
Appeal Decision

Site visit made on 22 November 2023

by C Hall BSc MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 6th December 2023

Appeal Ref: APP/B1740/D/23/3332046

Old Manor House, Woodside Lane, Lymington, Hampshire SO41 8FL

- 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 & Mrs Hutchinson against the decision of New Forest District Council.
 - The application Ref. 23/10018, dated 4 January 2023, was refused by notice dated 22 September 2023.
 - The proposed development is for an outbuilding.
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Decision

1. The appeal is allowed and planning permission is granted for an outbuilding at Old Manor House, Woodside Lane, Lymington, Hampshire SO41 8FL in accordance with the terms of the application, Ref. 23/10018, dated 4 January 2023, subject to the following conditions:
 - 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 following approved plans: 1:1250 location plan, 1:500 site plan, 022B ground floor plan proposed, 025B roof plan proposed, 031C elevations proposed
 - 3) No development shall commence until details/samples of the materials to be used in the construction of the external surfaces of the outbuilding hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details/samples and thereafter retained.
 - 4) No development shall take place until details of the design of doors, windows, eaves and soffits, including plans/elevations/drawings at scale of 1:50 or similar have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and thereafter retained.

Main Issue

2. The main issue is whether the proposed outbuilding would preserve the special architectural and historic interest of the Listed Building at Old Manor House.

Reasons

3. Old Manor House, a grade II listed building, originates from the early C17. The frontage is made up of 5 bays constructed from red brick with a distinctive gable projection. At the rear are more recent C19-C21 additions. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that I am required to pay special attention and have regard to the desirability of preserving the setting of listed buildings. In my view the significance of this building derives from its origins, decorative architectural features and its setting within a rural context.
4. The proposed outbuilding would be single-storey in nature and would be read as a subservient feature to the house. Furthermore, its domestic appearance would accord with the residential character of the appeal site. Approaching the dwelling along the driveway, the outbuilding would only become readily apparent once the facade of the main residence has been passed. Moreover, it would be set a considerable distance away from the principal elevation of Old Manor House, against a backdrop of trees and mature vegetation. The nearest elevations of the residence would be the later extensions, with a gap of some 10 metres to be retained.
5. I am aware that a double garage and store in this location has been accepted under an earlier consent, albeit that this has now expired. Nonetheless, I accept the Council's assertion that it is not an unreasonable expectation of a homeowner to have the benefit of an outbuilding serving a domestic property, and as such the principle of the development is acceptable.
6. I recognise that the front elevation of the outbuilding would contain architectural detailing such as arched brickwork and a central gable feature, which is more ornate than what was approved in 2016. Overall the scale would also be larger in footprint and height.
7. These matters notwithstanding, on balance I consider that the location of the proposal in a tucked away position at the rear of the site, and set a significant distance from the primary building, would ensure that the design and mass would not appear out of place and would complement its garden setting. The volume of the scheme, in comparison to the existing dwelling and plot, would be compatible with local outbuildings and would not result in over development of the site. Consequently, the new element would have a limited effect on the setting of the listed building.
8. Taken in the round, I am of the view that the proposal would preserve the special architectural and historic interest of the Listed Building at Old Manor House. It would meet Policy DM1 of the New Forest District Council Local Plan Part 2: Sites & Development Management Plan 2014, which requires new development to conserve or enhance the significance, character and appearance of heritage assets. It would also be consistent with the advice in the National Planning Policy Framework, which seeks development to be sympathetic to local character and history.

Conditions

9. I have considered the imposition of conditions in light of advice in Planning Policy Guidance and the National Planning Policy Framework. In addition to the standard implementation condition, the approved plans are listed for certainty. I have also applied conditions requiring details with respect to all external

materials, windows, doors, eaves and soffits in the interests of the preservation of the heritage asset.

Conclusion

10. Based on the preceding and all other matters argued, I allow the appeal.

C Hall

INSPECTOR