

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

Contrary to Parish Council view

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 lies 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.

11.2 This 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 from matching materials at ground floor level and the first floor would be treated with horizontal cladding. A similar extension was approved at No. 20 Cedar Mount under planning permission 09/93970.

11.3 The site lies within the defined New Forest Village boundary of Lyndhurst and is not a small dwelling. The floor space limitations of Policy DP11 do not therefore need to be taken into account. The issues to be assessed are whether the proposed extension would be appropriate to the site and its surroundings, and whether there would be any adverse impacts on neighbours, parking and trees.

11.4 The proposed extension would be set back from the existing front elevation and would have a lower ridge height than the main building. As such it would be considered subservient to the property. Consequently the form of both the semi-detached properties would not be adversely elongated. Given the comparative size of the plot and its location within Cedar Mount it is considered that the development can be accommodated without detriment and the scale would be in-keeping. It is therefore considered that the design, scale, siting and form of the extension would be appropriate to the existing dwelling and its curtilage and would not detrimentally affect the character and appearance of the area.

- 11.5 The concerns of the Parish Council regarding the use of the horizontal cladding are noted; however this has already been agreed at No. 20 as part of planning permission 09/93970. Therefore cladding is already present in Cedar Mount. It is not considered therefore that its use would adversely impact upon the character and appearance of the area. The materials and external finishes can be agreed by condition.
- 11.6 The proposals would not give rise to any adverse impact upon neighbouring amenity by way of materially harmful loss of light, outlook or privacy due to the siting of the extensions, their design and the layout and use of windows.
- 11.7 The development would not be considered to compromise vehicular access in the vicinity. Whilst the development would result in the loss of the garage space, adequate parking would be retained on the site frontage for three cars. This meets the Development Standards SPD requirements for a four bedroom house in this location. There is also unrestricted on-street parking in the vicinity.
- 11.8 The Tree Officers were consulted as part of this application with regard to potential impact upon trees, mainly the large protected Oak tree growing in the rear garden. Initially the Tree Officer advised that a method statement would be required to show how the proposed extension could be built without adverse impact on the protected Oak tree in the garden. This was most particularly in relation to the single storey extension to the rear of the dwelling.
- 11.9 Following this the applicant advised that the existing conservatory on the rear of the property has its own foundations and low level brick faced cavity wall with glazing over. The proposal within the current application would utilise the existing foundations and build on top of the low level wall and there would be a minimal amount of additional brickwork. The existing glazed roof would be removed and replaced with a solid roof structure. The applicant has confirmed that there will be no disruption or cutting into the ground as it is proposed to use/ retain what is currently in place.
- 11.10 In addition, the applicant advises that it is proposed to lay grass/ground reinforcement protection during the overall construction process and suitable fencing around the trunk of the tree in question to ensure that there will be no ground level works nor will there be any impact to the tree or its roots.
- 11.11 The Tree Officers have advised that they are satisfied with this provided a condition is attached to any planning permission to ensure there are no works or storage of materials within the root protection areas of the Oak tree in the rear garden and the Yew tree on the north eastern side boundary.

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 cladding materials and finishes have been submitted to and approved in writing by the New Forest National Park Authority. Other external wall and roof materials shall match those of the existing building as set out on the application form and Design and Access Statement.

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).

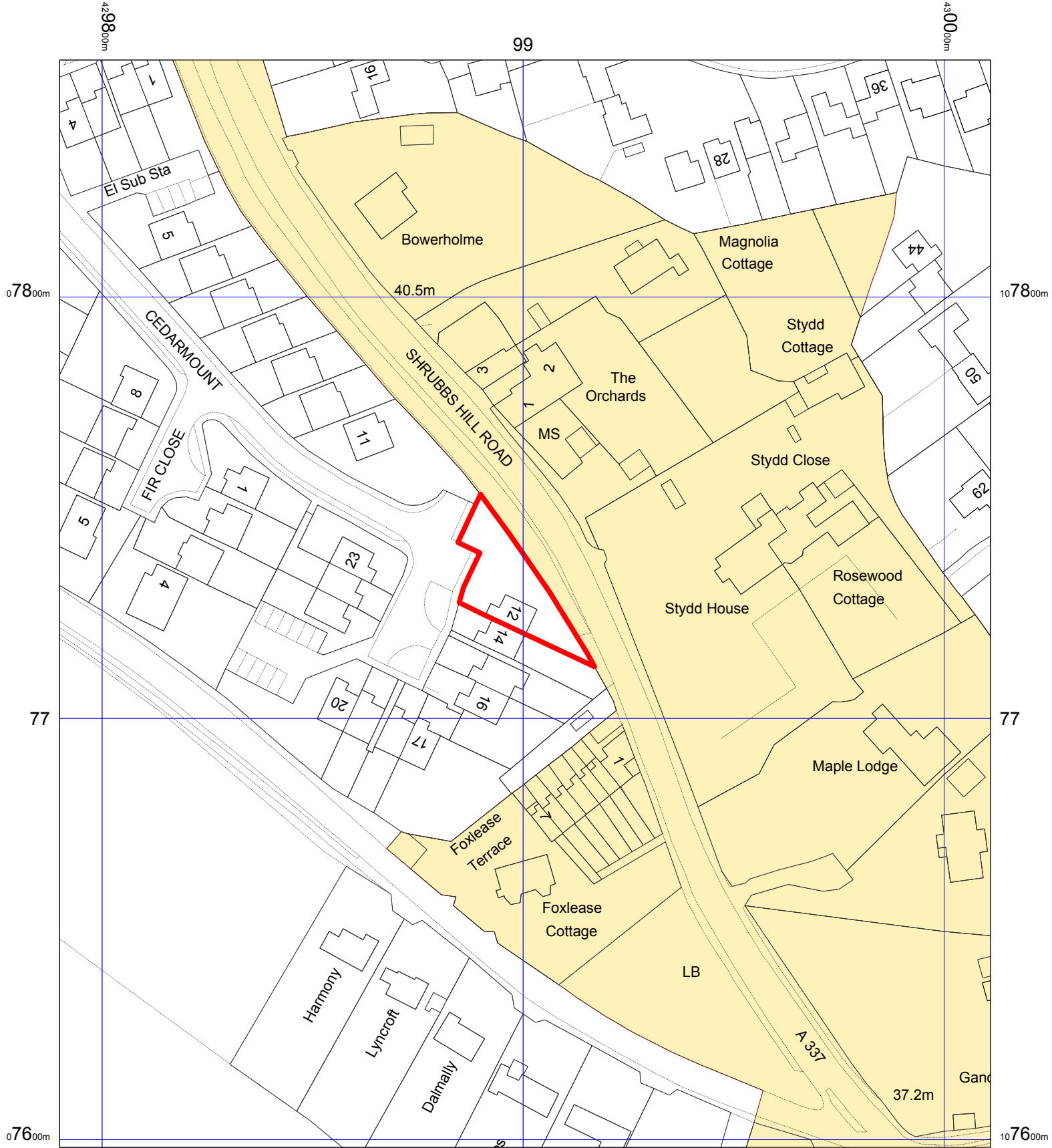
- 3 The trees on the site which are shown to be retained on the approved plans, most particularly the Oak tree in the rear garden area and the Yew tree on the north eastern side boundary, shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the correspondence submitted in the letter from AH Design dated 7th January 2016.

No works or storage of materials shall occur within the root protection areas of the above mentioned trees.

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).

- 4 Development shall only be carried in accordance with Drwgs: 1501-01-01A, 1501-01-02B, 1501-01-04 and 1501-01-05. 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 CP7, CP8, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.



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