

**Application No: 15/00875/FULL Full Application**

**Site:** 12 Cedar Mount, Lyndhurst, SO43 7ED

**Proposal:** Two storey side extension; conservatory; cladding to first floor  
(demolition of existing garage and conservatory)

**Applicant:** Mr Donohoe

**Case Officer:** Emma MacWilliam

**Parish:** LYNDHURST

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**1. REASON FOR COMMITTEE CONSIDERATION**

Previous Committee consideration on 16 February 2016.

**2. DEVELOPMENT PLAN DESIGNATION**

Defined New Forest Village

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

CP8 Local Distinctiveness  
DP1 General Development Principles  
DP11 Extensions to Dwellings

**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**

Lyndhurst Parish Council: Recommend refusal:

- Although the Tree Officer is satisfied that the significant tree will be protected, the cladding is not appropriate particularly as this semi-detached property occupies a prominent position on the street scene.

## **8. CONSULTEEES**

- 8.1 Tree Officer: No objection subject to condition

## **9. REPRESENTATIONS**

- 9.1 None received

## **10. RELEVANT HISTORY**

- 10.1 Conservatory (99/67237) approved on 8 October 1999
- 10.2 Addition of garage (NFDC/97/60851) approved on 3 April 1997

## **11. ASSESSMENT**

- 11.1 The application site is within the defined New Forest village of Lyndhurst and is approached via a development of similar properties in mature and reasonably spacious surroundings. The property itself is semi-detached with an attached side garage. There is very large protected Oak tree growing in the rear garden of this plot and a Yew tree on the north eastern side boundary. The property lies immediately adjacent to the Lyndhurst Conservation Area.
- 11.2 Members will recall that this application was reported to the February Planning Committee. To recap, , the application proposes a two-storey side extension, demolition of the garage to the side of the property and to rebuild the existing conservatory as a single storey rear extension. The extension would be finished in matching materials at ground floor level and the first floor would be treated with horizontal cladding.
- 11.3 At the February Planning Committee, Members expressed concern about the use of the horizontal cladding and considered that this would not be an appropriate use of materials in this location. Members advised that if the applicant were to remove the proposed cladding then the scheme would be acceptable. It was therefore resolved to authorise the Director of Strategy and Planning to grant planning permission on receipt of suitably amended plans.
- 11.4 The applicant was subsequently advised that the cladding should be removed from the proposals and invited to submit amended plans accordingly. However, the applicant has since confirmed that they are unwilling to do so and submitted a letter stating that they propose the use of HardiPlank cladding at first floor level in a similar colour to that used at No.20. They are not prepared to change this aspect of their proposal, stating that the existing bricks of the house are of poor quality and that the cladding is necessary to provide protection from weathering. However, no structural survey or surveyor's report to substantiate this has been

submitted.

- 11.5 At the February Planning Committee, Members previously considered that use of cladding at No. 20 Cedar Mount as part of planning permission 09/93970 does not mean that its use would be appropriate on all other properties, and each case must be considered on its own merits. Furthermore, the cladding at No. 20 was approved under a different set of policies prior to the adoption of the current Core Strategy in December 2010 and Design Guide SPD ( adopted in 2011). Members considered that No. 20 appears unduly prominent within the streetscene due to the cladding and the colour. The external finish fails to preserve or enhance the character and setting of the surrounding area, which is predominantly properties of matching bricks.
- 11.6 As such, Members considered that the proposed cladding in this proposal would result in the erosion the character of the area through the use of inappropriate materials. HardiPlank is not considered an appropriate material within the context of the National Park, as set out in the Design Guide. Cladding is a form of development which requires approval in a National Park and within Conservation Areas under the Article 2(3) land restrictions of Class A.2 (a) of Part 1 of Schedule 2 of the Town & Country Planning (General Permitted Development) Order 2015. Therefore it is acknowledged that its impact can have a significant and adverse impact upon the character of such sensitive locations where extra care and consideration is required to ensure that development would be appropriate in terms of preserving and enhancing their special character.
- 11.7 The site of this proposal, No.12, is visible from Shrubbs Hill Road to the north east which falls within the Conservation Area. As such it is material to consider whether the proposed cladding would preserve or enhance the character or setting of the adjacent Conservation Area. It is noted that the removal of the soft landscape along the north eastern to facilitate the decking would accentuate the visual impact of the proposal.
- 11.8 Since the last committee meeting, photographs of properties around Lyndhurst with split facing material finishes were also submitted as justification of the proposed cladding and the applicant advised that they feel this sets a precedent. However the majority of the photographs were of properties with tile hung cladding at first floor level. It is not considered that these are relevant to this case and none of the properties shown have cladding similar to that proposed, with the exception of that of No.20 Cedar Mount. It is not considered that this in itself provides an overriding justification with regard to the assessment of the cladding now proposed.
- 11.9 It was clearly expressed at the previous planning committee meeting that the Authority's Members considered that the

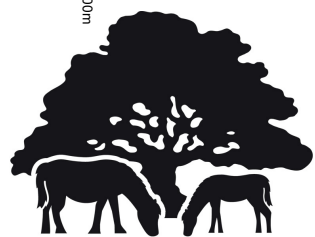
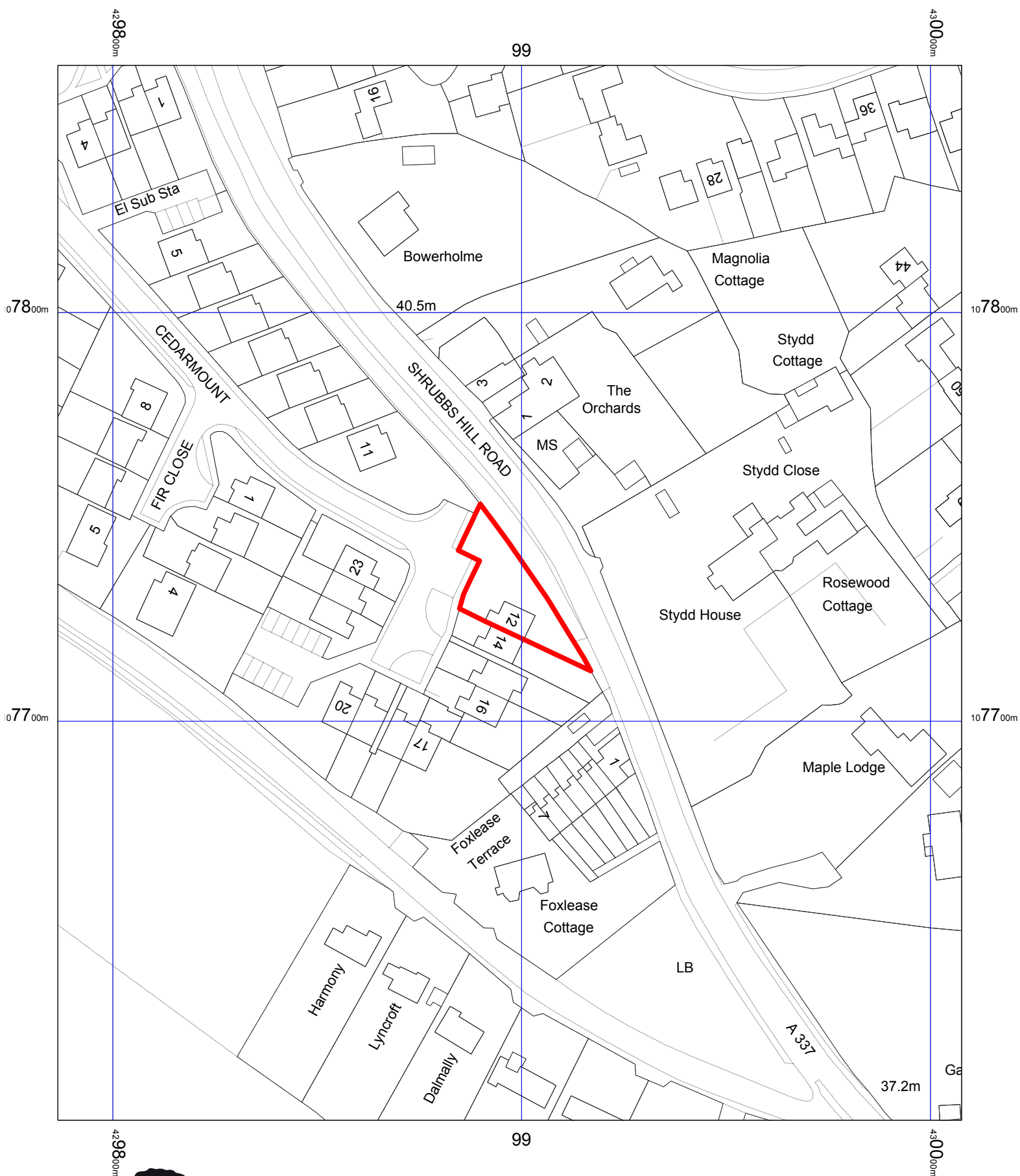
proposed HardiPlank cladding at first floor level would fail to preserve or enhance the visual amenity of the streetscene, the character or setting of the adjacent Conservation Area or the special character, qualities or local distinctiveness of the National Park, and that Members considered the development would therefore be contrary to Core Strategy Policies DP1, DP6 and CP8. The applicants have not been willing to negotiate and remove the cladding. No overriding justification has been submitted which explains why the cladding is necessary. Given the Members' view at the last meeting was that the cladding was clearly unacceptable, refusal is recommended on the basis of the materials and external appearance of the proposed development.

## **12. RECOMMENDATION**

Refuse

### **Reason(s)**

- 1 It is considered that the proposed use of HardiPlank cladding at first floor level would fail to preserve or enhance the visual amenity of the streetscene, the character or setting of the adjacent Conservation Area or the special character, qualities or local distinctiveness of the National Park. The development would therefore be contrary to the requirements of Sections 7 and 12 of the NPPF and Policies DP1, DP6, CP7 and CP8 of the New Forest National Park Core Strategy and Development Management Policies (DPD)(December 2010).



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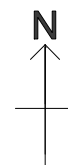
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Date: 25/02/2016

**Ref: 15/00875/FULL**

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**Application No: 16/00017/FULL Full Application**

**Site:** The Cottage, Goose Green, Lyndhurst, SO43 7DH

**Proposal:** First floor extension; porch; alterations to fenestration

**Applicant:** Mr & Mrs Stafford

**Case Officer:** Ann Braid

**Parish:** LYNDHURST

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**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

Defined New Forest Village  
Conservation Area

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

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

**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**

Lyndhurst Parish Council: Recommend that permission be granted. The proposals would not have an effect on the street scene and there would not be a loss of neighbouring amenity.

**8. CONSULTEES**

- 8.1 Building Design & Conservation Area Officer: Objection, the proposed extension and porch would be out of scale with the existing dwelling and would not preserve the character and appearance of the local interest building or the Conservation Area.

## **9. REPRESENTATIONS**

- 9.1 None received

## **10. RELEVANT HISTORY**

- 10.1 Single storey addition and porch (demolish existing)(75353) granted on 12 September 2002

## **11. ASSESSMENT**

- 11.1 The Cottage is a two storey traditional Forest Cottage located within the Lyndhurst Conservation Area. It is finished in render with a plain tile roof. The cottage has a double pile form with a single storey extension projecting at right angles to the rear. The principal elevation faces Goose Green, but the access to the property is by a short gravel driveway at the rear of the house, from Gosport Lane.
- 11.2 Consent is sought to provide an upper floor over the existing single storey extension. The ridge height would be the same as that of the second pile, and it would be finished in matching materials. There would be upper floor windows to either side. It is also proposed to add a larger porch to the front.
- 11.3 The Cottage has been highlighted in the Lyndhurst Conservation Area appraisal as being of local historic, architectural or vernacular interest. It is one of the earliest cottages in the Goose Green area, and is an example of a low-status workers' cottage. The cottage is very visible from the Green and from Gosport Lane.
- 11.4 The issues to be assessed are whether the proposed extension would be appropriate and sympathetic to the character of the existing dwelling and the wider Conservation area. The orientation of the dwelling and the space between the property and its neighbours means that the proposed extension would not have an adverse impact upon residential amenity.
- 11.5 The property is a small dwelling. The proposed development includes an enclosed porch, which requires permission because of its location within 2 metres of the boundary with the highway. The total floor area proposed, including the porch, would be 102m<sup>2</sup> which would exceed the floor area limit in Policy DP11 of the Core Strategy. Policy DP11 requires an assessment of the

scale and character of the original dwelling as the starting point in determining whether an extension would be appropriate. In this instance, the dwelling has a particularly small scale, and the height and projecting form of the extension would unbalance the dwelling which at present steps down to the rear. With regard to the porch, the increase in size and use of timber framing would appear out of scale and disproportionate to the modest proportions of the cottage. The proposal would not therefore be sympathetic to the existing dwelling, and the development would be contrary to Policies DP6 and DP11 of the Core Strategy, which seek the highest standards of design and to ensure all development would be appropriate and sympathetic.

- 11.6 With regard to the impact in the Conservation area, the dwelling is slightly elevated from the road and the addition of an upper floor would significantly increase the visibility of the dwelling in its setting. The extension would appear particularly over-dominant from Gosport Lane. The cottage also contributes to the character of the Goose Green area of the Conservation Area and the proposed extension would also be visible in wider views across the Green. The proposed porch would be larger than the existing, and with its timber-framed design would appear overly bulky and dominant on the principal elevation of the cottage. This traditional frontage is highly visible across the green and makes a particular contribution to the character of the Conservation Area. The increased bulk and mass of the dwelling would not enhance the character of the Conservation Area and the proposal would not therefore comply with Policies CP7 and DP1 of the Core strategy.

## **12. RECOMMENDATION**

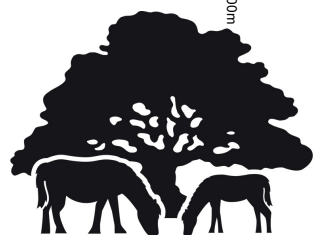
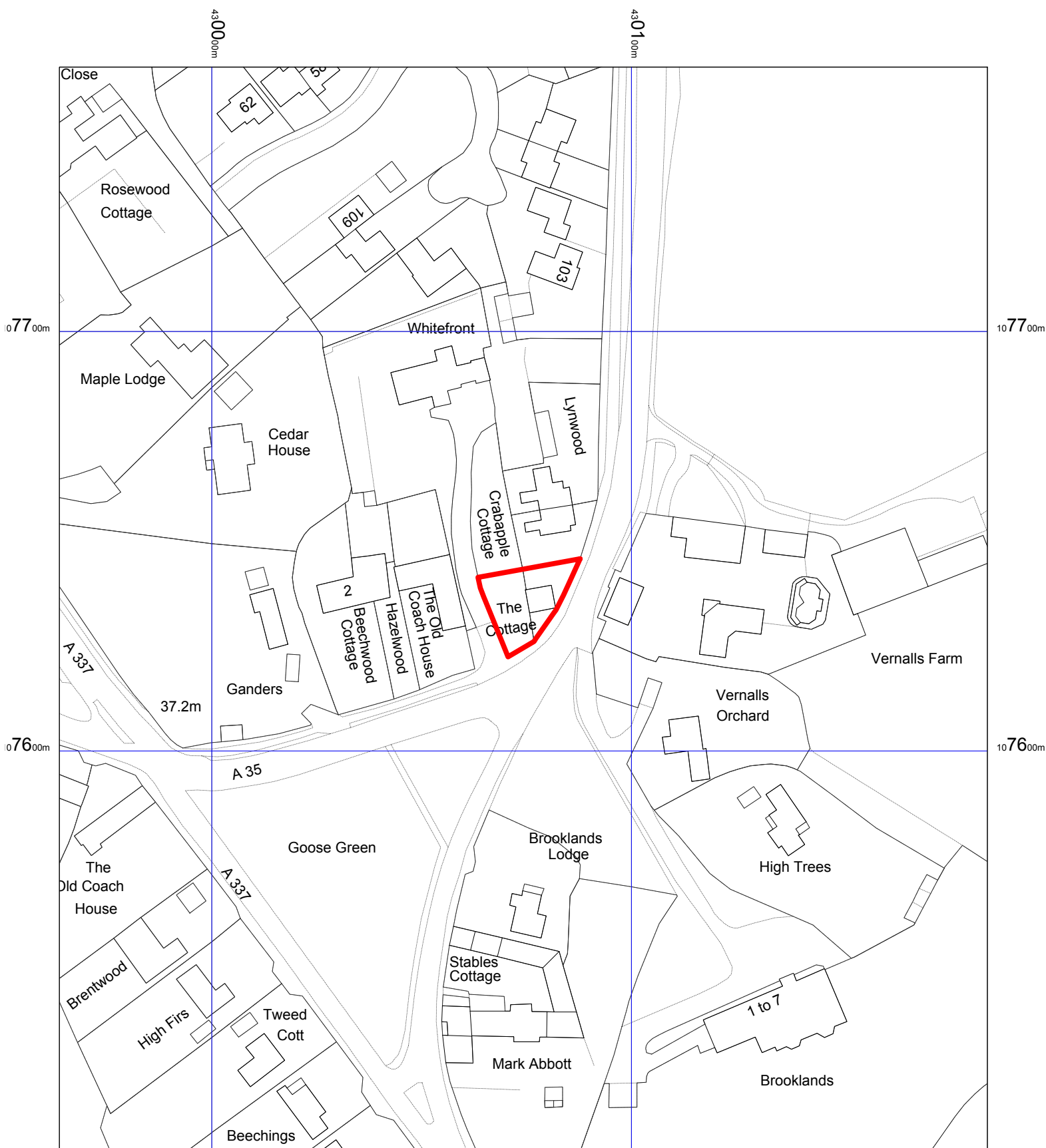
Refuse

### **Reason(s)**

- 1 The cumulative impact of proposals to extend and replace dwellings, if not carefully controlled, would lead in the long term to the urbanisation and erosion of the special character of the National Park. 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 small dwellings in the National Park recognising the benefits this would have in minimising the impact of buildings and activity generally in the New Forest and the ability to maintain a balance in the housing stock. This proposal would result in a dwelling with a total habitable floorspace exceeding 100 sq. metres, contrary to Policy DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).
- 2 The proposed extension and porch, by reason of their size and



scale would add to the massing of the existing property, and would not preserve the character and appearance of the building, which is locally recognised as being of historic interest. The development would be detrimental to the modest appearance of the dwelling, and the local character of this part of the Conservation Area. This would be contrary to Policies CP7, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010), and the adopted Design Guide SPD which seek to ensure that all development would be sympathetic to the local character of the Conservation Area and the National Park.



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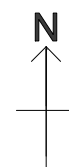
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Date: 25/02/2016

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**Application No: 16/00023/FULL Full Application**

**Site:** Driftwood, Middle Road, Sway, Lymington, SO41 6BB

**Proposal:** Retention of decking

**Applicant:** Dr C Fay

**Case Officer:** Lucie Cooper

**Parish:** SWAY

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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  
DP6 Design Principles  
CP8 Local Distinctiveness

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Sway Village Design Statement

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 7 - Requiring good design

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Sway Parish Council: Recommend refusal: The higher section of the decking in particular has a serious detrimental impact in terms of the visual intrusion and overlooking of the neighbours and thus clearly contravenes DP1 d) - and also CP8. Although neighbours also have decking none is as high or overbearing as this example; feet the awning would add to the overbearing nature. Concern that the application is not accurate in terms of what has already been constructed, need to view the adverse effect on the amenity of the neighbours.

## **8. CONSULTTEES**

No consultations required

## **9. REPRESENTATIONS**

- 9.1 Letters of objection received from neighbouring properties Enigma and Gorselands on the grounds of overlooking

## **10. RELEVANT HISTORY**

- 10.1 Application for single storey extension; roof alterations to facilitate first floor accommodation; 3No dormer windows; roof lights; pitched roof to existing garage and porch (15/00329) granted on 12 June 2015

## **11. ASSESSMENT**

- 11.1 Driftwood is a rendered bungalow which has recently been extended and refurbished with accommodation in the roof space. The site is within the defined New Forest village of Sway. The site falls away from the road and the rear garden slopes more steeply away from the property. The neighbouring properties are also bungalows with accommodation in the roof space and sloping rear gardens with decking.
- 11.2 This application seeks permission for a split level area of decking to the rear of the property that has already been constructed. The decking sits atop an existing area of terrace which leads down to the lawned part of the garden.
- 11.3 The main issue to consider is whether the decking would result in the overlooking of neighbouring properties to the detriment of the occupiers amenities. Due to the sloping nature of the site the height of the decking is dictated by the floor level of the bungalow. The decking at the lower level is approximately 22 square metres in area and 0.3 metres above ground level (the existing terrace) with steps down to it, and the higher level decking covers 18 square metres and is level with the French windows.
- 11.4 Both neighbouring properties sit at a similar level as Driftwood and have ground floor openings and dormer windows with equivalent decking to the rear which provide views across to the rear of Driftwood. Driftwood also already benefits from ground floor openings (which are set at the same level as the decking) and dormer windows at first floor level which similarly provide views across into the neighbouring properties.
- 11.5 The result is that there is already a degree of mutual overlooking into the rear garden areas of each property given the location of existing openings in the dwellings and the sloping nature of the

sites. The decking the subject of this application therefore would not exacerbate any existing overlooking or lead to a further loss of privacy given the existing views into the rear garden of neighbouring properties predominately from dormer windows. Therefore the new decking does not give rise to materially harmful levels of overlooking and does not adversely affect the existing neighbouring amenity to a degree that would warrant the refusal of the application. The decking is not of a height or prominence which would cause an overbearing effect upon neighbouring property.

- 11.6 Comments have been made in relation to the retractable awning above the area of higher level decking. However this element does not require planning permission.
- 11.7 It is noted that as this is a retrospective application the decking is already *in situ*. The decking as built varies slightly from the proposed plans in that the steps down from the lounge to the lower level decking have been built larger than shown on the submitted plans. The agent has confirmed that the Applicant intends to implement the decking as shown on the plans, should the application be successful. A condition requiring the development to be implemented in accordance with the plans submitted with the application is therefore recommended.
- 11.8 The application complies with policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) 2010 and is recommended for approval.

## **12. RECOMMENDATION**

Grant Subject to Conditions

### **Condition(s)**

- 1 The decking the subject of this permission shall be altered so that it strictly accords with submitted drawings numbered 'A1821/11' and 'B18121/9' within 6 weeks of the date of this permission.

Reason: Given the retrospective nature of the application it is appropriate to ensure that works are completed in accordance with the approved plans so the development accords with policies DP1, DP6 and CP8 of the adopted New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



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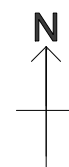
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**Application No: 16/00054/FULL Full Application**

**Site:** 4 Warton Close, East Boldre, Hampshire, SO42 7WW

**Proposal:** Two storey front extension

**Applicant:** Mr & Mrs J Mitchell

**Case Officer:** Deborah Slade

**Parish:** EAST BOLDRE

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**1. REASON FOR COMMITTEE CONSIDERATION**

Application from Officer of the National Park Authority.

**2. DEVELOPMENT PLAN DESIGNATION**

No specific designation

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

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

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Design Guide SPD

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 12 - Conserving and enhancing the historic environment

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

East Boldre Parish Council: No comments received at time of writing report; any Parish comment received will be reported at the Committee Meeting.

**8. CONSULTEES**

No consultations required

## **9. REPRESENTATIONS**

- 9.1 No representations received at the time of writing the report.

## **10. RELEVANT HISTORY**

- 10.1 No recent planning history

## **11. ASSESSMENT**

- 11.1 Wartons Close comprises a *cul-de-sac* of mid-20th Century suburban development just outside the Forest South East Conservation Area. 4 Wartons Close is a semi-detached property with first floor tile hanging, set forward of its adjoining neighbour. Permission is sought for a one and two storey front extension.
- 11.2 The extension would protrude by just over 1 metre from the front of the dwelling, and the two-storey element would be set on the far side of the adjoining house, some 3m away from the shared boundary. As it would be at the north of the adjoining property, it would not result in loss of light. The extension would be around 3m away from no. 2 Wartons Close, to the north, and similarly the distance between the two would prevent significant impact.
- 11.3 In character, the front extension would emulate the gabled form of 17 Wartons Close, which is nearby in the same group of dwellings. As such its form would not be out of character or inappropriate for its setting. The extension would be on the far side of the dwelling from the Conservation Area and would not affect views into or out of the Conservation Area.
- 11.4 The extension would add a further 14% to the existing floorspace to the house, within the limits of Policy DP11. In all other respects, the extension is considered to be appropriate to the dwelling and its curtilage and therefore the proposal is considered to comply with Policy DP11.
- 11.5 There is a blossom tree at the front of the site, which it is intended to retain. The tree is not subject to protection measures and is of ornamental value rather than any specific public amenity. It is unlikely that protected species would be affected due to the nature and scale of the development.
- 11.6 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.

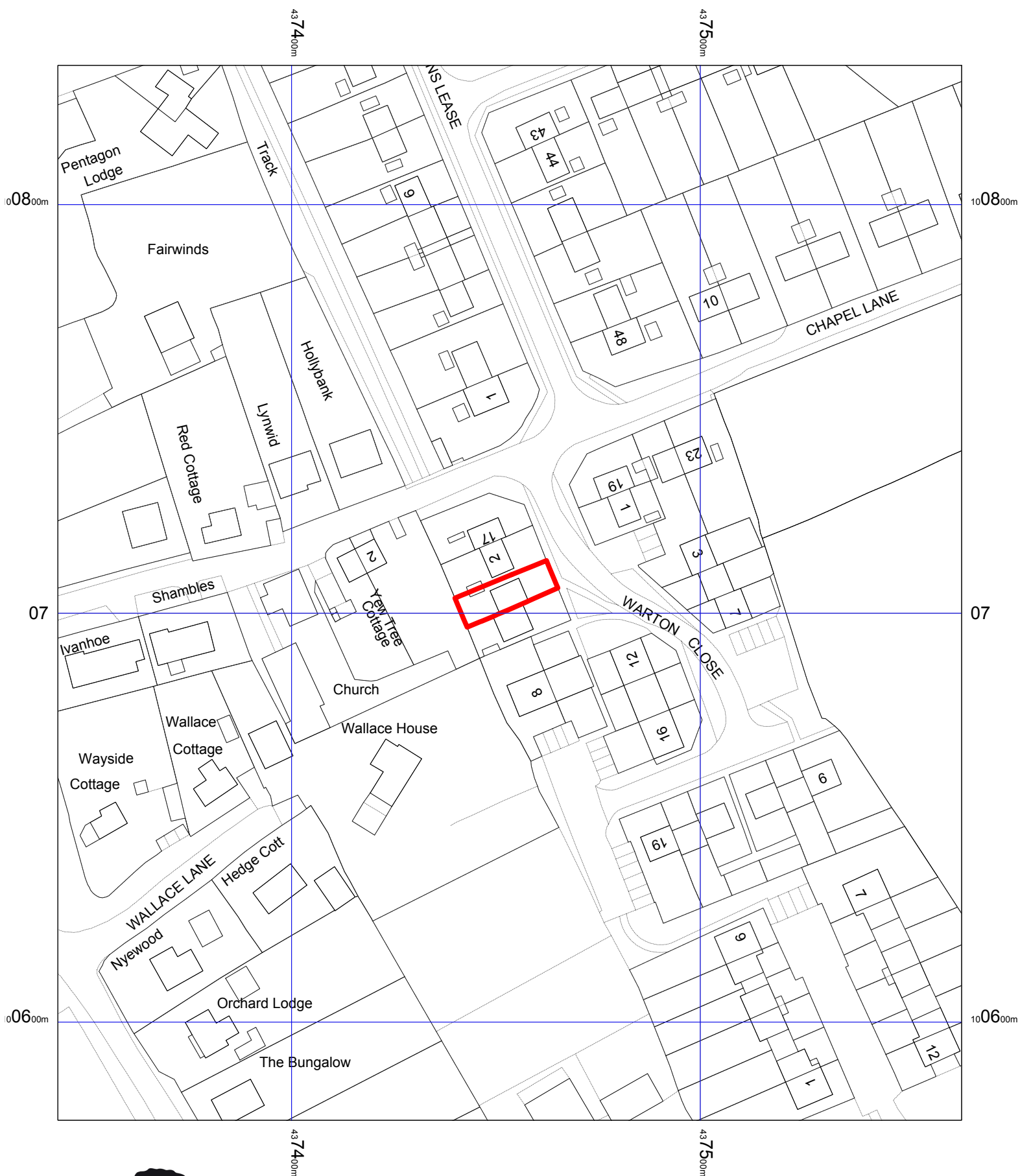
Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The external facing materials to be used in the development shall match those used on the existing building, 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).

**Informative(s):**

- 1 The application does not state how surface water will be discharged. There should be no increase in flow to any surface water system or watercourse. Building Control will advise on the disposal of surface water.



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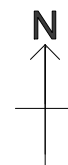
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