

Appeal Decision

Site visit made on 22 November 2016

by **C J Ball** DArch DCons RIBA IHBC

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 14 December 2016

Appeal Ref: APP/B1740/D/16/3157382

Marl Cottage, Marl Lane, Fordingbridge SP6 1JR

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr James Liddiard against the decision of New Forest District Council.
 - The application Ref 16/10594, dated 29 April 2016 was refused by notice dated 14 July 2016.
 - The development proposed is described as alterations to outbuilding including the attachment of a double garage.
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Decision

1. The appeal is allowed and planning permission is granted for alterations and extensions to an outbuilding at Marl Cottage, Marl Lane, Fordingbridge SP6 1JR in accordance with the terms of the application Ref 16/10594, dated 29 April 2016, subject to the conditions set out in Annex A.

Preliminary matters

2. The Council amended the description of the proposal to 'extend outbuilding and alterations to windows and doors including Juliet balcony'. That seems unnecessarily detailed and, since the details are shown on the plans, I consider a more appropriate description to be 'alterations and extensions to an outbuilding'. I have proceeded on that basis.

Main issue

3. The main issue in this case is the effect of the proposal on the character and appearance of the surrounding area.

Reasons

4. Marl Cottage lies on a shared private driveway, which is used as a public bridleway, on the western edge of Fordingbridge in an area designated as Countryside outside the New Forest. A separate outbuilding on the site, of traditional pitched roof construction, contains a double garage and workshop with an office/studio above. It is adjoined by a rather utilitarian open roofed carport. Planning permission has recently been granted for the use of the garage building as domestic accommodation ancillary to the use of Marl Cottage. This proposal shows living space above a bedroom and bathroom within the existing garage profile, with a traditional pitched roof double carport added in place of the existing single carport. There is no objection in principle to the proposal.
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5. The Council's 'Residential Design Guide for Rural Areas of the New Forest', while primarily aimed at housing, gives helpful advice on the design approach to be adopted in the rural areas. In this case, as a building composition, the subservient carport roof, hipped into the main garage roof, in matching tiles, would reflect the traditional local building forms of two conjoined masses, one subordinate to the other. Car parking within an open fronted, oak framed structure would have a traditional rustic character. The timber clad carport extension would maintain the definition of the existing traditional garage building. The glazed screen, with its Juliet balcony, within substantial timber frames would have an appropriate rustic simplicity. In my view, the appellant's design approach clearly reflects the Design Guide advice.
6. The building overall would be somewhat wider, as a result of the larger carport. While the height of the existing garage building would not change, the new carport would overall be higher than the existing arrangement because of its traditional pitched roof arrangement. However, with its subsidiary massing and use of traditional forms and materials, this would represent a distinct visual improvement over the existing attached carport. I consider that the converted garage and its subsidiary car port extension would be well designed to respect the character and context of its rural surroundings.
7. The increase in size would be apparent from the bridle path, but, with the smaller number and simplification of openings within a traditionally constructed building, I do not consider that it would appear out of place or be visually intrusive from public viewpoints, indeed there would be an improvement in the appearance of the building. From the rear, the large glazed opening and the open fronted carport would give the building more of an agricultural character, appropriate to its wider countryside setting, and avoiding an overtly domestic appearance.
8. Insofar as it can be considered an extension to an existing dwelling, the proposal would be limited in size and would be of an appropriate design, scale and appearance, in keeping with the rural character of the area. The scale, form and appearance of the extended building means that it would still be perceived as an outbuilding, subordinate to the main dwelling.
9. I therefore consider that this carefully designed building would contribute positively to local distinctiveness and sense of place. The proposed conversion and extension would properly reflect the Design Guide advice and would comply with policy CS2 of the Core Strategy for the New Forest District outside the National Park and policy DM20 of the New Forest District Local Plan First Alteration. I find that the proposal would have no harmful effect on the character and appearance of the surrounding area so that planning permission should be granted.
10. I note from the Officer's report to committee that a tree protection condition would be necessary to protect the two oak trees on the site subject to a Tree Preservation Order from damage during construction. I shall add such a condition to the usual time limit and compliance conditions. For the reasons given above I conclude that the appeal should be allowed.

Colin Ball

Inspector

ANNEX A

Schedule of conditions to be attached to the planning permission for alterations and extensions to an outbuilding at Marl Cottage, Marl Lane, Fordingbridge SP6 1JR in accordance with the terms of the application Ref 16/10594, dated 29 April 2016:

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the approved unnumbered plans submitted with the application on 12 May 2016.
- 3) No site clearance, preparatory work or development shall take place until a scheme for the protection of the oak trees subject to a TPO (the tree protection plan) and the appropriate working methods (the arboricultural method statement) in accordance with paragraphs 5.5 and 6.1 of British Standard BS 5837: Trees in relation to design, demolition and construction - Recommendations (or in an equivalent British Standard if replaced) has been submitted to and approved in writing by the local planning authority. The scheme for the protection of the retained trees shall be carried out as approved.