (Design, Quality and Local Distinctiveness) requires all development to achieve high-quality design that contributes positively to local distinctiveness, quality of life, and the character and identity of the locality. Criterion (ii) requires consideration of the impact on the residential amenity of both existing and future occupiers. It specifically states that new development should avoid unacceptable effects such as visual intrusion, overbearing impact, overlooking, shading, noise, light pollution, or other adverse impacts.

The proposed building measures 12.4 metres in length, 5.8 metres in height and is positioned approximately 1.1 metres from the eastern boundary of neighbouring properties.

It will extend along the rear boundary of Lime Cottage on Lime Walk, occupying approximately 40% of the southwest boundary, and will continue a further metre along the boundary with adjacent property 'Greensleeves'.

The elevation facing Lime Cottage comprises a blank, timber clad, wall to 2.3 metres to eaves height with a roof sloping to 5.8 metres in height. The rear wall of the proposal and the entire roof will be visible to the neighbour. For comparison, the host dwelling's roof height is 7 metres, making the proposed building 1.2 metres lower.

The rear garden of Lime Cottage is primarily laid to lawn with a small patio immediately outside the rear of the dwelling. However, there is a further area of amenity in the corner adjacent to the application site laid to paving and with garden furniture present.

Whilst it is noted that the Parish Council has not objected to the proposal, due to its proposed height, massing and siting, in combination the development will have an unacceptable effect on the amenity of the neighbouring property. It is considered that the proposal would result in a significant increase in the sense of enclosure along the garden boundary and hence result in an overbearing impact for the occupiers of Lime Cottage. Located to the southwest of Lime Cottage the proposed building is likely to cast shade over adjacent properties from mid-afternoon onwards. While the existing oak tree within Lime Cottage's garden has been crown reduced and lifted to minimise shading, it remains a deciduous tree. Its leaf loss during winter reduces shading when the sun is lower in the sky. In contrast, a permanent built structure would act as a solid obstruction to light throughout the year.

It is noted that Lime Cottage benefits from a generous garden, consistent with the surrounding area. Based on the BRE guidance in *Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice*, at least 50% of the garden would continue to receive two hours of direct sunlight on 21 March. Therefore, in terms of shading, the proposal is considered acceptable under the relevant criteria.

As such, by virtue of the scale, massing and siting of the proposed building it will result in unacceptable effects on the amenity of neighbouring occupiers, specifically Lime Cottage. The proposal is considered overbearing, resulting in visual intrusion that would adversely affect the residential amenity, and hence failing to comply with criterion (ii) of Policy ENV3.

### Trees and Landscaping

Policy ENV4 (Landscape Character and Quality) requires development proposals to retain and/or enhance landscape features, including trees and hedgerows.

A neighbour, who has objected to the proposal, has raised concerns that the development would result in the partial removal of a mature hedgerow along the shared boundary. Having reviewed the plans, the partial removal of the hedge relates to a hedge that has been planted to separate the lawn from the gravel driveway within the site. Given the hedge's young age and limited visibility from outside the site, its partial loss is not considered to have a detrimental impact on the landscape character of the area and will not affect the boundary treatment with adjacent neighbours.

There are two on-site Oak trees protected under Tree Preservation Order 03/98 (T05 & T06), as well as an off-site Oak tree located within the grounds of Lime Cottage, which could potentially be affected by the proposal. The Council's Tree Officer has confirmed that all three trees can be retained and has raised no objection to the development, subject to appropriate conditions.

As such, subject to suitable conditions, the proposal accords with Local Plan Policy ENV4.

#### Access and Parking

The proposal will not result in the loss of any existing on-site parking spaces. The creation of a double garage will maintain the current parking provision. The property benefits from an over provision of parking and therefore the parking arrangements comply with the adopted parking standards.

#### Ecology

Householder applications are exempt from the mandatory biodiversity net gain requirement. In these circumstances, it is not considered proportionate or appropriate to require the delivery of Biodiversity Net Gain in association with this proposal, however enhancements to biodiversity through additional planting, bird/bat boxes and/or bee bricks are encouraged.

### **11 OTHER MATTERS**

The site is not located within an area identified for surface water flood risk and as such no significant impacts are likely to arise.

Concern has been raised from neighbours that the proposed outbuilding would be converted into a residential dwelling in the future. A suitable condition can be placed on any planning permission restricting use to ancillary to the host dwelling only

### **12 CONCLUSION / PLANNING BALANCE**

The proposed development, by reason of its height, massing and proximity to neighbouring properties would result in development that is considered to have an unacceptable impact on residential amenity of the occupiers of Lime Cottage. The extent of built form along the shared boundary, combined with its height and siting, would create a pronounced sense of enclosure and associated overbearing impact. This impact is considered to be materially harmful to the living conditions of adjacent occupiers and outweigh the benefits accruing to the occupiers of the host dwelling. As such, the proposal fails to comply with Policy ENV3 criterion (ii) of the New Forest District Local Plan Part 1, which seeks to ensure that development does not result in adverse effects on residential amenity. The application is therefore recommended for refusal.

## 13 RECOMMENDATION

### Refuse

#### Reason(s) for Refusal:

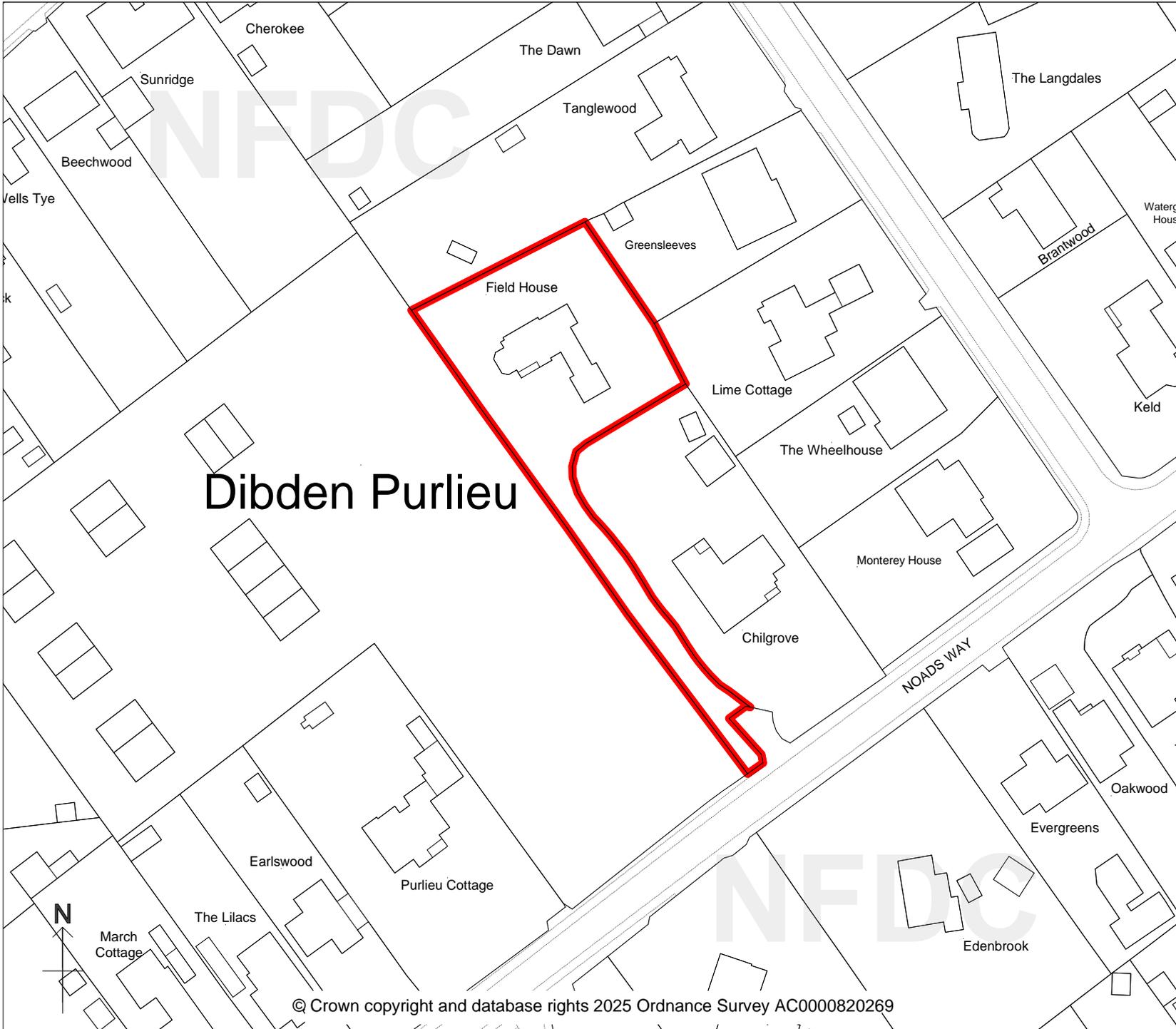
- . The proposed development, by virtue of its height, massing and siting to the eastern boundary, would result in an unacceptable effect by virtue of overbearing impact on the residential amenity of the occupiers, at Lime Cottage in Lime Walk. The extent of built form along the shared boundary, combined with its height and siting, would lead to a significant sense of enclosure. This impact is considered to be materially harmful to the living conditions of adjacent residents.

The proposal is therefore contrary to Policy ENV3 of the New Forest District Local Plan Part 1, which seeks to ensure that development does not result in adverse effects on the amenity of existing or future occupiers.

#### Further Information:

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# Dibden Purlieu



## New Forest DISTRICT COUNCIL

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### PLANNING COMMITTEE

November 2025

Field House  
Noads Way  
Dibden Purlieu  
25/10653

Scale 1:1000

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