



MORGAN BUILDING DESIGN

ARCHITECTURAL DRAWING & PLANNING SOLUTIONS

Green Belt Openness Statement

Valley Cottage
Lymore Lane
Milford on Sea
SO41 0TS

January 2024

THE SITE

The site is located on the western side of Lymore Lane and lies within the Green Belt and Countryside near the village of Milford on Sea.

There is a modest, single storey property currently on the site, which is set back from the semi-rural, hedge lined lane, within a gently sloping Plot of 0.05 hectares.

The neighbouring houses are set slightly higher and slightly lower than the application Site, respectively, due to the gentle fall of the land along the Lane going South.

The existing property is screened from the road by mature hedging and is bounded on the other 3 sides by 1.8m high close boarded fencing. It is a private and secluded Site with its own parking/turning, and with a garden area to the rear of the building and existing outbuilding located along the south-west boundary.

The building was originally a detached Garage within the curtilage of the neighbouring property, but was granted status as an unrestricted dwelling house in 2019.

PLANNING HISTORY

Planning was granted for a Garage (28sqm) to replace the outbuilding nearest to the entrance into the site Planning Ref: 21/11424.

Since then, there has been a variation application (23/10272) granted to alter the shape of the approved roof and an application to relocate the Garage, which was refused (23/10686) on the grounds that its size meant the front of the property would become cramped.

THE PROPOSAL

This latest application seeks consent to erect a significantly smaller sized Workshop 18sqm; compared to the 30sqm previously refused in application 23/10686.

This latest application if successful would supersede the Garage approved on the other side of the access ref: 21/11424 and the applicant would be content to sign a Unilateral Undertaking to effectively remove the previous Planning Consent.

The reason we would like to alter the position of the Workshop/Garage is to improve the Garden setting of the house, tucking the flat roof Workshop/Garage in to an under-used corner of the site.

The flat roof is no higher than the Garage already approved and will be screened from the road and neighbours by new hedging which encloses this part of the site.

It is proposed to plant the flat area on top with a wildflower roof to further help soften the appearance of the outbuilding and to enhance bio-diversity on the site.

SPACIAL ASPECTS

Given its small size, and low roof height it is not considered that the changes will be overtly prominent to either neighbour; given the lie of the land, nor passers-by along Lymore Lane.

The existing driveway at the front of the property is to be retained, ensuring adequate off-street parking. The proposed arrangement will also improve safety on the site, facilitating cars to be able to turn within the site and manoeuvre out onto Lymore Lane in a forward motion, rather than needing to reverse out as is the current arrangement.

CONCLUSION

The discreet size and low roof height of the Garage have already been agreed in principle, as has the siting of the structure close to the roadside boundary. The change however, to the position of the Garage will see a significant reduction in the mass of the building which lies directly along this boundary, and the inclusion of the wild flower roof will further ensure that the low lying structure blends seamlessly into the semi-rural character of the area, preserving the openness of the Green Belt.