

Chief Planning Officer
New Forest District Council
Appletree Court
Beaulieu Road
Lyndhurst
Hampshire SO43 7PA

Ref: 002A.NY.NFDC – PDAHS - 2021029
12th April 2021

Dear Sir / Madam,

RE: FULL PLANNING APPLICATION

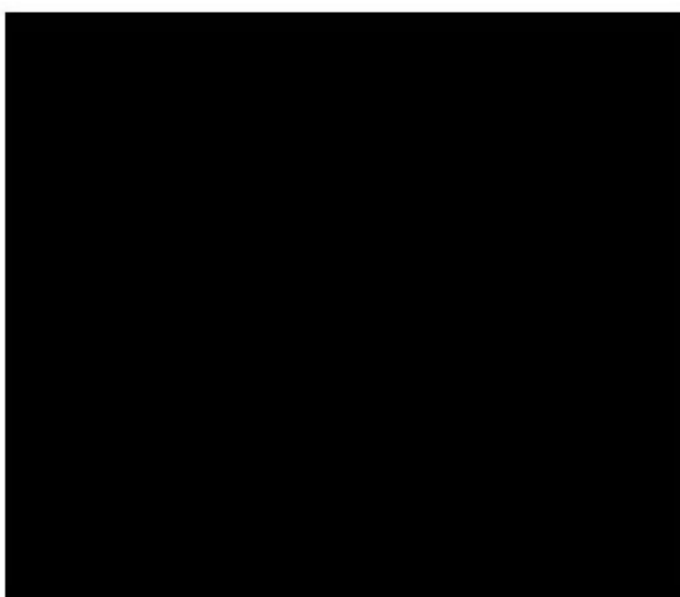
rear of No.14 & No.16 Salisbury Street, Fordingbridge, Hampshire SP6 1AF

Change of use of the outside area from residential garden to café seating area and children's play area. Demolition of existing outbuilding, erection of 2no. single storey outbuildings, decking and fencing. Alteration to route of existing pedestrian Right of Way from No.12 across site to Salisbury Street.

Please find enclosed our Full Planning application for the above, included with this application are the following:-

- Dwg 001 – site location and block plans
- Dwg 002 – EXISTING site plan
- Dwg 003A – PROPOSED site plan
- Dwg 004 – floor plan and elevations of demolished outbuilding
- Dwg 005 – floor plan and elevations of outbuilding 1
- Dwg 006 – floor plan and elevations of outbuilding 2
- Dwg 007 – fencing details
- Planning Statement including Photograph Survey and Heritage Statement
- Biodiversity Checklist and covering letter from KP Ecology
- NFDC application form including certificate A
- Fee £462 (plus £25 Planning Portal Fee)

All matters to do with the application are negotiable. If for any reason you are unable to delegate or recommend for approval, please contact me as soon as possible so that I may have the opportunity to make any necessary alterations or amendments.



Cc Mr P Cheal - Applicant

PLANNING STATEMENT

Change of Use, associated outbuildings and landscaping. Alteration to Right of Way.
rear of No.14 & No.16 SALISBURY STREET, FORDINGBRIDGE,
Hampshire SP6 1AF



(view of outbuilding 2 and seating area from existing footpath looking north-east)

1.0 Relevant Planning History

1.1.1 17/10912

Variation of Condition 2 of Planning Permission 16/11650 to allow amended plan numbers to relocate external staircase, infill high level side windows and new side door.
APPROVED 14th August 2017

1.1.2 16/11650

Use part of ground floor as cafe; use remaining part of building as 4 flats; front and rear dormers; glazed balcony; new windows & doors.
APPROVED 22nd May 2017

2.0 Pre-application Consultation

2.1.1 Pre-application advice has been sought for this application. A site visit was carried out and a written response was received from Richard Natt dated 19th June 2019 reference ENQ/19/20317/SSRC.

2.1.2 This application has been based on and is in response to the pre-application comments received.

3.0 Context

3.1.1 No.14 and No.16 are situated on the south side of Salisbury Street within Fordingbridge Town Centre. The site is to the rear of the three storey buildings; on the ground floor is Reflections Hair Dressers and Bubbles café and children's play area. On the upper floors are residential flats which partly extend to the rear.

3.1.2 The immediate land to the rear of the buildings is amenity space for the flats. This application relate to garden space beyond the amenity space leading down to the river.

3.1.3 The site is within the Fordingbridge Conservation Area.

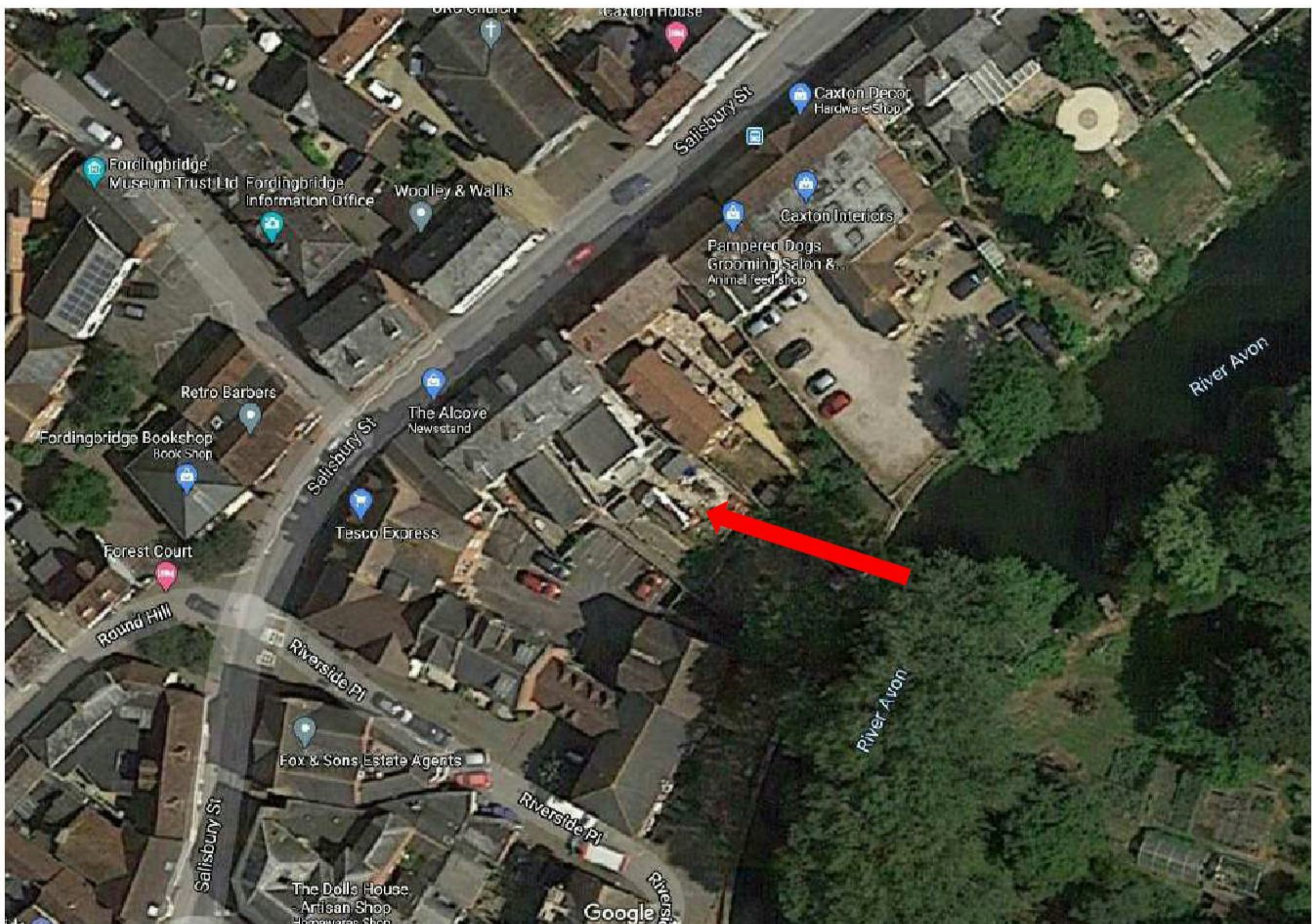
4.0 Surrounding Properties

4.1.1 Salisbury Street is a main thoroughfare through the centre of Fordingbridge where there is a mixture of shops, community and commercial uses and residential dwellings.

4.1.2 No.16 is adjacent and partly attached to Grade II Listed building No.18-20 (to the north-east) and No.14 to the south-west, these buildings all front onto the street and are traditional in form being a mix of 2 and 3 storeys.

4.1.3 To the rear of No.18 and running parallel with the boundary of No.16 are 3no 2 storey cottages with associated gardens space.

4.1.4 To the south is Riverside Place a development of predominately 2 and 3 storey residential dwellings with a parking area running along the boundary of No.14.



aerial view of site (google maps)

5.0 The Site

5.1.1 The subject of this application is the garden space to the rear of both No.14 and No.16 accessed via a pedestrian footpath to the north-east of No.16.

5.1.2 The site is level and a trapezium shape leading to the edge of the River Avon. There is a central close boarded fence between No.14 and No.16 and further close boarded fencing denoting the 'U' shaped right of way from No.12 to Salisbury Street. At the end of No.16's garden there is a low wall and stepped decking raised above the bank of the river.

6.0 The proposal

- 6.1.1 This application seeks permission for a change of use for both the gardens of No.14 and No.16 from residential gardens to café seating area. To enable this new use the central close boarded fencing will be removed along with the existing outbuilding.
- 6.1.2 2no new single storey outbuildings are proposed for storage use by No.16.
- 6.1.3 Alteration to the route of the existing pedestrian right of way from No.12 across the site to Salisbury Street is also proposed. The pedestrian route alteration is within the ownership of the applicant.
- 6.1.4 The proposal includes associated landscaping features; replacement lattice fencing, high hoop metal fencing, decking, paving, wooden seating, lighting, enclosed play area and gated entrance. Please see accompanying planning drawings for further details.

6.2 Concept, Design Details and Justification

- 6.2.1 The 2no. single storey outbuildings will replace the existing outbuilding. They are timber framed with a timber cladding finish.
- 6.2.2 The relocation of the right of way has been agreed with the owner of No.12 and welcomed, the proposed route is a more direct route with lighting for a safe and secure access.
- 6.2.3 The seating area has level paving with a raised timber decking area by the river. A secure metal fencing runs the length of the boundary with river bank. There is a small gate for access only which will be secured for the safety of any users of the seating area especially small children.
- 6.2.4 Discrete lighting on timber posts at approx. 1m height have been placed around the edge of the seating area. These lighting are below the current boundary fence height.
- 6.2.5 The seating and tables are solid wooden units to reduce noise and avoid scraping chairs.
- 6.2.6 This is an ideal location for café within the town centre and walking distance of the main carpark. It is a picturesque riverside location with a good view of the bridge.
- 6.2.7 The proposal is an excellent use of redundant town centre space.
- 6.2.8 There are car parks in close proximity either side of the plot and a bustling high street to the front. Due to the busy nature of this part of the town noise will have little impact on neighbours. Furthermore the facility will only be in use during working hours so will not impact on neighbours during unsociable hours.
- 6.2.9 Bubbles was operating well and proving to be successful with the locals of Fordingbridge. As a result of the recent pandemic the business has had to close and when they are allowed to open again, will struggle to provide sufficient external seating to make re-opening viable. Therefore we are trying to provide as much external space as possible for customers assuming that it will be necessary to provide social distancing long into the future.

6.3 Site Area

- 6.3.1 The site area (highlighted in red on the accompanying drawing 001) is approx. 417m². There are further buildings and land adjacent which are under the same ownership (highlighted in blue)

6.4 Current Use

- 6.4.1 Residential gardens.

6.5 Proposed Use

6.5.1 Café seating area.

7.0 Highways

7.1.1 The existing access from the highway will not be altered by the proposal.

7.1.2 The existing provision for bicycles will be relocated to the proposed store.

8.0 Arboriculture

8.1.1 There are no trees effected by the proposals.

9.0 Biodiversity

9.1.1 Please see accompanying Biodiversity Checklist and covering letter from KP Ecology dated 8th April 2021.

10.0 Flood Risk Assessment

10.1.1 Parts of the site are within the Environmental Agency Flood Zone 1,2&3 (respectively as you get nearer to the river) and therefore a Flood Risk Assessment would be required however as the proposal is for seating and decking and not residential or building of any kind we do not believe an FRA is required.

PHOTOGRAPH SURVEY



arrow indicates outbuilding 1



north-east elevation of outbuilding 2



rear of outbuilding 2



pedestrian access looking south-east



north-east elevation and pedestrian gate



outbuilding 2



seating area



view from site towards Riverside Place



south-east elevation of outbuilding 2



view from site looking to the rear of No.14 & No.16



south-west elevation of outbuilding 2



view from decking looking north-west



boundary between site and No.10 Riverside Place



view from decking towards Riverside Place



boundary between site and development to rear of No.18



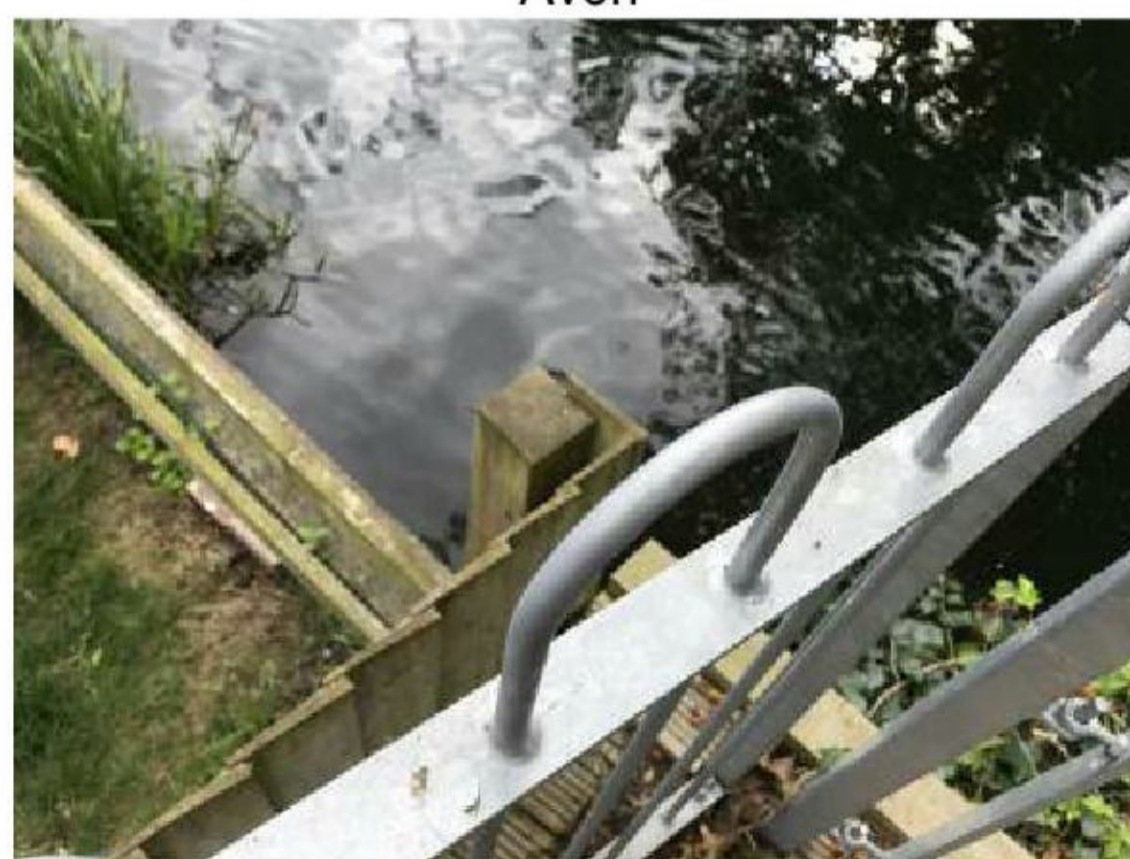
view from south corner of decking looking north



view from decking looking north-east along River Avon



view from decking looking south towards bridge



corner of decking between site and development to rear of No.18



timber seating



timber lattice fencing



paving and lighting

HERITAGE STATEMENT
rear of No.14 & No.16 SALISBURY STREET, FORDINGBRIDGE,
Hampshire SP6 1AF

The application site lies within the Fordingbridge Conservation Area but is not within the curtilage of a Listed Building.

To the left (north east) of No.16 a small first floor store link partially abuts a Grade II Listed No.18-20 (J.May & Sons butchers) over an open side passageway (part of the application site).

The list description describes the shop and cottage as. 'Mid to late C18, possibly earlier with painted brick of English bond.' The two storey, two bay shop has a 'thatch roof, left hand bay brick of Flemish bond with garage door and C18 vertically boarded door to right.



Other noteworthy structures in the vicinity include the bridge of Bridge Street which is a Scheduled Ancient Monument and the Lloyds Bank building which is listed as 'Important'.



Bridge Street bridge, Scheduled Ancient Monument



former Lloyds Bank, 'important'

No modifications are proposed which will materially affect the street setting of the adjoining listed building. The application site is to the rear of the buildings however is visible from Bridge Street bridge.

Conclusion

The NPPF promotes a presumption in favour of sustainable development. This requires the assessment of a development to consider its impact on the significance of heritage asset, their setting and views into and out for the conservation areas and the need for a high quality design and layout that appropriately reflects that of the surrounding area.

Any perceived harm would be very minor and constitute less than substantial harm when weighed in the balance and would be outweighed by the benefit of create seating space which would enable visitors to the café and the town of Fordingbridge to enjoy the setting and views.