

**Application No: 16/00619/FULL Full Application**

**Site:** The Old School House, Church Lane, Sway, Lymington, SO41 6AD

**Proposal:** 5no. detached dwellings; sheds; access; widening of footpath; associated landscaping (Revised design to Planning Permission 15/00376)

**Applicant:** Moortown Developments

**Case Officer:** Clare Ings

**Parish:** SWAY

---

**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

Defined New Forest Village

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

CP7 The Built Environment  
CP9 Defined Villages  
CP12 New Residential Development  
DP1 General Development Principles  
DP6 Design Principles

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Design Guide SPD  
Sway Village Design Statement

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 6 - Delivering a wide choice of high quality homes  
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 Committee noted that the five units have already been subject to a previous application to allow a single storey extension in each case. The currently proposed application is to extend that single storey extension. The Council are concerned that the proposed increase in the footprint for each house would result in the scheme becoming too dense in terms of its build elements which would adversely impact the character and appearance of the wider area.

## **8. CONSULTEES**

No consultations required

## **9. REPRESENTATIONS**

9.1 None received.

## **10. RELEVANT HISTORY**

10.1 Application to vary condition 10 of planning permission 15/00987 to allow a minor material amendment to planning permission reference 15/00376 (16/00311) approved on 6 June 2016

10.2 5no. detached dwellings; sheds; access; widening of footpath; associated landscaping (demolition of existing buildings) (Application for a non-material amendment to 15/003767) (15/00987) - no objections raised 8 January 2016

10.3 5no. detached dwellings; sheds; access; widening of footpath; associated landscaping (demolition of existing buildings) (15/003767) approved on 28 July 2015

## **11. ASSESSMENT**

11.1 The application site occupies a corner plot at the junction of Westbeams Road and Church Lane. It is a level site and previously comprised a single large two storey height red brick Victorian building of character with a tiled roof. Development of the site is now well under way.

11.2 The proposal to demolish the existing building and erect five detached dwellings was given planning consent in July 2015 (15/003767), and subsequently amended to include a small single storey extension to the rear of each dwelling in June 2016 (16/00311). The dwellings would be predominantly two-storey, and would be constructed of traditional materials - brick under a tiled roof. Four of the dwellings were to be accessed off Church Lane, with the remaining one to be accessed off Westbeams Road, and parking would be to the front of the dwellings. There would be provision within each garden for a small shed.

- 11.3 This application is for a further alteration to the design of the development, and is to increase the size of the single storey extension to the rear of each dwelling. The extensions permitted under 16/00311 added just over 6m<sup>2</sup> to each dwelling - a depth of the projection being some 1m. This proposal seeks to increase that depth by 1.5m, which would add a further 9m<sup>2</sup> to each dwelling. The key consideration is whether this additional floorspace would result in an overdevelopment of the site and cramped layout.
- 11.4 It is acknowledged that the development is quite "tight", and the dwellings, with the exception of Plot 1, always had relatively small rear gardens. The comments of the Parish Council are noted, and whilst the increase in floorspace of the dwelling would further encroach into the garden space, it is a relatively modest increase, single storey only and therefore is not considered would significantly harm the overall balance between the built form and garden/open space, or adversely harm the character and appearance of the wider area.
- 11.5 The Sway Village Design Statement aims to avoid high density cramped developments, but it is not considered that the further small extensions to the properties on this site would be contrary to the guidelines contained within that document.
- 11.6 A Unilateral Undertaking was signed at the time of the original application (15/00376) requiring contributions towards SPA (both New Forest and Southampton and Solent Water) to be paid prior to the commencement of development. The development has now commenced and that payment has been made, thus there is no need to update the Unilateral Undertaking.
- 11.7 Permission is therefore recommended.

## 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 Development shall only be carried out in accordance with Drwgs: 8562/400, 8562/401, 8562/402, 8562/403, 8562/404, 8562/405 and 8562/406. 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.

- 3 The external facing materials to be used in the development shall be as follows:

Walls: Brick - Wienerberger Olde Henfield Multi  
Detail: Natural Sandstone window headers  
Roof: Siga 69 Natural Slate tile

as approved on 21 July 2016, unless otherwise agreed in writing by the New Forest National Park Authority.

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).

- 4 Landscaping of the site shall only take place in accordance with the details included on Drwg No 8562/207 approved on 21 April 2016, unless otherwise agreed in writing by the New Forest National Park Authority.

Reason: To ensure that the development takes place in an appropriate way and to comply with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 5 The development hereby permitted shall not be occupied until the arrangements for parking, both car and cycle, shall have been made within the site in accordance with the approved plans and shall be retained thereafter.

Reason: To ensure adequate parking provision is made in the interest of highway safety and to comply with Policies DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010) and Section 4 of the National Planning Policy Framework.

- 6 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, garage or other outbuilding otherwise approved by Class E of Part 1 of Schedule 2 to the Order shall be erected or carried out without express planning permission first having been granted.

Reason: In view of the physical characteristics of the plot, the New Forest National Park Authority would wish to ensure that any future development proposals do not adversely affect the visual amenities of the area and the amenities of neighbouring properties, contrary to Policy DP10 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 7 Unless otherwise agreed in writing by the National Park Authority, development shall only take place in accordance with the recommendations for ecological mitigation and enhancement which are set out in the ecological report (ref The Wood Burning Centre\_28032015 updated 4 July 2015) hereby approved, and the further details shown on Drwg No 8562/101 Rev B approved on 21 April 2016. The specified measures shall be implemented and retained at the site in perpetuity.

Reason: To safeguard protected species in accordance with Policies DP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 8 Disposal of surface water from the site shall only be carried out in accordance with the details included on Drwg No 8562/300 Rev F and the Surface Water Strategy Report approved on 21 July 2016 unless otherwise approved in writing by the New Forest National Park Authority.

Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

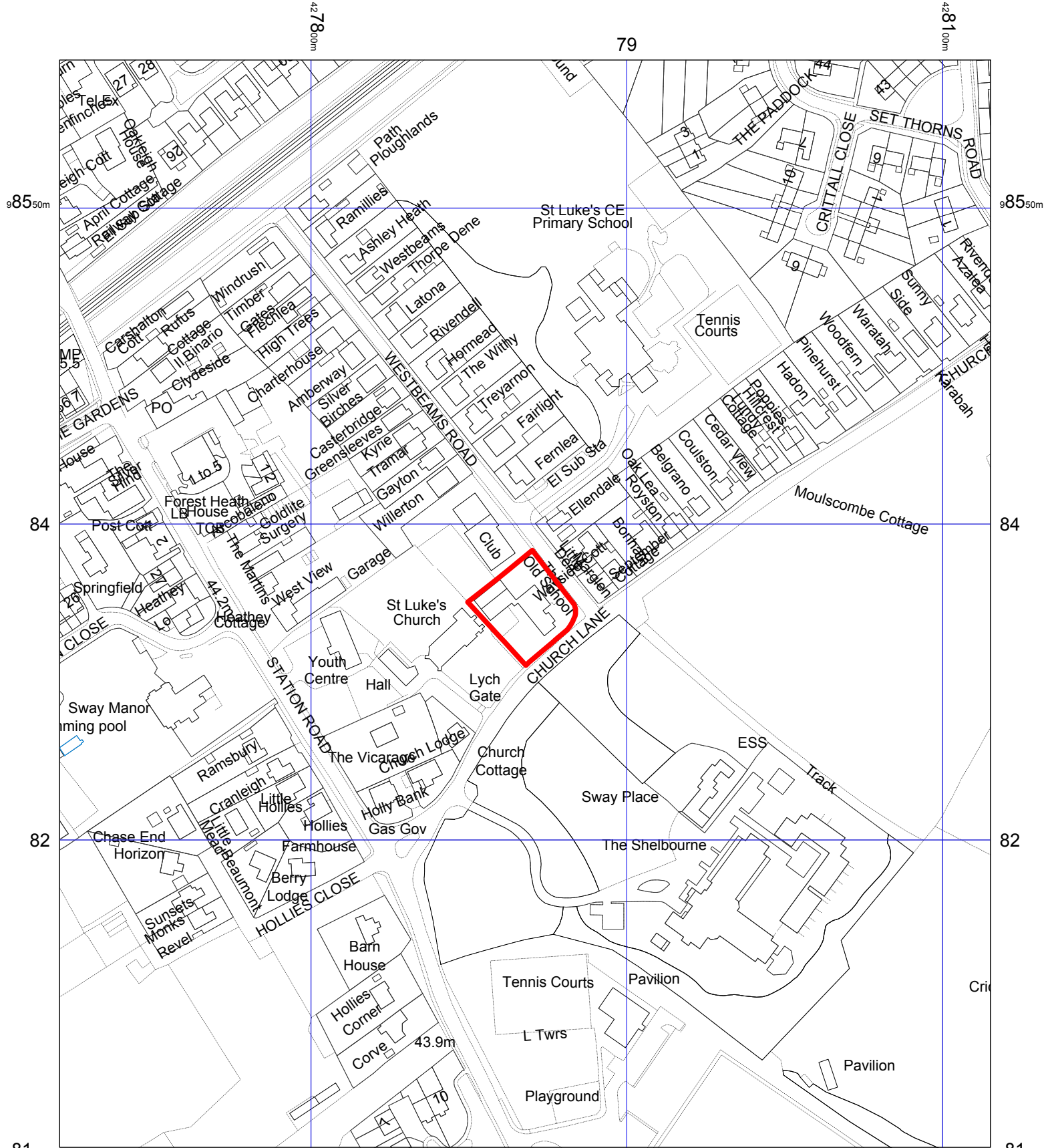
- 9 The trees on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the details indicated on Drwg No 8562/207 approved on 21 April 2016, unless otherwise agreed in writing by the National Park Authority.

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).

**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 0845 600 3078.



NEW FOREST  
NATIONAL PARK

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

Tel: 01590 646600 Fax: 01590 646666

Date: 27/09/2016

Ref: 16/00619/FULL

Scale: 1:2500

© Crown copyright and database rights 2016 Ordnance Survey 1000114703

