

Marise Cottage
Exbury

Planning Statement

p.p.s.

Phillips Planning Services Ltd.
Town Planning & Development Consultants

Garden Room Extension to Marise Cottage

May 2021

Our ref: JCEP/DP/J134519

21 May 2021

PLANNING STATEMENT
PROPOSED GARDEN ROOM EXTENSION
TO MARISE COTTAGE, EXBURY, NEW FOREST

1. INTRODUCTION

1.1 This statement considers the planning history and planning policies relating to the proposed construction of a single storey extension on the north side of Marise Cottage, Exbury, Hampshire. The statement examines in particular the impact of the planning policies of the New Forest National Park Authority on the extension proposal. As the result of an initial pre-application enquiry to the Authority, the planning officer has referred to previous planning permissions both of which have been implemented for

- (1) 'Construct dormers to form rooms in roof and new front porch' in 1993 (*sic., as worded in 1993 planning permission*)
- (2) An extension to the existing building to accommodate an enclosed swimming pool in 1997.

1.2 If the formation of the rooms had been wholly within the existing roofspace that is, without the existing dormers, it would not have required planning permission and other than the three dormers permitted did not require any extension of the envelope of the building. The dormers per se did not add any habitable floorspace to the building. Dormers rather than roof lights were used simply to match four existing dormers within the existing roof, The porch was and remains an open sided timber and tiled structure and is not a habitable space.

- 1.3 Permission for both of the above was given by the previous planning authority for the area, the New Forest District Council. The Council's jurisdiction for the area pre-dates the establishment of the New Forest National Park Authority in 2005. The current planning officer has suggested that in the light of these previous permissions the proposed extension is unlikely to be supported because it would run counter to policy DP36 of the New Forest National Park Local Plan which seeks to limit the enlargement of original dwellings to no more than 30%.

2. SITE DESCRIPTION & PLANNING HISTORY

- 2.1 Marise Cottage is a large two storey brick building converted into a house with an internal habitable floor area of approximately 590m² excluding an attached swimming pool, the floor area of which has an internal area of approximately 148m² which constitutes an addition of approximately 25.15% to the floor area of the two storeyed house.
- 2.2 The house is not listed and does not lie within a conservation area. It forms part of a small enclave of buildings on the edge of the village of Exbury consisting of what were originally two smaller semi-detached cottages, 'Stella Maris' and 'The Pheasantries' in addition to Marise Cottage, together with a third small additional dwelling which has recently been acquired. 'Stella Maris' and The Pheasantries have since been converted and slightly enlarged into one dwelling within a cumulative increase in floorspace of some 7.5%. Each of these dwellings lies approximately 25 metres from Marise Cottage. All are accessed via private drives and are set well back from the public highway. There is no public access to the cottages or the land that surrounds them.
- 2.3 In addition to the cottages there are two modern detached out buildings on the site consisting of garaging and a garden store, and a large freestanding greenhouse. The use of the buildings is shared. All the buildings are set within a close, intimate landscaped setting with numerous high hedges and formal contained gardens. The village of Exbury lies mainly to the south and

woodland to the north and east. The topography is generally level. Exbury House and gardens lie to the west and are a significant tourist attraction. As the result of the landscaping and the relatively low-key nature of the buildings, the latter have very little, if any, impact on the wider landscape of the Forest.

- 2.4 The three cottages were previously outbuildings of Exbury House and are all within the same family ownership. Marise Cottage previously incorporated the laundry for the Exbury Estate. The cottages are used entirely by the family and their guests. There are no physical barriers between the various buildings to prevent pedestrian circulation. In addition to the gardens, there are a tennis court and an indoor swimming pool which are used freely by family and friends staying in any of the cottages.
- 2.5 The swimming pool received planning permission in 1997. It is attached at right angles to the north-western end of Marise Cottage but there is a separate external door allowing access to the changing room and pool from the other dwellings without having to gain access through Marise Cottage. The use of the pool is shared with the other family dwellings within the enclosure. At the time the pool received permission, it could have been built either as an extension or as a separate, subservient building. However the former was chosen both because it was thereby more usable but also because it could thereby utilise the services of the main house and existing space within the house for changing and storage. An extension was therefore significantly more sustainable both in terms of construction resources and ongoing costs and the use of resources, particularly heating and other utilities. No objection at the time was raised to the construction of the pool as an extension and it is understood that no comment was made by the planning authority on the planning policy implications of attaching the pool to Marise Cottage.
- 2.6 There are no public footpaths within the vicinity of the extension site although two footpaths, nos 10 and 11 run along the northern and southern edges of the estate. Due to topography, existing walls, hedges, woodland and other vegetation, the cottages, buildings and application site are effectively screened from public view.

3.0 THE PROPOSED EXTENSION

- 3.1 The proposed single storey extension would be located on the northern side of the house where there is an existing terrace overlooking the landscaped garden. The extension would be used as an office and take the form of a garden room as explained in the accompanying Design & Access Statement. The proposed extension is located so that visitors can directly access the proposed office from the front door via the entrance hall and rear lobby without needing to access any of the rooms in the house. The proposed extension would be enclosed on its western side by the existing indoor swimming pool which projects at right angles from the western end of the house.
- 3.2 The proposed extension would measure approximately 19.8m² (external) and 15m² (internal) excluding the proposed suspended bay windows. The extension would thus represent an addition of approximately 2.5% to the internal floor space of the house, excluding the swimming pool. If the latter were to be included the extension would constitute an addition of approximately 2% to the internal floorspace of the house.
- 3.3 Taken together the swimming pool and proposed garden room extension would constitute an addition of approximately 27.1% to the habitable floorspace of the original building as converted.
- 3.4 In addition since the swimming pool is a shared facility with the other cottages on the site, the actual numerical impact of the swimming pool is less once the habitable floorspace of the other dwellings is taken into account. If the swimming pool had been built as a separate but shared free standing building like the other buildings on the site, its numerical impact would not have been taken into account at all.

4.0 POLICY

In support of the application and notwithstanding that the proposed extension on the face of it would add less than 30% habitable floorspace to the original dwelling, the following considerations are also submitted.

4.1 The purposes of the Local Plan policy DP36, cited in the authority's pre-application response are set out in para 7.79 of the adopted Local Plan. These purposes are:

(i) To retain a stock of smaller sized dwellings, a 'small' dwelling being defined in para 7.82 of the plan as a dwelling with a floor area of 80 sq. metres or less.

(ii) To avoid adverse effects to the 'locally distinctive character of the built environment of the New Forest'. Para 7.79 goes on also to state that 'the extension limits apply outside the Defined Villages as extensions in these locations are likely to have a greater impact on the protected landscape of the National Park.

4.2 Marise Cottage is, and never was, a small dwelling. Excluding the swimming pool the original building exceeded the Authority's definition of a small dwelling by over 700%.

4.3 Even if the 1993 permission for 'dormers to form rooms in roof' is discounted. Marise Cottage would still exceed the Authority's definition of a small dwelling by over 300%. The application of policy DP36 to Marise Cottage to secure this purpose of the policy is therefore incorrect and misguided.

4.4 In relation to any adverse affects on the character of the New Forest, para 7.79 refers to any potential affects of extensions on both the 'built environment' and the 'protected landscape' of the New Forest.

- 4.5 The only part of the ‘built environment’ that the proposed extension could affect is the house itself since the extension would be located on the rear of the house and is enclosed on the west by the swimming pool. As is set out in the accompanying Design & Access Statement it is proposed that the extension is constructed from materials matching the existing house and swimming pool, and that the preparation and features of the extension such as the roof and fenestration harmonise with the existing house.
- 4.6 With regard to the protected landscape of the Forest, the proposed extension would be located ‘wholly within the mature, formal garden of the house and would be screened from any wider larger views of or from any view points in the wider Forest. From within the garden the extension would be seen against the backdrop of the house and the swimming pool. In this respect therefore it is considered that the proposed extension would have no impact on either the ‘built environment’ or ‘protected landscape’ of the Forest.
- 4.7 In para 7.80 of the Local Plan the Authority also point out that there could be ‘other harmful impacts which would make the proposal unacceptable’. We assume that the impacts the Authority is referring to relate to normal design and visual concerns.
- 4.8 We note that the Authority’s pre-application response raises no issues relating to the design of the proposed extension per se and whilst not prejudicing any consultee responses does not indicate that any ‘harmful impacts’ as referred to in para 7.80 are likely to arise.

5.0 CONCLUSION

- 5.1 Marise Cottage is a large dwelling. The proposed extension does not conflict with the Park Authority's Development Plan since it does not affect the purposes of the Plan's policy on extensions firstly to conserve the stock of small dwellings and secondly to protect the character of the built environment and the landscape of the New Forest.
- 5.2 The conversion of the original redundant building into a two storey dwelling did not involve the outward extension of the habitable floorspace within the structure and is therefore not relevant to the Authority's policy on extensions. The swimming pool extension is a communal facility serving three dwellings. Its construction as an extension was far more sustainable than its provision as a separate outbuilding although ironically if it had been, it would clearly not have affected the scale of extensions to the house. Even if the Authority's policy were to be applied as a guideline and the swimming pool were to be taken into account, the proposed garden room and office would not exceed the Development Plan's policy on the scale of extensions. The proposed extension is a wholly sustainable development and in accordance with the National Planning Policy Framework's encouragement of sustainable development should be permitted.

Marise Cottage
Exbury

p.p.s.

Phillips Planning Services Ltd.
Town Planning & Development Consultants