

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

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

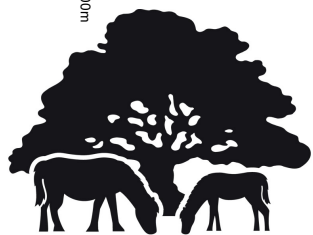
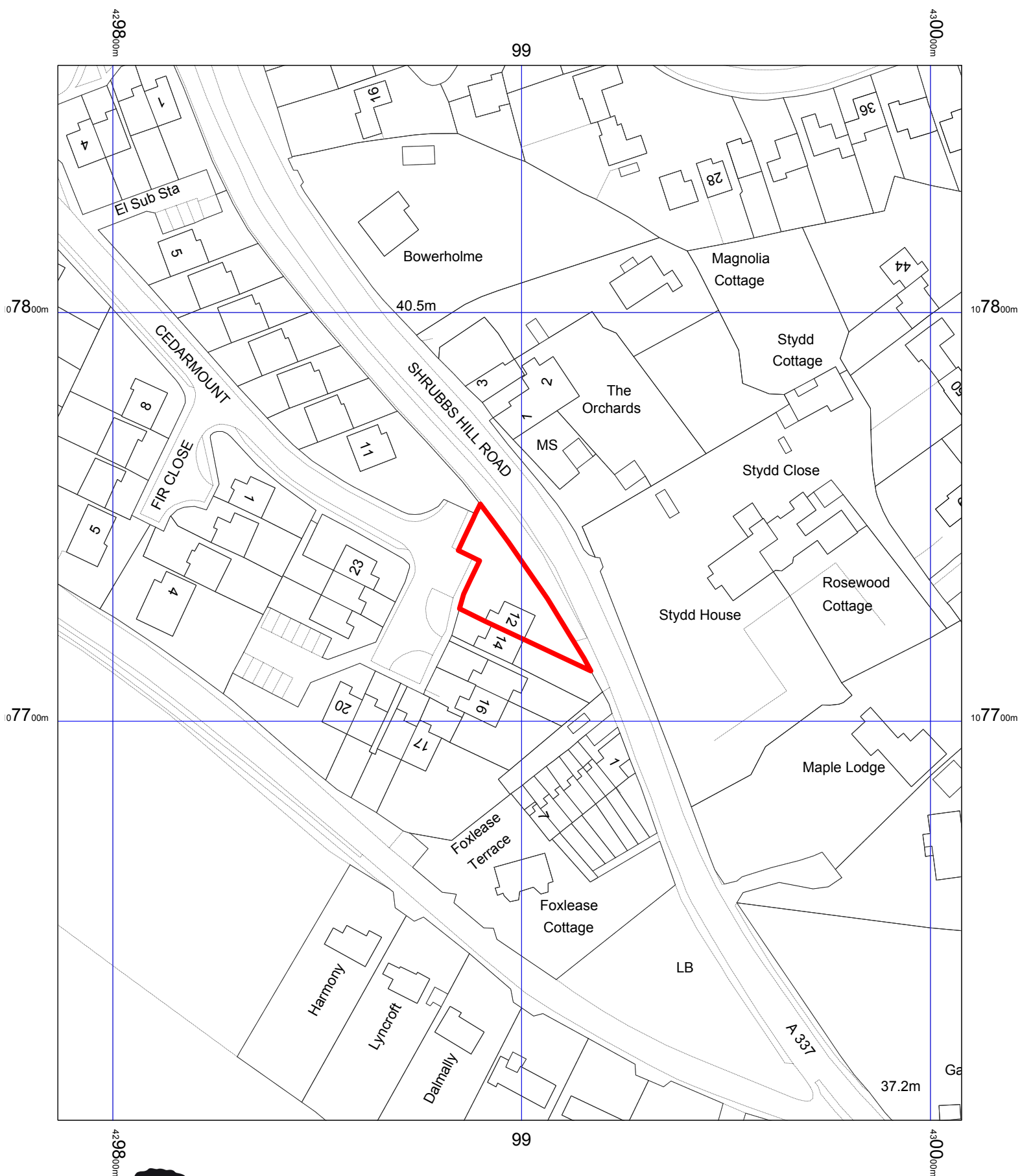
proposed HardiPlank cladding at first floor level would fail to preserve or enhance the visual amenity of the streetscene, the character or setting of the adjacent Conservation Area or the special character, qualities or local distinctiveness of the National Park, and that Members considered the development 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).



NEW FOREST
NATIONAL PARK

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