

**Application No: 16/00062/FULL Full Application**

**Site:** Yew Tree Bungalow, Pilley Street, Pilley, Lymington, SO41 5QG

**Proposal:** Alteration and partial retention of outbuilding for purposes incidental to the enjoyment of the dwelling

**Applicant:** Mr R Thornley

**Case Officer:** Paul Hocking

**Parish:** BOLDRE

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**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

Conservation Area

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

DP1 General Development Principles  
DP6 Design Principles  
DP12 Outbuildings  
CP8 Local Distinctiveness

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Boldre Parish Design Statement  
Design Guide SPD

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 7 - Requiring good design  
Sec 12 - Conserving and enhancing the historic environment

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Boldre Parish Council: Recommend refusal: It is considered that the retention of 60% of the building does not override the previous reason for refusal.

## **8. CONSULTTEES**

No consultations required

## **9. REPRESENTATIONS**

- 9.1 One representation received commenting on the proposal: Concern as to what would actually be demolished; precedent of granting retrospective permission; not considered much has changed to overcome previous reasons for refusal.

## **10. RELEVANT HISTORY**

- 10.1 Retention of building (15/00687) refused on 22 October 2015.
- 10.2 Retention of building as dwelling for 18 month period (15/00684) refused on 22 October 2015.
- 10.3 Demolition of existing dwelling and outbuilding (Application for Conservation Area Consent) (14/00933) approved on 7 January 2015.
- 10.4 Replacement Dwelling; Detached Garage/Workshop (14/00922) approved on 7 January 2015.
- 10.5 Bungalow and Garage (NFR/XX/04766) approved on 24 May 1956.

## **11. ASSESSMENT**

- 11.1 Yew Tree Bungalow is presently a detached bungalow located within the Forest South East Conservation Area. It has the benefit of planning permission for a replacement two-storey dwelling, granted last year, which maximises the availability of habitable floor-space in policy terms. The site is next to the Parish Hall with playing fields to the rear. To the west of the site is a neighbouring dwelling with agricultural buildings which are currently in a state of disrepair.
- 11.2 This application relates to the reduction in the size of a building constructed in 2015 to the rear of the property by approximately 40% as well as introducing the use of timber cladding to the elevations. The building, as proposed, would have a floor-space of 42.6 sq. metres and height of 4 metres to the ridgeline. There was a previous building in this location constructed of corrugated iron.
- 11.3 In terms of chronology the Enforcement Team first investigated the erection of the building concerned in August 2015. Two applications were then submitted simultaneously, one to retain the building for a period of 18 months as a unit of accommodation whilst the replacement dwelling was constructed and the second

to retain the building permanently thereafter for incidental purposes (i.e. not habitable accommodation). These applications were both refused.

- 11.4 An Enforcement Notice was then served, which was not the subject of a valid appeal, requiring that the building be demolished for the following reason (being the same reason the two planning applications were refused):

*The building results in the introduction of a new residential use into the open countryside of the New Forest National Park for which there is no overriding justification, either on a temporary or permanent basis. Furthermore the nature of construction of the building, its size, permanence and design are harmful to the special qualities of the New Forest National Park and fail to preserve or enhance the character and appearance of the Conservation Area. Neither does it appear as an incidental adjunct to the main dwelling. The development is therefore contrary to Policies DP1, DP6, DP12, CP8 and CP12 of the adopted New Forest National Park Core Strategy, the requirements of the Authority's Design Guide (SPD) and Sections 6, 7 and 12 of the National Planning Policy Framework.*

- 11.5 The key planning consideration is therefore to determine whether the proposal addresses the above concerns. The applicant has therefore sought to negotiate a scheme that is acceptable to the Authority rather than the alternative of demolishing the entire building. Consequently further enforcement action has been held in abeyance pending the determination of this application.

- 11.6 The size of the outbuilding is considered to represent an appropriate reduction to accord with the scale of outbuildings ordinarily supported by policy DP12. The use of cladding is also considered to reduce the impact of the building and in conjunction with the reduction in scale will ensure the outbuilding appears as an incidental adjunct, particularly to the new dwelling, but also not discordant with the current situation.

- 11.7 The proposal now relates to the use of the building for purposes solely incidental to the dwelling, namely as a games room, home office with WC and garden store. In light of this, coupled with the reduction in size from some 70 sq. metres, any concerns as to the use of the building for habitable purposes going forwards can be enforced by condition. In terms of his interim accommodation requirements (whilst the replacement dwelling is being constructed), the applicant is intending to bring a mobile home to the site for a temporary period for which planning permission would not be required as he will be principally involved throughout the construction process.

- 11.8 The application has been submitted on the basis that if planning permission is granted the necessary works to reduce the size and

clad the elevations of the outbuilding will be undertaken within 8 weeks. This should be enforced by condition.

- 11.9 As a result of the proposed changes the building is considered to have the appearance, form and function of an outbuilding that complies with adopted guidance as well as local and national policy. It would also be considered to preserve the character and appearance of the Conservation Area owing to these attributes and addresses the reasons why enforcement action was originally taken. The proposal is therefore considered a pragmatic and acceptable solution subject to the following conditions.

## **12. RECOMMENDATION**

Grant Subject to Conditions

### **Condition(s)**

- 1 The building the subject of this permission shall only be used for purposes incidental to the dwelling on the site and shall not be used for habitable accommodation such as kitchens, living rooms and bedrooms.

Reason: To protect the character and appearance of the countryside in accordance with Policies DP11 and DP12 of the adopted New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 2 Within 4 weeks of the date of this permission a (stained) sample of the proposed external timber cladding shall be submitted to and approved in writing by the New Forest National Park Authority.

Development shall only be carried out in accordance with the details approved.

Reason: To ensure an acceptable appearance of the building in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 3 The building the subject of this permission shall be reduced in size and finished externally in strict accordance with submitted drawings numbered '1' and 'SK/1' within 8 weeks of the date of this permission.

For the avoidance of doubt the remainder of the building shall be demolished to ground level and the land immediately restored as part of the garden.

Reason: Given the Enforcement Notice in the alternative it is appropriate to ensure that external works are completed promptly

so the building accords with policies DP1, DP6, CP8 and CP12 of the adopted New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



**Application No: 16/00074/FULL Full Application**

**Site:** 3 Dukeshead Cottages, Lower Woodside, Lymington, SO41 8AJ

**Proposal:** First floor extension

**Applicant:** Mr A Chandler

**Case Officer:** Emma MacWilliam

**Parish:** LYMINGTON AND PENNINGTON

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**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

Flood Zone

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

DP1 General Development Principles  
DP11 Extensions to Dwellings  
CP8 Local Distinctiveness  
DP6 Design Principles

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Not applicable

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 7 - Requiring good design  
Sec 11 - Conserving and enhancing the natural environment  
Sec 12 - Conserving and enhancing the historic environment

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Lymington & Pennington Town Council: Recommend permission for the reasons listed below;

The overall impact of the proposal on the property would be marginal (being a tiny percentage of the floor area on an existing footprint).

Furthermore the Parish Council understood from the owner's agent that previous extension(s) to the property leading to an increase in floorspace beyond the notional 30% were longstanding and completed prior to the adoption of this particular limitation.

## **8. CONSULTEES**

No consultations required

## **9. REPRESENTATIONS**

9.1 None received

## **RELEVANT HISTORY**

- 10.1 Alterations and extensions to lounge over existing garage and bedroom (NFDC/82/22126) approved 20th July 1982.
- 10.2 Alterations and addition of cloakroom, bedroom with bathroom ensuite and double garage with reading room and library over (NFDC/82/22680) approved 11th October 1982.
- 10.3 Construction of balcony and catwalk (NFDC/85/29742) approved 6th August 1985.

## **ASSESSMENT**

- 11.1 3 Dukeshead Cottage is an end of terrace cottage facing directly onto the Lymington salt marshes SSSI, SPA and Ramsar habitats. The cottage is a traditional style dwelling which has undergone significant alteration and extension. It sits in a large plot surrounded by fields/paddocks and the area is rural in character. The majority of the site boundaries contain reasonably dense soft landscape and trees.
- 11.2 Permission is sought for a first floor extension to the dwelling.
- 11.3 Due to the siting and design of the extension there would not be a materially harmful impact on the amenities of the adjoining property by way of loss of outlook or light. No additional levels of overlooking would occur.
- 11.4 The main issue for consideration with this application is whether the proposal would comply with the 30% upper floorspace limit set out in Policy DP11. This policy takes the 'existing' dwelling to be as it existed on 1st July 1982. The policy seeks to limit the size of additions to properties in order to safeguard the locally distinctive character of the New Forest and ensure the retention of a balance in housing stock.
- 11.5 Planning permission was granted for extensions to this cottage on 20th July 1982 (ref 22126) and in October 1982 (ref 22680) for



The garage and store area were originally detached from the main dwelling and became attached as part of the 1982 extensions and alterations to the property. These are therefore not included in the 'existing' floorspace calculations but are included in the proposed floor space since they are now attached and could easily be converted into habitable floorspace and accessed via the main house. The policy DP11 preamble and the New Forest National Park Authority's 'Extensions to Dwellings' guidance leaflet stipulate that floorspace of existing dwellings will be measured as the total internal habitable floorspace of the dwelling but does not include floorspace within attached or detached outbuildings irrespective of whether the outbuildings current use is as habitable floorspace. It is also stipulated that floorspace of proposed extensions will include attached outbuildings.

- 11.6 The previously approved extensions have been built and have already exceeded the 30% increase that would be allowed at the property under Policy DP11. The floorspace of the property prior to the 1982 extensions was approximately 141 square metres. This excludes the detached garage/store. The existing extensions and alterations, including the floorspace within the now attached garage/store, have resulted in a current floorspace of approximately 302 square metres, an increase of around 115%. The existing extensions to this property have therefore already clearly significantly exceeded the floorspace increase allowance under Policy DP11. The additional floorspace proposed under this application would increase this to around 319 square metres, resulting in a total increase of around 125% over and above how the property stood on 1st July 1982.
- 11.7 The applicant sought pre-application and was advised that due to the 30% floorspace limit having been exceeded already, no further extensions would be permissible to this property.
- 11.8 The NPPF advises that National Parks should be afforded the greatest protection in terms of landscape quality. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise. Paragraph 15 of the NPPF advises that within the National Parks, great weight should be given to conserving landscape and scenic beauty. No overriding material considerations have been put forward in this case that would be considered 'exceptional' by policy DP11.
- 11.9 The applicant notes that *'the location of the extension is hidden from any public viewpoints'* and would *'maintain the overall appearance of the original building'* are irrelevant when there is an in principle policy conflict. These are not sufficient justifications to depart from current adopted policy with regard to the floorspace limit. The benefits of the extension would be solely

to the applicant and would not provide any significant public benefit. Nor are internal alterations to the layout of the building proposed as a result of the extensions necessary to provide its viable use. Internal alterations to the existing layout could provide for a desired increase in size of the kitchen.

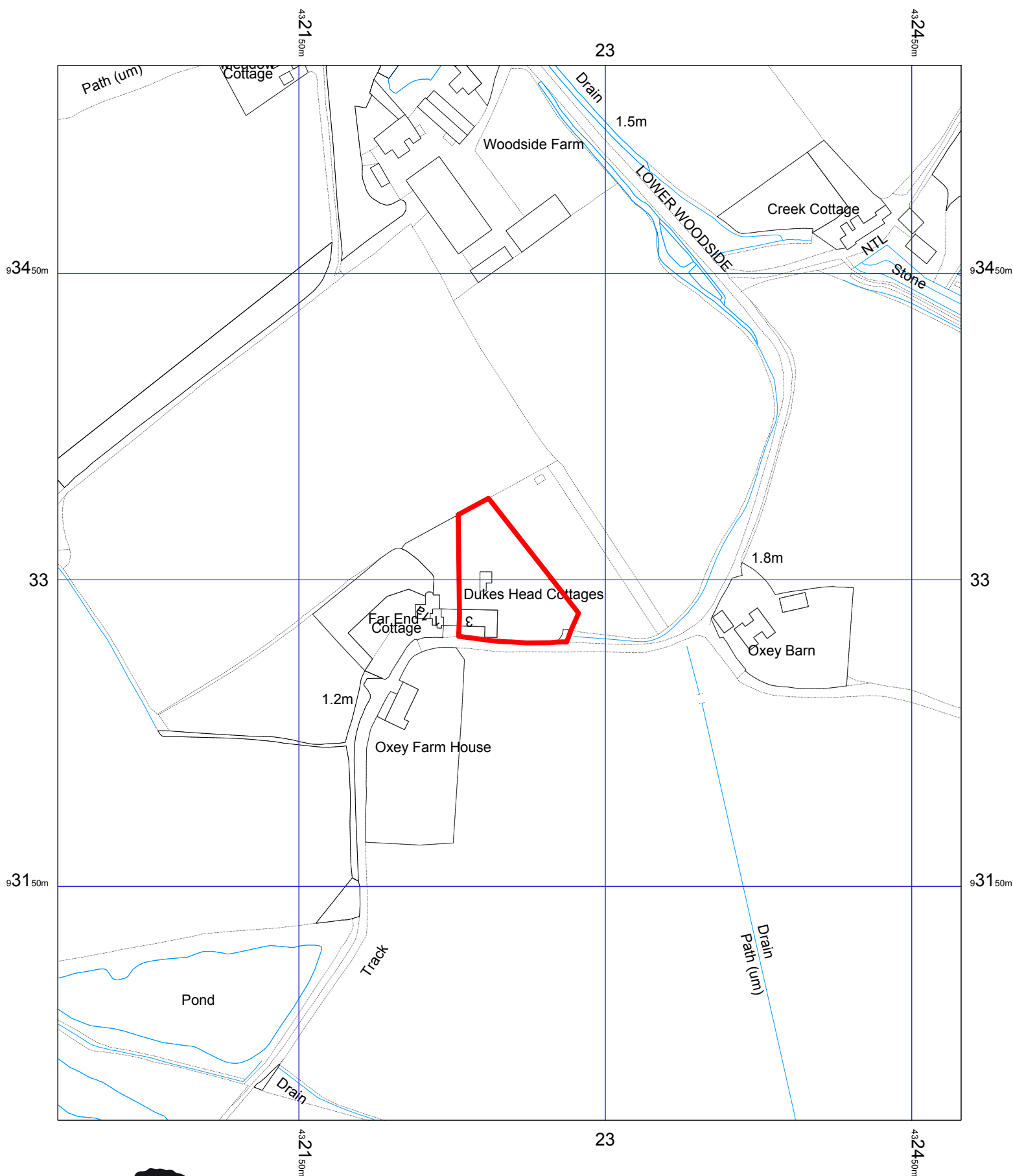
- 11.10 The Authority's consistent application of Policy DP11 is being consistently supported at appeal. Examples include recent appeal cases references APP/B9506/12/2182668 and APP/B9506/11/2162626. In each of these cases the Inspector concluded that the proposals ought to be determined in accordance with the policies of the Core Strategy, which are up-to-date, and have been adopted following extensive public consultation. In the case of the former, the proposed development was found to have minimal visual impact.
- 11.11 In May 2015 Appeal Inspector for APP/B9506/D/15/3005303 continued to strongly support the National Park Authority policies in relation to extensions to small dwellings. The Inspector concluded that *'the proposed extension would conflict with Policy DP11 of the Core Strategy and undermine the objective of maintaining a balance of housing stock in the National Park'*. The Inspector also goes on to say that *'Policy DP11 sets clear limits regarding the extent to which dwellings can be extended. This policy is up-to-date and was adopted following extensive public consultation. In the interests of consistency and fairness it is important that the policy is adhered to unless there are other material considerations to outweigh any conflict'*.
- 11.12 In September 2015 the Inspector for appeal Ref APP/B9506/D/15/3129453 sets out clearly that *'Policy DP11 restricts the increase in habitable floor space of all dwellings within the Park in order to maintain the locally distinctive character of the New Forest and to avoid an imbalance in the range and mix of housing stock available'*. She goes on to say that if the appeal were allowed and additional accommodation were provided in the roofspace of the property then this *'would adversely affect the distinctive character of the New Forest by contributing to an imbalance in the mix of housing stock. It is therefore contrary to policy DP11'*.
- 11.13 In relation to Policies DP1 and CP8 the proposals cumulatively add to the built form of the site and exceed the floorspace allowance under Policy DP11 and as such the application is recommended for refusal, as the resultant building would be excessively extended in relation to its original form, contrary to the aims of the policy. The proposals would therefore be inappropriate to a small dwelling in this rural location and would undesirably add to pressures for change which are damaging to the future of the countryside. Policies CP8 and DP11 are amplified by the adopted 'Design Guide' Supplementary Planning Document.

## **12. RECOMMENDATION**

Refuse

### **Reason(s)**

- 1 In order to help safeguard the long term future of the countryside, the Local Planning Authority considers it important to resist the cumulative effect of significant enlargements being made to rural dwellings. Consequently Policy DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010) seeks to limit the proportional increase in the size of such dwellings in the New Forest National Park recognising the benefits this would have in minimising the impact of buildings and activity generally in the countryside and the ability to maintain a balance in the housing stock. This proposal, taking into account previous enlargements, would result in a building which is unacceptably large in relation to the original dwelling and would undesirably add to pressures for change which are damaging to the future of the countryside.



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New Forest National Park Authority  
Lymington Town Hall, Avenue Road,  
Lymington, SO41 9ZG

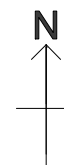
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Date: 23/03/2016

Ref: 16/00074/FULL

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**Application No: 16/00081/FULL Full Application**

**Site:** Home Farm House, Bramshaw, Lyndhurst, SO43 7JH

**Proposal:** Two storey extension; single storey extension; external alterations

**Applicant:** Mr R Crosthwaite Eyre

**Case Officer:** Ann Braid

**Parish:** BRAMSHAW

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**1. REASON FOR COMMITTEE CONSIDERATION**

Application from Authority Member's immediate family.

**2. DEVELOPMENT PLAN DESIGNATION**

Conservation Area

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

CP2 The Natural Environment  
CP7 The Built Environment  
CP8 Local Distinctiveness  
DP11 Extensions to Dwellings  
DP1 General Development Principles

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Design Guide SPD

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 7 - Requiring good design  
Sec 11 - Conserving and enhancing the natural environment

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Bramshaw Parish Council: Recommend permission but would accept the decision reached by the National Park Authority's Officers under their delegated powers.

## **8. CONSULTEEES**

- 8.1 Building Design & Conservation Area Officer: No objection subject to conditions.

## **9. REPRESENTATIONS**

- 9.1 None received

## **10. RELEVANT HISTORY**

- 10.1 None

## **11. ASSESSMENT**

- 11.1 Home Farm House is a two storey building constructed in brick and tile hanging with a partially tiled roof (on the front elevation) with the remainder roofed in slate. Although not a listed building, it has been highlighted as being of significance in the Conservation area for its historic, architectural or vernacular interest. The house is sited to the east of the farm buildings comprising Home Farm. There is a small thatched former dairy building which is in use as a domestic outbuilding, ancillary to the farm house. The garden is mainly lawn and is level and there are farm buildings to the rear of the property behind which lie open fields.
- 11.2 Consent is sought to extend and remodel the house. The kitchen would be relocated to the front of the house, and a living room and study added at the rear. A new door would be created on the front elevation between the two existing tile-hung bays. Upstairs, one bedroom and two bathrooms would be added to the existing accommodation. The extension would step down towards the rear with side facing dormer windows with leaded flat roofs. A simple flat roofed porch would be added to the side elevation facing the farm buildings. All the windows would have diamond lights to match those on the original core of the house.
- 11.3 The property is not a small dwelling as defined in Policy DP11 and the proposal would be less than 30% of the floor area that existed in 1982 - it would comprise a 23% floorspace increase. The extension has been designed to be subservient to the existing core of the dwelling, and would appear proportionate. The proposed dormer windows would appear simple and inconspicuous and the proposed flat roofed single storey element would be appropriate and sympathetic to the house. The proposed simple entrance door on the front elevation is acceptable. If there was a door in this location, any evidence of it has been obscured by the tile hanging. The only amendment sought to the proposal was to amend the porch on the side elevation to a simpler canopy and amended plans have been registered; the applicant has readily agreed to this revision. The

proposal would therefore comply with Policy DP11 of the New Forest National Park Core Strategy and Development Management Policies DPD (2010).

- 11.4 The proposed alterations and extension would be visible within the Conservation Area but, as the alterations would be appropriate to the existing dwelling, the proposal would preserve the character of the Conservation Area in accordance with Policy CP7 of the Core Strategy. The Conservation Officer raises no objection subject to suitable conditions regarding materials and detailing.
- 11.5 The house is surrounded by land within the ownership of the applicant. The extension would be around 40 metres away from Barn Close Cottage, the closest dwelling, and there would be no significant impact upon the residential amenity of that dwelling, or upon others further away.
- 11.6 No trees are located proximate to the proposed extension; the groups of trees to the north-west and south-east of the farmhouse would be protected from development operations by heras fencing. As the extension would only tie into one gable wall it is unlikely that any protected species would be affected by the proposal. The verges at the front of the house are designated SSSI. The proposal is accompanied by a Construction Management Statement which sets out how the verges will be protected during development operations, including restrictive fencing and designated on-site storage areas.
- 11.7 Overall it is recommended that consent is granted subject to conditions.

## **12. RECOMMENDATION**

Grant Subject to Conditions

### **Condition(s)**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 No development shall take place until samples or exact details of the facing and roofing materials have been submitted to and approved in writing by the New Forest National Park Authority.
- Development shall only be carried out in accordance with the details approved.

Reason: To protect the character and architectural interest of the heritage asset and character and appearance of the conservation area in accordance with Policies DP1, DP6 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 3 No development shall take place until a sample 1m square panel of brick work showing the brick, bond, mortar and joint details shall be made available on site for inspection and approval in writing by the New Forest National Park Authority.

Development shall only take place in accordance with those details that have been approved.

Reason: To protect the character and architectural interest of the building in accordance with Policies DP1, DP6 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 No development shall take place until full details at a scale of 1:10, including plan, elevation and section, has been submitted and approved in writing by the New Forest National Park Authority, which shows the proposed door opening on the north west elevation and how it will relate to the surrounding fabric.

Reason: To protect the character and architectural interest of the undesignated heritage asset and character and appearance of the conservation area in accordance with Policies DP1, DP6 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 5 No development shall take place until the following details shall be submitted to, and approved in writing by the New Forest National Park Authority:

Full joinery details including the windows, doors, eaves, lintels, verge, bargeboards.

Development shall only take place in accordance with those details which have been approved.

Reason: To protect the character and architectural interest of the undesignated heritage asset and character and appearance of the conservation area in accordance with Policies DP1, DP6 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 6 The trees/hedges on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with drawing



118.1.P30.A3.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 7 Development shall only be carried in accordance with:

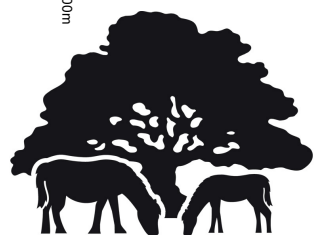
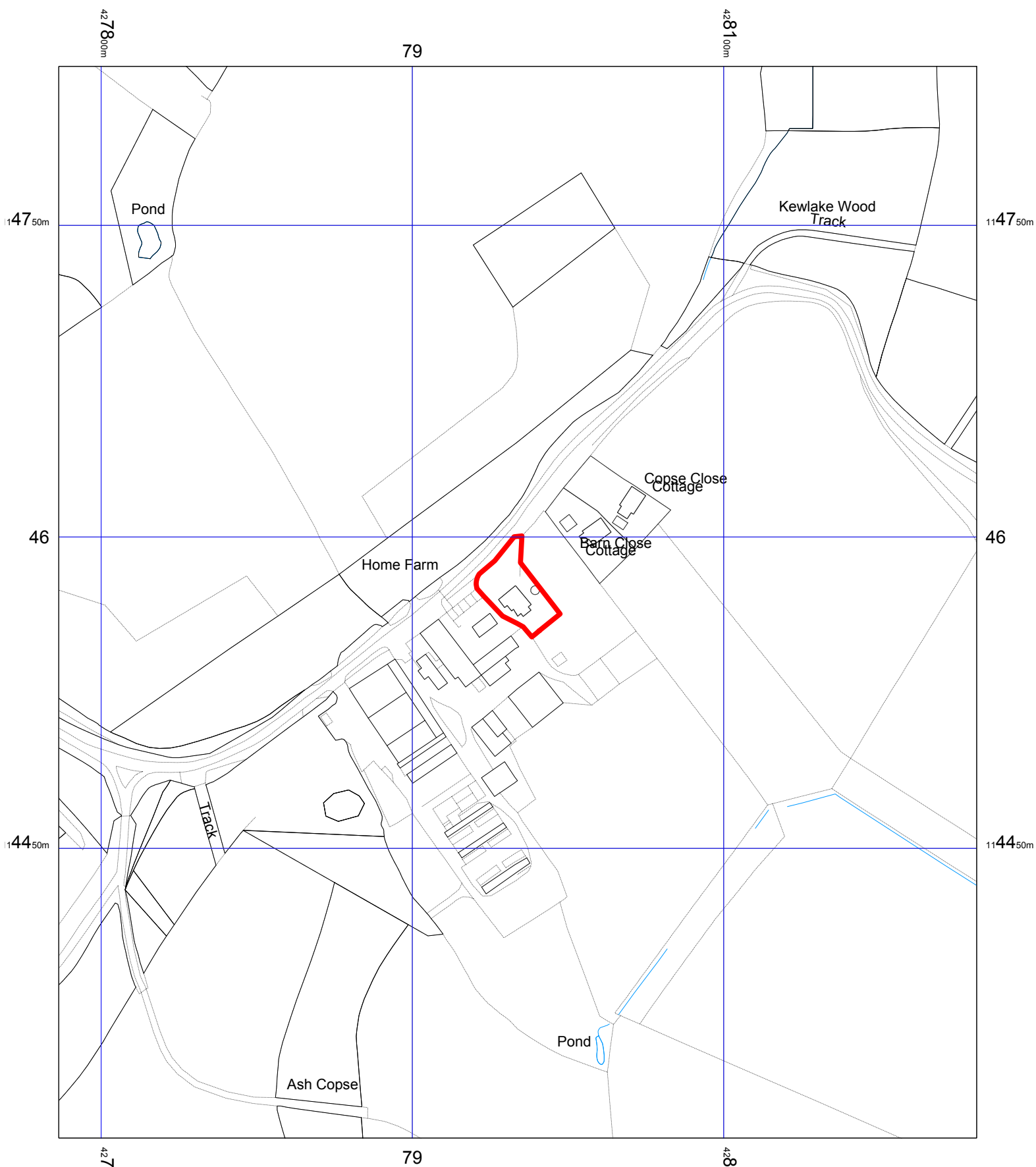
Drawing nos: 1181.P16.A3, 1181.P17.A3, 1181.P18.A3 REV B, 1181.P19.A3 REV B, 1181.P25.A4, 1181.P26.A3 REV A, 1181.P30.A3.

No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the building in accordance with policies CP7, CP8, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.

- 8 Unless otherwise agreed in writing by the National Park Authority, development operations shall only be carried out in accordance with the Construction Management Statement submitted as part of the application.

Reason: In the interests of protecting the New Forest Site of Special Scientific Interest in accordance with Policy CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



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New Forest National Park Authority  
Lymington Town Hall, Avenue Road,  
Lymington, SO41 9ZG

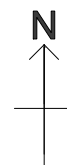
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Date: 23/03/2016

**Ref: 16/00081/FULL**

**Scale: 1:2500**

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**Application No: 16/00128/FULL Full Application**

**Site:** 12 Clarence Road, Lyndhurst, SO43 7AL

**Proposal:** Single storey rear extension

**Applicant:** Mr Ibbotson

**Case Officer:** Emma MacWilliam

**Parish:** LYNDHURST

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**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

Defined New Forest Village

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

DP1 General Development Principles  
DP11 Extensions to Dwellings  
DP6 Design Principles  
CP8 Local Distinctiveness

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Design Guide SPD

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 7 - Requiring good design  
Sec 11 - Conserving and enhancing the natural environment  
Sec 12 - Conserving and enhancing the historic environment

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Lyndhurst Parish Council: Recommend that permission be granted for the following reasons;

- There has been similar development in the area and the application tidies up the existing.

- The proposals would not unduly affect neighbouring property or the adjoining Conservation Area.
- There would not be any effect on the street scene.

## **8. CONSULTTEES**

No consultations required

## **9. REPRESENTATIONS**

- 9.1 One letter from the occupiers of the adjoining property stating that they are content for the development to go ahead as proposed.

## **10. RELEVANT HISTORY**

- 10.1 None

## **11. ASSESSMENT**

- 11.1 The application site is a semi-detached dwelling that is sited within the defined village of Lyndhurst just outside the Lyndhurst Conservation Area. The property is sited in an area which is characterised by similarly designed properties, although some of these are modern infills. This application seeks consent for a single-storey rear extension.
- 11.2 The relevant issues to consider are:
- The impact upon the character and appearance of the area and the setting of the adjacent Conservation Area;
  - Whether the addition is appropriate to the existing dwelling and its curtilage; and
  - The impact upon the amenities of the neighbouring properties.
- 11.3 With regards to the floorspace restriction contained within Policy DP11, the property in question is not classified as a small dwelling and therefore as the property lies within the Defined Village of Lyndhurst it is not subject a specific floorspace limit. However, Policy DP11 seeks to ensure extensions would be appropriate to the dwelling and its curtilage and the proposal would also need to be compliant with the other relevant policies of the Core Strategy (specifically DP1 and CP8).
- 11.4 It is proposed to remove the existing single-storey glazed rear lean-to extension and the rear attached outside toilet and replace this with a larger single storey addition which would wrap around the two storey rear projection. The proposed extension would project approximately 7.3m from the rear wall of the main dwelling and 4.1m from the two storey rear projection. It would be of shallow pitched roof design and would have a ridge height of 3.5m and an eaves height of 2.6m. It would be sited along the shared boundary with No.10, and would be 1.5m away from the boundary with no. 14.

- 11.5 It is considered that the proposed extension would be overly dominant on the main building and would not appear appropriate due to its overall footprint and scale as a result of its significant projection from the main building. In addition the pitch of the roof is at odds with the existing roof pitches of the building, which is not ideal in design terms, and would therefore fail to integrate with the existing design and character.
- 11.6 Accommodation at ground floor level would increased by 21.3 square metres, from 41 square metres to 62.3 square metres. Whilst specific floorspace limitations do not apply within the perimeter of the Defined Village, it is considered that the combined impact of significant enlarging the dwelling's footprint, the 7.3m rearward projection and the increase in floorspace at ground floor level would result in a development which would appear out of scale with the existing house and its narrow back garden. The proposed extension would therefore fail to be appropriate to the dwelling or its curtilage and would have a harmful impact upon the character of the surrounding area. The proposals would therefore fail to adhere to guidance set out within the supplementary Planning Document 'Design Guide' in terms of the need to allocate additional floorspace to subservient additions and ensuring an appropriate scale.
- 11.7 Whilst the proposals would not be directly visible from Clarence Road, it is not considered that the existing scale and character of the building, nor the character and setting of the adjacent Conservation Area, would be preserved or enhanced. As such it is not considered that the current proposals would not comply with Core Strategy Policies DP1 or CP8. If this development format were replicated along other properties in the street, it would result in an overdevelopment of the gardens and immediate setting of the modest houses.
- 11.8 With regards to neighbouring amenity, the proposals would not give rise to a material or significant impact upon No. 14 to the north. The proposed extension would not extend beyond the rear building line of number 14 and as such it is not considered the proposed development would have a greater impact upon this property's light or outlook. Similarly, there would also not be any notable overlooking. Existing boundary screening would also mean that the majority of the extension would not be visible from No. 14.
- 11.9 The applicant has provided amended plans which remove a velux window to reduce overlooking toward first floor windows of No. 10. The neighbouring property to the south, No.10, has a modest single-storey rear glazed lean-to extension along the boundary with the application site. There is also a single storey rear projection which abuts the two storey rear projection. This property has two ground floor windows on its northern elevation

which would face directly toward the proposed extension. These elements have not been included on the applicant's block plan and as such this does not provide an accurate representation of the relationship between the properties. Therefore an exact figure for a separation distance between the side windows and the proposed extension has not been possible to provide, however this is estimated to be approximately 3.5m. The proposed extension would be sited immediately adjacent to the lean to at this property.

- 11.10 Whilst the applicant has submitted a document signed by the applicant which states that they are content for the works to go ahead as proposed, it is considered that the relationship between this neighbouring property and the proposals would give rise to adverse impact for both current and future occupiers. It is considered that the 7.3m projection of the proposed extension alongside its 3.4m height and proximity to the boundary would have an adverse impact upon the outlook from the side windows and rear garden area of No. 10 which would give rise to material harm to its occupiers. The extension would appear unduly prominent and overbearing when viewed from this neighbouring property. As such despite the letter signed by the neighbours, the National Park Authority is concerned that there would be a materially harmful overbearing impact which would warrant the refusal of the application.
- 11.11 The comments made by the Parish Council in relation to other development in the vicinity are noted. The applicant has provided supporting information for the proposals by referring to other extensions to properties along this stretch of Clarence Road, most particularly at No's 14 and 16. Again, these have not been included on the applicant's block plan to allow a direct comparison as part of this application.
- 11.12 There is no planning history of the extension at No. 14 and as such it has not been possible to make any direct comparison in terms of dimensions and design. The impact upon the amenity of the occupants of No. 16 was therefore never assessed under a planning application.
- 11.13 Looking at the drawings submitted with the planning application ref 13/00951 for a single storey extension at No. 16 Clarence Road the relationship between No's 14 and 16 and No's 12 and 10 is different and not directly comparable. The applicant claims that the rear extension at No. 16 is 'very similar to that of No. 14'. Measuring from the plans for the 2013 application the single storey extension proposed and approved had a projection of approximately 4.5m from the main house and 1.5m from its two storey rear projection and a height of 2.8m to the top of the flat roof. The extension at No. 14 is shown on those plans to have a projection of 5m from the main house as opposed to 7.2m which the applicant claims.

11.14 To quote from the Case Officer report for this previous application;

*'With regards to neighbour amenity, the neighbouring property to the south, number 14 already has a single-storey rear extension which abuts the boundary with the application site. Apart from two rooflights which due to their siting would not be affected by the proposed flat roof there are no side windows in this addition. The proposed extension would not extend beyond the rear building line of number 14 and as such it is not considered the proposed development would have a greater impact upon this property's light or outlook'.*

11.15 As such this development does not support the current proposals since the two developments have a different relationship with their neighbours. In fact this case further supports the Authority's view that outlook is an important consideration when assessing proposals for extending these properties by making specific reference to the fact that there would be no greater impact upon outlook or light due to the absence of side windows at No. 14 and the modest projection of the proposed extension.

11.16 To conclude, Policy DP1 requires that amenity is not adversely affected in terms of additional impacts, visual intrusion, overlooking or shading. It is not considered that the proposal meets with this requirement, due to the excessive length and width as well as proximity of the proposed extension, and the consequent overbearing effect and loss of outlook to No. 10. The applicant has been made aware of the concerns of the National Park Authority in relation to the application and has been afforded the opportunity to provide amended plans with the suggestion of setting the extension in away from the boundary and reducing its rearward projection, however this has been declined. Refusal is therefore recommended.

## **12. RECOMMENDATION**

Refuse

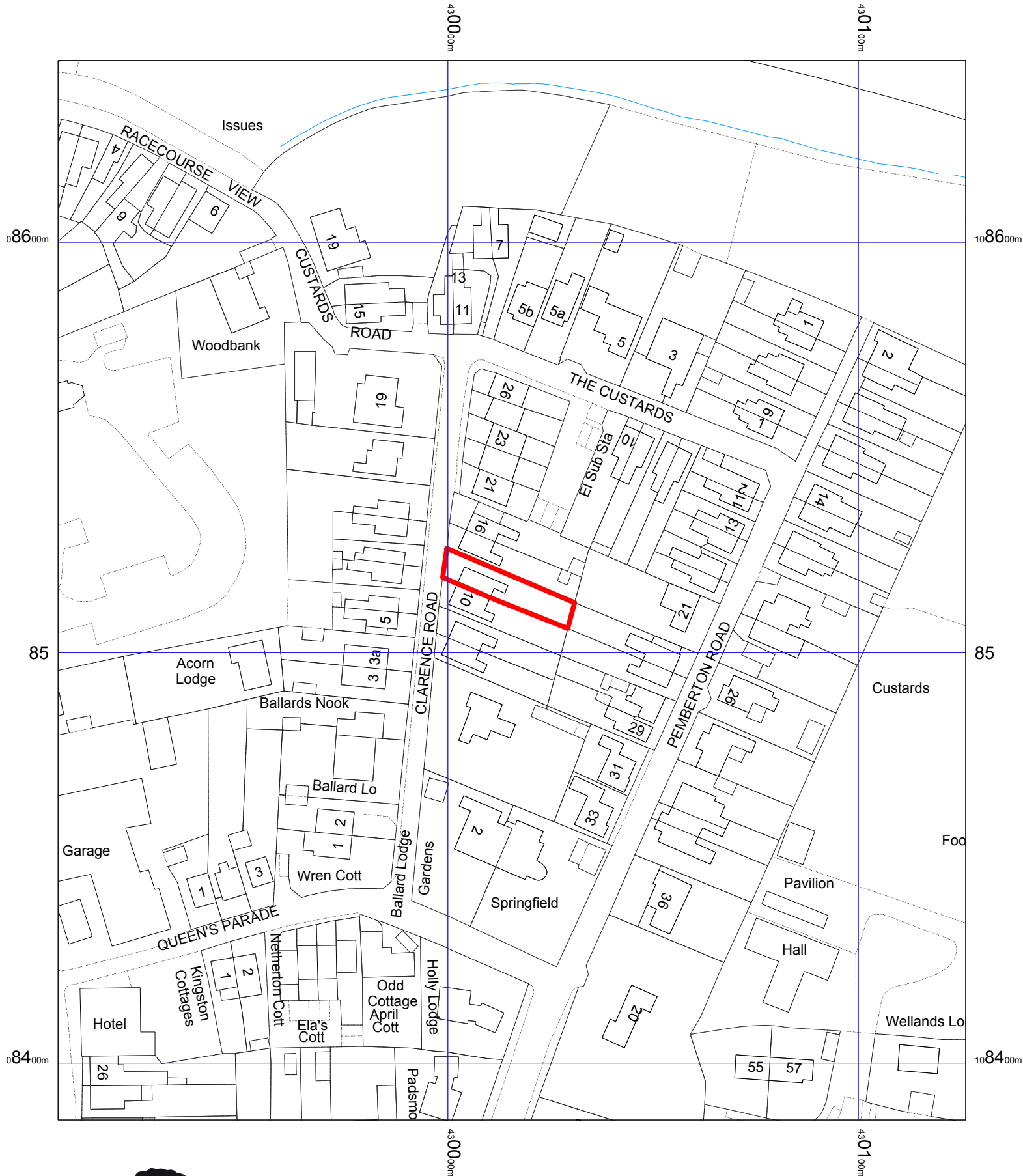
### **Reason(s)**

1. The proposed development, by way of the combined impact of the proposed extension footprint, the 7.3m rearward projection, 3.4m height and the increase in floorspace at ground floor level, would appear out of scale with the existing house or character of the surrounding area. The proposed extension would fail to preserve the character and appearance of the existing building or the character and setting of the wider area (including the adjacent Conservation Area). The proposal would therefore be contrary to the requirements of Policies DP1, DP11, DP6 and CP8 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010) along with the

requirements of the Design Guide Supplementary Planning Document.

2. The proposed extension would, by way of its 7.3m projection, 3.4m height and proximity to the boundary, have an adverse impact upon the outlook from the side windows and rear garden area of No. 10. The extension would appear unduly prominent and overbearing when viewed from this neighbouring property, which would give rise to material loss of residential amenity to its occupiers. The proposal would therefore be contrary to the requirements of Policies DP1 and DP11 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).





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NATIONAL PARK

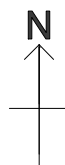
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Date: 08/04/2016

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