

Application No: 17/00461/FULL Full Application

Site: Ivy Cottage, North Weirs, Brockenhurst, SO42 7QA

Proposal: Two storey rear and single storey side extensions

Applicant: Mr & Mrs Maclean

Case Officer: Daniel Pape

Parish: BROCKENHURST

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area
Defined New Forest Village

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP1 Nature Conservation Sites of International Importance
CP2 The Natural Environment
CP7 The Built Environment
CP8 Local Distinctiveness
DP1 General Development Principles
DP6 Design Principles
DP11 Extensions to Dwellings

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

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

Brockenhurst Parish Council: Recommend Refusal. Generally supportive of design but have issues regarding loss of light to neighbouring property and 'tunnelling' effect along boundary to be addressed.

8. CONSULTEEES

- 8.1 Building Design & Conservation Area Officer: No objection
- 8.2 Tree Officer: No objection subject to condition

9. REPRESENTATIONS

- 9.1 One representation received objecting on the following grounds:
- length of extensions
 - ridge height
 - loss of light
 - amount of fenestration
- 9.2 One representation received in support

RELEVANT HISTORY

10.

- 10.1 None.

11. ASSESSMENT

- 11.1 Ivy Cottage is a two storey brick dwelling of modest proportions lying within the defined village and also within The Weirs (Brockenhurst) Conservation Area. Constructed in 1895 this dwelling is a locally listed building, referenced in the Brockenhurst Conservation Area Character Appraisal. The cottage forms an important group of buildings with Hawthorn Cottage and Coronation Cottage. Hawthorn Cottage next door has previously been extended rearwards, but both currently retain their modest cottage frontages, facing the open forest. In the character appraisal it is noted that although the unpainted brickwork is likely to be original, the uPVC windows are not (currently now aluminium).
- 11.2 The applicant seeks permission to extend Ivy Cottage to the rear at two storey and single storey height (a side extension originally proposed has been omitted following concerns raised by the Parish Council and the NPA). The two storey rear extension would extend the existing ridge line by 2.3m, in combination with a rise in height to match the principle ridge. The form then steps down to a single storey. The rear single storey section would be stepped in by half a metre. On the SE elevation there would be a matching projecting gable end behind the existing. The utility room and rear extension at single storey are to have modestly pitched roofs that reflect the existing roof lines.
- 11.3 Ivy Cottage is an important example of a traditional New Forest cottage, in particular the appearance of the modestly proportioned principal elevation. It is therefore important that the proposed extensions are to respect this modest frontage and retain the 'Cottage Character' of the building.

- 11.4 The site lies within the defined village boundary and the property is not a small dwelling, and it is therefore considered that the form, size and scale of the proposed extensions, with regard to DP11, would be appropriate to the existing dwelling and curtilage. The ridge line along the front elevation would remain the greatest in length and thus it would be deemed that the cottage would not be over extended to the rear, remaining in proportion. The extension of the rear ridge is deemed acceptable. The breaking up of the longer rear form, through the stepping down to single storey, in combination with the inset, is considered to minimise the impact of the rear extensions. The omission of the side extension would respect the principal elevation, preserving the overall symmetry when viewed from the open forest.
- 11.5 The materials to be used would be appropriate to the existing dwelling and the area. The applicant proposes the use of brick and slate to match the existing. The windows would be altered from aluminium to timber frame, a positive step towards the traditional cottage style. However, to ensure that the fenestration would be appropriate, the submission of joinery details would be requested through condition. It is to be noted that the applicant does not wish to install any roof lights, aiding the retention of the traditional cottage appearance. The application would be in accordance with Policy DP6.
- 11.6 A neighbour has raised concerns regarding the loss of light and the amount of fenestration on the NW elevation. It is clear from the applicant's plans, and when viewed on site, that the insertion of four windows would be modest, and would not have an adverse impact with regards to overlooking. Although the majority of the development is towards the neighbour's property, the layout of the site is such that extension here reads best with the cottage. It is to be noted that the applicant has inset the rear most extension to break up the length of the NW elevations. Although the neighbour may see a reduction in light, they have also extended close to their own boundary line and have adequate fenestration/roof lights to allow natural light. The application is DP1 compliant.
- 11.7 The Tree Officer has raised no objection, but noted that as three Cypress trees are in close proximity, details would be required to ensure their retention; these would be sought by condition.
- 11.8 The applicant has stated that the size of the proposal would be similar to the works carried out on the neighbouring 'Hawthorn Cottage'. It is deemed that this is reasonably correct and as mentioned above the works would not overly impact upon the Conservation Area or neighbours' amenities.
- 11.9 Whilst the Parish Council recommended refusal, they were generally supportive of the design. The applicant has addressed the issues regarding loss of light to neighbouring property and

'tunnelling' effect along the boundary with the submission of amended plans.

- 11.10 It is deemed that the application would respect the proportions of the cottage and would make use of appropriate materials. It is therefore recommended that permission is granted subject to condition.

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 above slab level 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 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 proposed brickwork shall match the existing in its bond, coursing, mortar colour and texture, brick size, brick colour and texture and shall be toothed into the existing brickwork unless otherwise agreed in writing.

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 windows/doors shall be installed until the following details have been submitted to, and approved in writing by the New Forest National Park Authority.

a) Typical joinery details including window/doors, eaves, 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 building in accordance with Policies DP1, DP6 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 5 Development shall only be carried out in accordance with Drwg Nos: TBD/17/1068/01 Rev 2, TBD/17/1068/02 Rev 0 and TBD/17/1068/03 Rev 3. 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.

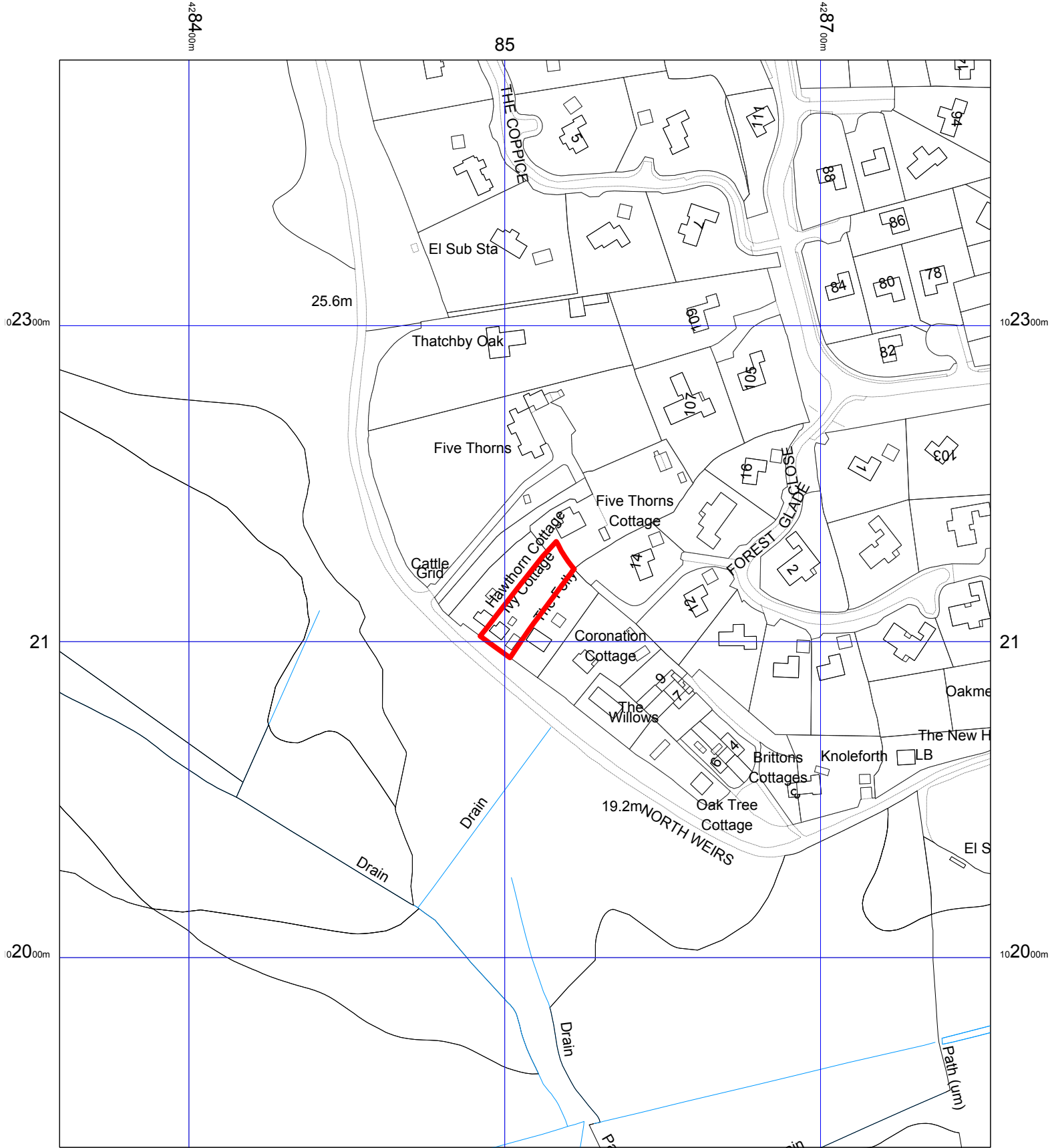
- 6 All materials, machinery and any resultant waste materials or spoil shall be stored within the red line application site unless otherwise agreed in writing by the local planning authority.

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).

- 7 No development, demolition or site clearance shall take place until a method statement and engineering drawings for the foundation design of the approved development has been submitted to and approved in writing by the Local Planning Authority.

Development shall only take place in accordance with these approved details.

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).



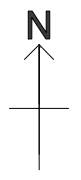
New Forest National Park Authority
 Lymington Town Hall, Avenue Road,
 Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666
 Date: 28/07/2017

Ref: 17/00461/FULL

Scale: 1:2500

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Application No: 17/00492/FULL Full Application

Site: Half Day House, South Sway Lane, Sway, Lymington, SO41 6BL

Proposal: Retention of 1.95 metre high fencing

Applicant: Mr M Taylor

Case Officer: Ann Braid

Parish: SWAY

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP8 Local Distinctiveness
DP1 General Development Principles

4. SUPPLEMENTARY PLANNING GUIDANCE

Sway Village Design Statement
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

Sway Parish Council: Recommend refusal. The fence is too high and falls foul of both the national rules and Sway Village Design guidelines.

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

9.1 None received

RELEVANT HISTORY

10.

10.1 Retention of access alterations and entrance gates (98863) granted on 28 October 2013

10.2 Detached garage (98551) granted on 4 July 2013

11. ASSESSMENT

11.1 Half Day House is a semi-detached red-brick house, which is traditional in character and is situated on the corner of South Sway Lane and Arnewood Bridge Road. The principal elevation of the house faces South Sway Lane from which the house has its vehicular access. The majority of the roadside boundary is enclosed by hedgerow. The side and rear boundaries are both adjoined by residential properties and Jubilee Field recreation ground lies directly opposite the site on the other side of Arnewood Bridge Road.

11.2 Part of the evergreen hedge that formed the boundary with South Sway Lane has been removed and has been replaced with a 1.95m high close boarded fence. The section of fence extends for 8.73 metres; 7.21 metres at full height and it then slopes down to 1.3 metres high at the access. The fence is located adjacent to the highway verge.

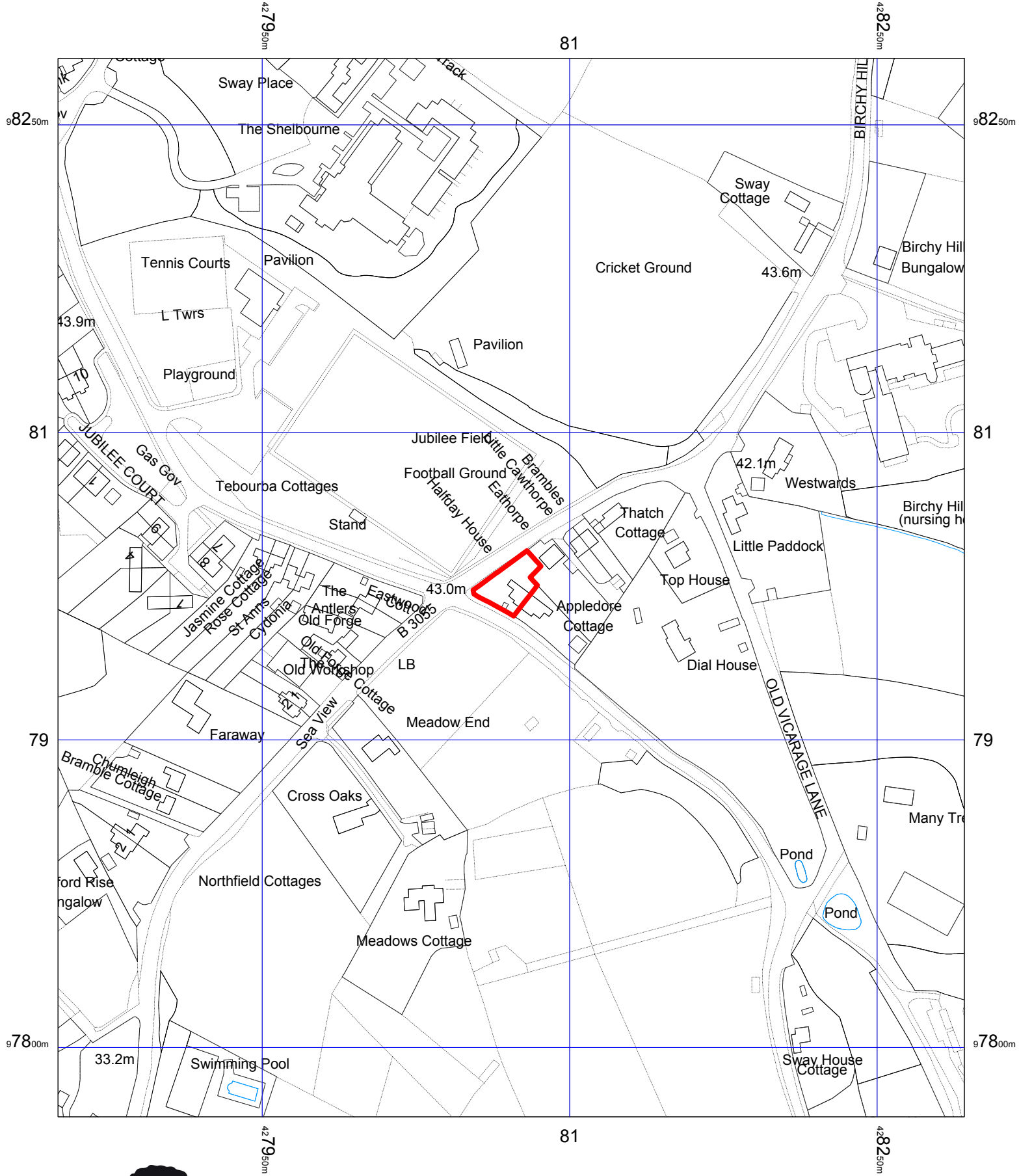
11.3 The fence exceeds the tolerances of Class A of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2017 because it is more than 1 metre high, and is located adjacent to the highway. Planning permission is therefore required, and although the fence exceeds the tolerances of permitted development this does not necessarily mean that it is unacceptable. It is necessary to assess the context of the proposed development.

11.4 In this case, the fence does not mask the principal elevation or materially affect the setting of the property when viewed from the road. The original boundary hedge died back where it ran alongside the garage wall, and has been removed. No consent is required for the removal of a domestic boundary hedgerow. The fence runs parallel with the side wall of the garage which was granted permission in 2013, and only the eaves and roof of the garage show above the fence line. Although the fence undoubtedly presents a hard boundary to the road, the side wall of the garage would be exposed if the fence were removed, and this would also be a hard surface, which would have arguably a greater visual impact.

- 11.5 The fall-back position of a lower fence is a material consideration in this case. If the fence were to be cut down to one metre in height it would constitute permitted development and could therefore be retained at that height without planning permission. It is considered that the visual impact of a one metre fence with the garage wall behind would not be materially different to the situation on site now. It is not possible to enforce the replacement of the hedge. The Parish Council has raised objection to the fence, and cites advice in the Sway Village Design Statement (VDS). This document expands upon adopted Policy and has been adopted by the National Park Authority. The advice in the VDS is also a material consideration in this case. The statement encourages the use of picket fencing or low walls under 1 metre combined with native hedge planting, and in general this approach would be encouraged by Officers. In this specific case, however, there is little space to establish a hedge between the garage wall and the fence line. As explained above, it is considered that a lower fence would not result in a material improvement to the overall appearance of the site, and a picket fence or similar could look unduly domestic and suburban in this rural context.
- 11.6 For these reasons, it is recommended that in this case, the higher fence is acceptable and that consent should be granted for its retention.

12. RECOMMENDATION

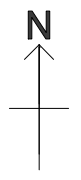
Approval Without Conditions



New Forest National Park Authority
 Lymington Town Hall, Avenue Road,
 Lymington, SO41 9ZG
 Tel: 01590 646600 Fax: 01590 646666
 Date: 28/07/2017

Ref: 17/00492/FULL
Scale: 1:2500

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Application No: 17/00504/FULL Full Application

Site: Red Cottage, Southampton Road, Boldre, Lymington, SO41 8ND

Proposal: Single storey side extension; two storey rear extension; replacement outbuilding with office

Applicant: Ms J Smith

Case Officer: Ann Braid

Parish: BOLDRE

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP8 Local Distinctiveness
DP11 Extensions to Dwellings
DP12 Outbuildings
DP1 General Development Principles

4. SUPPLEMENTARY PLANNING GUIDANCE

Boldre Parish Design Statement
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

Boldre Parish Council: Recommend refusal. Supports the objections highlighted in the Parish Guidance Notes, specifically agreeing that the height of the proposed north side extension (original plans) would be excessive.

8. CONSULTees

No consultations required

9. REPRESENTATIONS

- 9.1 Two letters received supporting the application:
- the design would enhance the dwelling and would be in keeping with the Forest vernacular
 - the existing outbuilding is in a very poor state of repair and the replacement would be welcome to the nearest neighbour, who is also happy with the proposed office use

10. RELEVANT HISTORY

- 10.1 None

11. ASSESSMENT

- 11.1 Red Cottage is a traditional New Forest cottage, built in red brick with a slate roof. It has not been significantly altered or extended. It is located close to the main A337 road in Boldre, and most of the associated garden lies to the north side of the house. The site is level and at the north end of the garden is a dilapidated outbuilding.
- 11.2 Consent is sought for side and rear extensions to the cottage, and the replacement of the outbuilding with a double garage and attached home office. The issues to assess are whether the proposed extensions and outbuilding would be appropriate and sympathetic to the main house, and the surrounding area. The nearest neighbours are located some distance from the site and the degree of separation is such that it is unlikely there would be any adverse impact on neighbouring amenity.
- 11.3 With regard to the proposed extensions, the property is a small dwelling as defined in Policy DP11. Amended plans have been submitted which show that the proposed extensions would not result in a dwelling with more than 100m² gross internal floor area and the proposal therefore complies with that aspect of Policy DP11. In design terms the proposed extensions would appear appropriate to the scale and proportions of the building being subservient and resulting in a mix of brick and timber cladding. The traditional form of the cottage would not be compromised by the proposal.
- 11.4 The development would appear appropriate in the wider locality, and would not erode the rural character of this part of the National Park or have a suburbanising effect. There would be no adverse impacts in the locality or on the amenities of neighbours and the proposal therefore complies with Policies CP8 and DP1.

- 11.5 With regard to the proposed outbuilding, the proposed building would comply with Policy DP12 in that it would be sited within the domestic curtilage of the dwelling and is required for purposes that would be incidental to the main house. No habitable accommodation is proposed within the building, and the supporting text of Policy DP12 also supports home working. With regard to the impact of the building, the ridge would run parallel to the road boundary, and the form and height of the building would be appropriate in the setting. The proposal would not appear out of keeping in the locality and would comply with Policies CP8 and DP1.
- 11.6 It is unlikely that the existing building would accommodate a protected species, as it is an open, predominantly timber building, which has fallen into disrepair. It would be advisable to attach an informative note to the consent to ensure that the correct procedures are followed should any species be identified during the development.

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 above slab level until samples or exact details of the facing and roofing materials, and the window joinery 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 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 outbuilding 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).

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any re-enactment of that Order) no extension (or alterations) otherwise approved by Classes A, B or C of Part 1 of Schedule 2 to the Order, shall be erected or carried out without express planning permission first having been granted.

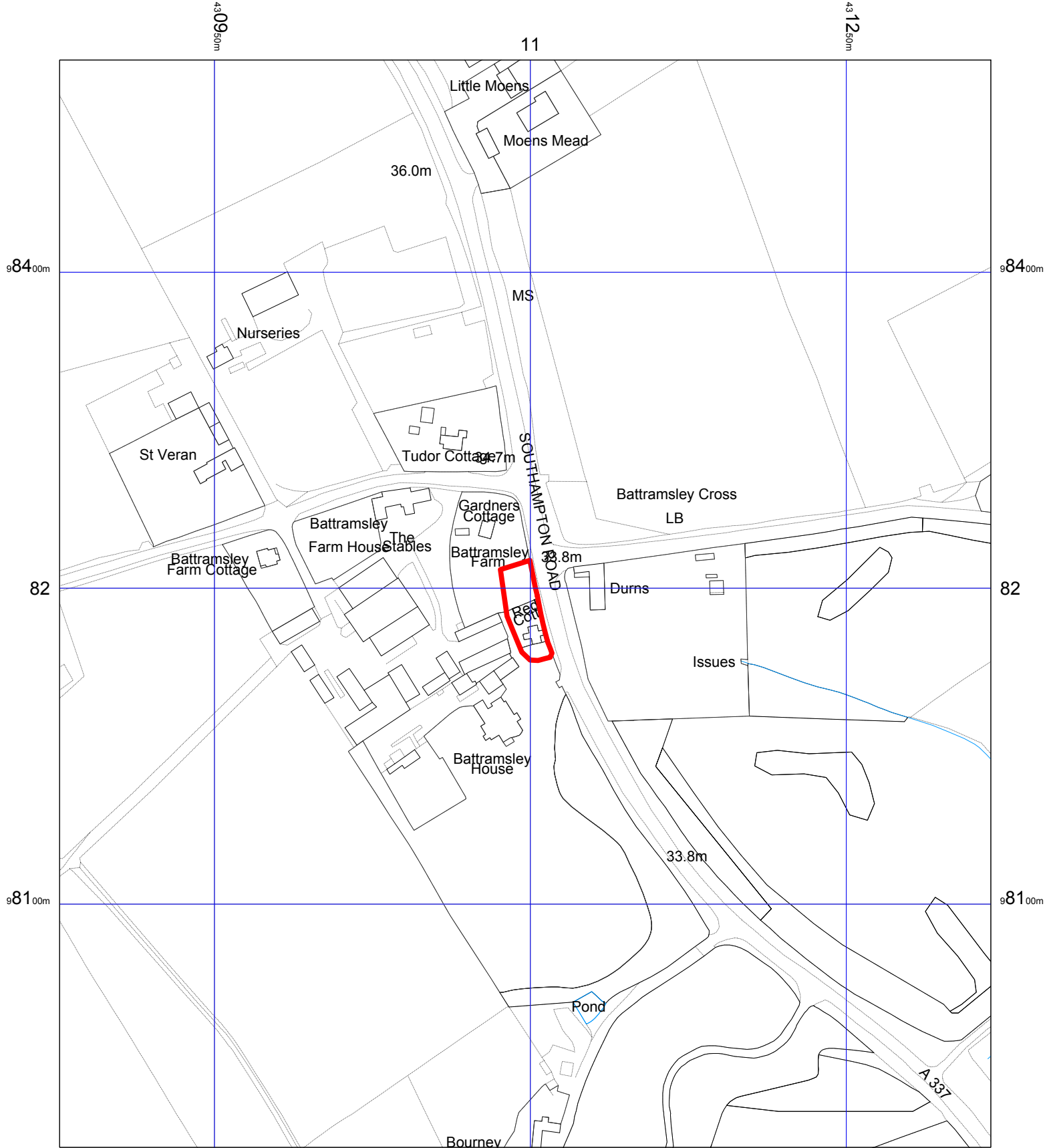
Reason: To ensure the dwelling remains of a size which is appropriate to its location within the countryside and to comply with Policy DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 5 Development shall only be carried out in accordance with drawings 2017.04.01, 2017.04.02A, 2017.04.03 and 2017.04.05. 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 CP8 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.

Informative(s):

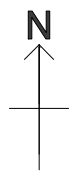
- 1 All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 41 of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given the relevant contact number for Natural England, which is 0300 060 3900.



New Forest National Park Authority
 Lymington Town Hall, Avenue Road,
 Lymington, SO41 9ZG
 Tel: 01590 646600 Fax: 01590 646666
 Date: 01/08/2017

Ref: 17/00504/FULL
Scale: 1:2500

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Application No: 17/00560/FULL Full Application

Site: Fairways, Priestlands Close, Woodlands, Southampton, SO40 7GD

Proposal: Proposed Side and Rear Extension

Applicant: Mr & Mrs Lo

Case Officer: Liz Young

Parish: NETLEY MARSH

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
DP11 Extensions to Dwellings
CP8 Local Distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 7 - Requiring good design

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Netley Marsh Parish Council: Recommend permission.

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

- 9.1 One letter of support received from a neighbouring property;
- Proposal would not look out of place with other properties along the road.
 - Proposal would not impose upon any neighbouring properties.
 - The development has been sympathetically designed and the house is set well back from the road.

10. RELEVANT HISTORY

- 10.1 Ground and first floor addition (95/56921) approved on 11 July 1995 (*not built*)
- 10.2 Alterations and addition of kitchen and addition of sun room (NFR/XX/140960) approved on 14 April 1965 (*not built*)

11. ASSESSMENT

- 11.1 Fairways is a two storey detached dwelling built in red brick and tile in a row of similar properties, the majority of which incorporate single storey attached garages to the side. The houses back on to the main Southampton Road and are accessed from Priestlands Close. The plots are level and there is mature planting on the rear boundaries. A single storey garage and lean-to lie to the side of the dwelling and adjoin the boundary with the immediately neighbouring property, Twigwood.
- 11.2 Consent is sought to replace the existing garage and lean-to with a two storey extension comprising garage and utility room with a bedroom extension and en-suite over. A single storey rear extension is also proposed, incorporating a mono-pitched roof and rooflights and this would provide a new kitchen diner. External facing materials (facing brickwork and concrete tiles) would match those on the existing building. The two storey extension would adjoin the boundary with the neighbour and the ridge and eaves height, along with the depth, would match those of the original building.
- 11.3 The main issues under consideration would be:
- The extent of floorspace increase (based upon the house as it existed on 1 July 1982 including all habitable accommodation).
 - The extent to which the proposed extension would reflect the scale and form of the house and the character of the wider area.
 - Potential loss of amenity to neighbouring residents.
- 11.4 In terms of floorspace and the requirements of Policy DP11 the existing attached garage and lean-to do not form part of the

habitable accommodation. Whilst these two elements clearly were in place in 1982 they are physically distinct from the main house as a result of their roof form, use, construction and internal layout (with no internal access) based upon the policy approach set out under Policy DP11. Based upon this the existing dwelling has a total habitable floorspace of 113 square metres.

- 11.5 The proposed extension would effectively replace the existing attached structures and would incorporate the garage and utility room into the volume of the main house with additional accommodation above (along with internal access from the main house into the ground floor element). The total resulting floorspace would amount to 150 square metres, a 33% increase. The proposal would therefore exceed the 30% limit set out under Policy DP11. Whilst consent was granted recently (reference 17/00276) for side and rear extensions on a similar property two plots away this was only on the basis that the applicant had submitted evidence to show that the attached side projection was in use prior to 1982 as a utility room and that it formed part of the existing habitable floor area on this date (therefore ensuring it was part of the habitable floorspace).
- 11.6 A recent appeal decision (reference APP/B9506/D/15/3004446) which demonstrates the importance of ensuring extensions to dwellings fall within acceptable limits relates to a large property at Bucklers Hard. This property had undergone previous extensions and the appeal proposal would have then exceeded the 30% limit by 2%. Despite the modest size of the proposal the Inspector dismissed the appeal concluding that it was an immediate conflict with Policy DP11. The Inspector noted that the addition would bring about an overall improvement to the appearance of the building but stated that if this were accepted as an argument then this approach could be repeated on many other sites. The Inspector concluded that the policy should be applied both "rigidly and consistently". The Authority can see no reason in this case to take a different approach in that there are no material considerations which would outweigh the need to comply with Planning Policy.
- 11.7 Aside from the issue of floorspace increase it is considered that the scale and uncompromising form of the proposed two storey side extension would fail to respect the proportions of the original house or the prevailing pattern of development along Priestlands Close. Specifically the proposal would fail to adhere to Design Guide advice in terms of avoiding extensions which close space between buildings and impact upon boundaries, minimising bulk by setting extensions back with reduced height and smaller roof spans, setting back flank walls to conceal depth and avoiding impacts upon neighbours such as building bulk (pages 27, 29,30). The proposal would encroach towards the immediate neighbour, Copse View, with no significant gap remaining between the two properties. This would have a terracing effect

and would set a significant precedent for the other properties along Priestlands Close to carry out similar additions which would have significant implications for the wider street scene. The absence of any set back in depth or concession to the main roofline would result in the overall proportion and balance of the property being significantly altered with the original core element of the building no longer being readily discernible. The proposal would therefore be contrary to Policies DP11 and CP8 of the New Forest National Strategy and the National Park.

- 11.8 As a result of the depth and height of the extension and the fact that it would adjoin the boundary with the immediate neighbour it is considered that the proposed extension would have an overbearing impact and harmful level of visual intrusion, particularly when viewed in combination with the proposed rear extension from the rear garden of the neighbour. The proposed development would therefore be contrary to the requirements of Policy DP1 of the New Forest National Park Core Strategy.

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 (DPM) (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 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.
- 2 The proposed two storey extension would, by virtue of its scale, uncompromising form and proximity to the site boundary, fail to respect the character and scale of the existing dwelling and the wider street scene. Furthermore the development would set a highly undesirable precedent for similar extensions along Priestlands Close resulting in a terracing effect and the loss of visual gaps between buildings. The proposed development would therefore be contrary to Policies DP11 and CP8 of the New Forest National Park Core Strategy and Development Management Policies (DPM) (December 2010) along with the requirements of the Design Guide Supplementary Planning Document.

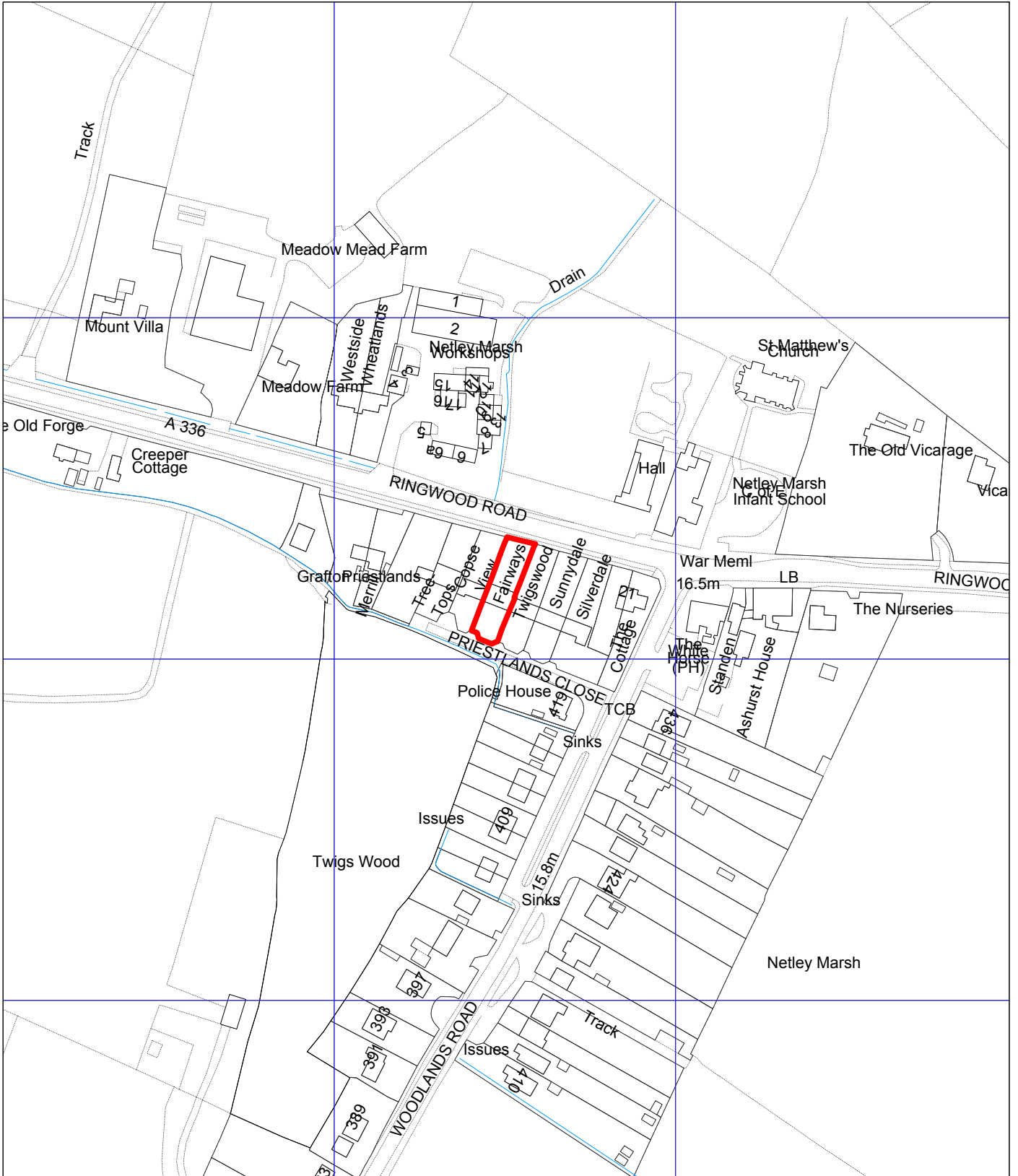
- 3 The proposed extension would have an overbearing impact and harmful level of visual intrusion, particularly when viewed in combination with the proposed rear extension, from the rear garden of the neighbouring property. The proposed development would therefore be contrary to the requirements of Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

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43 33 50m

30

32



11 31 00m

11 31 00m

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11 28 00m

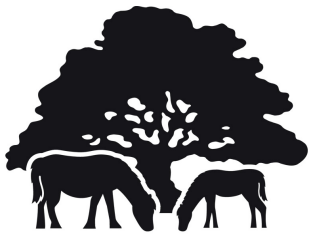
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**NEW FOREST
NATIONAL PARK**

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

Tel: 01590 646600 Fax: 01590 646666

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