

**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.

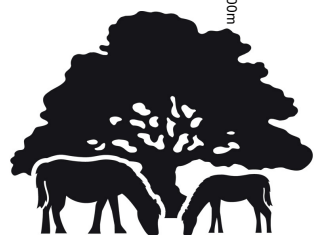
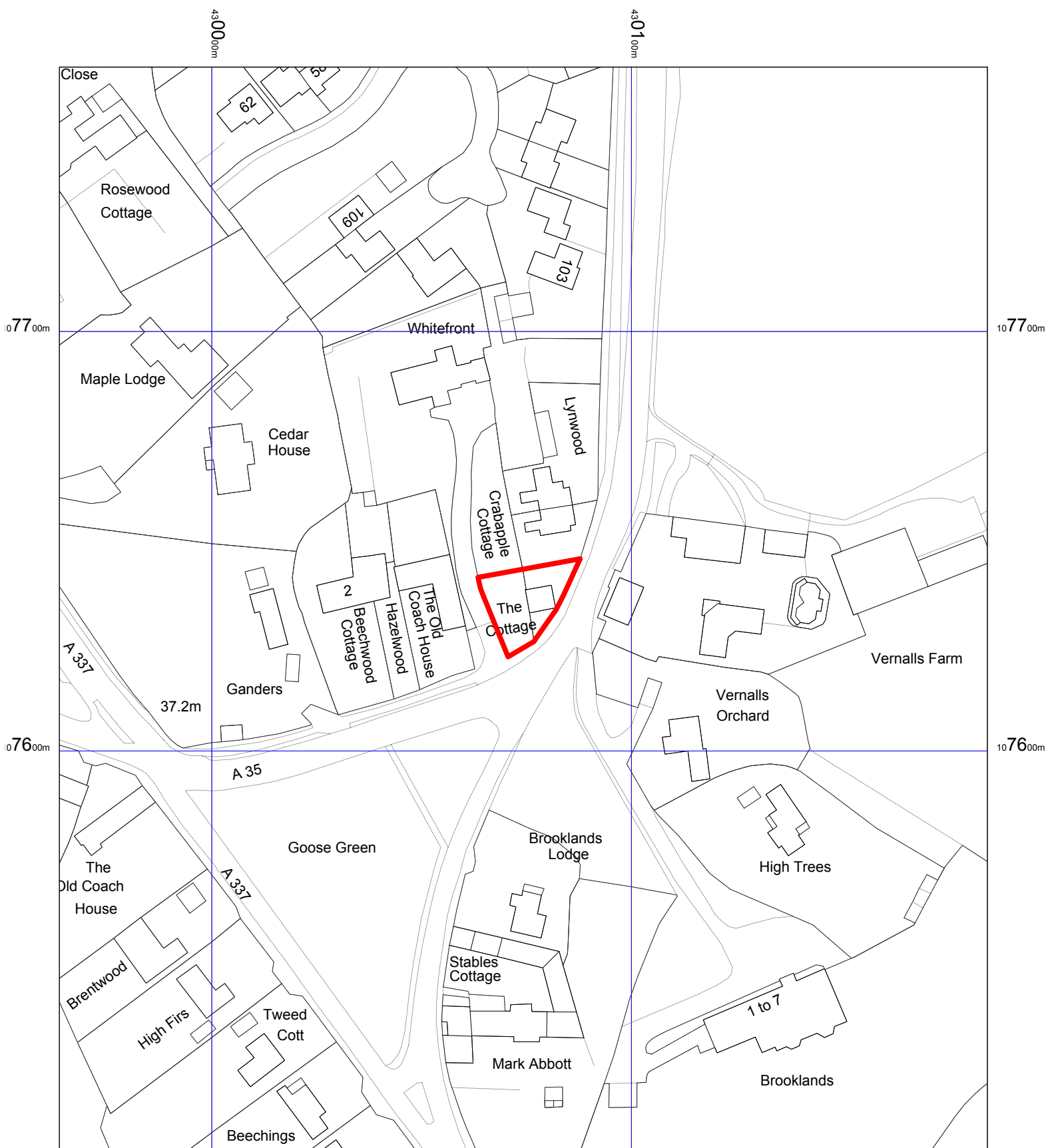
## **12. RECOMMENDATION**

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.



NEW FOREST  
NATIONAL PARK

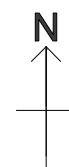
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