

**Application No: 16/00757/FULL Full Application**

**Site:** Monks Cottage, Pilley Bailey, Pilley, Lymington, SO41 5QT

**Proposal:** Two storey rear extension; balcony; fenestration alterations  
(Demolition of existing extensions)

**Applicant:** Ms S Lindsell

**Case Officer:** Deborah Slade

**Parish:** BOLDRE

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**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

Conservation Area

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

DP1 General Development Principles  
DP6 Design Principles  
CP7 The Built Environment  
CP8 Local Distinctiveness  
DP11 Extensions to Dwellings

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Design Guide SPD  
Boldre Parish Design Statement

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 11 - Conserving and enhancing the natural environment  
Sec 12 - Conserving and enhancing the historic environment

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Boldre Parish Council: Recommend refusal. Feels there to be excessive fenestration in this proposal which is out of keeping with the original 'Forest

Cottage' and could lead to light pollution in this sensitive area so close to the Open Forest. Consider a slate roof to match the existing cottage would be more appropriate than the seemingly timber proposal (as per the Boldre Parish Design Statement).

## **8. CONSULTees**

8.1 Building Design & Conservation Area Officer: No objections subject to condition.

## **9. REPRESENTATIONS**

9.1 Objection received from the neighbouring property, The Rosary, on grounds of overlooking/ loss of privacy from the north-facing glazed link.

## **10. RELEVANT HISTORY**

10.1 Increase in ridge height to part of outbuilding; external alterations (13/98539) approved on 26 July 2013

## **11. ASSESSMENT**

11.1 Monks Cottage was originally a traditional New Forest cottage which was extended quite extensively prior to 1982. It is in need of internal modernization, but it is noted as being a building of local or vernacular interest by the Forest South East Conservation Area Character Appraisal.

11.2 A replacement dwelling was originally proposed to the Authority, however, this was resisted, and the applicants were encouraged by officers to look at retaining and restoring the original cottage with more modern extensions to the rear.

11.3 The proposed extensions would incorporate around a 12% floorspace increase over what was there in 1982. The front of the cottage would be more sympathetically restored, with the extension adopting a contrasting 'barn-like' form. Glazing would be mitigated to the north elevation by way of a slatted screen. To the south, which is more enclosed by the applicants' garden, there would be patio doors at ground and first floor level, with a first floor terrace.

11.4 The main issues to consider are whether the extensions would be appropriate to the dwelling and its curtilage; whether the proposal would preserve or enhance the Conservation Area, and whether neighbouring amenity would be upheld.

11.5 The site falls within character area 'I' of the Conservation Area Character Appraisal ('Bull Hill and Pilley'). Monks cottage is not mentioned specifically, but forms part of a small group of 19th Century encroachment cottages near to the forest verge. The

site is visible primarily via the front elevation, but oblique views of the northern aspect of the dwelling are visible from the forest to north of the site.

- 11.6 The proposed rear extension will have its own distinct character to complement and contrast with the historic dwelling, but it is considered that it will allow the original to remain pre-eminent on site due to the glazed linked extension which sits in-between the two structures. The variety of roof lines, extent of the building spans and building sizes has helped to avoid monolithic impact as highlighted by the New Forest National Park's Design Guide SPD. Whilst the extension appears quite long, particularly the north elevation, it would be lower in eaves and ridge height than the main cottage, and very simple in appearance and materials. The CGI images submitted with the application show how the length of the extension will not be apparent from key views. The terrace and southern glazing would not be apparent from the public realm. The glazed link would be modest in span and so the glazing in the link would be concealed behind the main building. There are trees, hedgerows and fields to the back of the site, and the more extensive glazing would be on the side elevation facing into the applicant's own garden.
- 11.7 The Parish Council also raise concern about the proposed use of timber cladding to the roof, and suggest that slate would be more appropriate. However, slate would undermine the rural/agricultural design of the extension and formalise/ domesticate the structure, which could make it appear more prominent or unexpected in the landscape. The Boldre Village Design Statement confirms that "use of natural and traditional materials in new buildings is encouraged where appropriate" and the use of timber is a natural material which is considered to be appropriate for the type of structure being proposed.
- 11.8 The potential for overlooking of 'The Rosary', the adjacent neighbour to the north, has been assessed on site. There is already one clear-glazed window on the existing first floor north-facing elevation of Monks Cottage. This affords limited views of the private amenity space of The Rosary. In addition, a slatted glazed screen is proposed at first floor level, further along the elevation. The neighbours of The Rosary consider that this would cause significant overlooking of their back garden, by virtue of its position further along the building. The applicant contends that the slats, combined with the set-back of the floor behind the screen, would prevent overlooking. The slats would be 44mm x 100mm in diameter, with gaps of only 50mm between the slats, so there would be very little view out of the window into the neighbouring garden. The internal first floor would be over 2m away from the glazed screen. There would be a void in-between, as this is the stair well area. There would be a distance of around 24m between the glazed screen and the neighbour's sitting-out area at the back of the house. In addition, a planting scheme is

proposed comprising pleached trees along the boundary with the Rosary. This can be secured by landscaping condition. Overall, it is considered that the potential for additional overlooking would not be significant.

- 11.9 The neighbour to the south, Cobblers Paddock, is separated by a paddock and stables, which lie within the ownership of the applicant. Due to the intervening distance, this dwelling would not be affected by the proposal. All other neighbouring properties are of sufficient distance from the proposal as to be unaffected.
- 11.10 No trees would be affected by the proposal and it is unlikely that protected species or their habitats would be affected, as the development would be contained within the grassed garden area immediately around the house. However an informative note should be added to any consent granted to alert the applicants to their responsibilities under protected species legislation.
- 11.11 Overall it is considered that the proposal would preserve the character of the conservation area and it is recommended that consent is granted.

## **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 above slab level until samples or exact details of the facing and roofing materials have been submitted to and approved in writing by the New Forest National Park Authority.

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 Development shall only be carried out in accordance with:

Drawing nos: PP-001, PP-003 A, PP-005, PP-006.1, PP-006,

PP-007, PP-008 D, PP-008.1C, PP-009 SHT 01, PP-009.1 SHT 02, PP-010 D, PP-011 C, PP-012 B, PP-013 B, PP-014 B, PP-022 B.

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.

- 4 No first floor windows or rooflights other than those hereby approved shall be inserted into the northern elevation building unless express planning permission has first been granted.

Reason: To safeguard the privacy of the adjoining neighbouring properties and the character of the building in accordance with Policies DP1 and DP6 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 5 No external lighting shall be installed on the dwellinghouse unless details of such proposals have been submitted to and approved in writing by the New Forest National Park Authority.

Reason: To protect the amenities of the area in accordance with Policies DP1 and CP6 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 6 No windows or doors shall be installed until the following details have been submitted to, and approved in writing by the New Forest National Park Authority.

Typical joinery details including windows, doors, eaves, verge, bargeboards.

Development shall only take place in accordance with those details which have been approved.

Reason: To protect the character and architectural interest of the building in accordance with Policies DP1, DP6 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 7 No development shall take place until a scheme of landscaping of the site shall be submitted to and approved in writing by the New Forest National Park Authority. This scheme shall include :

a) the existing trees and shrubs which have been agreed to

- be retained;
- b) a specification for new planting (species, size, spacing and location);
- c) areas for hard surfacing and the materials to be used;
- d) other means of enclosure;
- e) a method and programme for its implementation and the means to provide for its future maintenance.

No development shall take place unless these details have been approved and then only in accordance with those details.

Reason: To safeguard trees and natural features and 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).

- 8 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner.

Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the National Park Authority gives written consent to any variation.

Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 9 No floor shall be inserted into the void as shown on drawing PP-008 D and the louvres hereby proposed across the northern window shall remain in situ at all times.

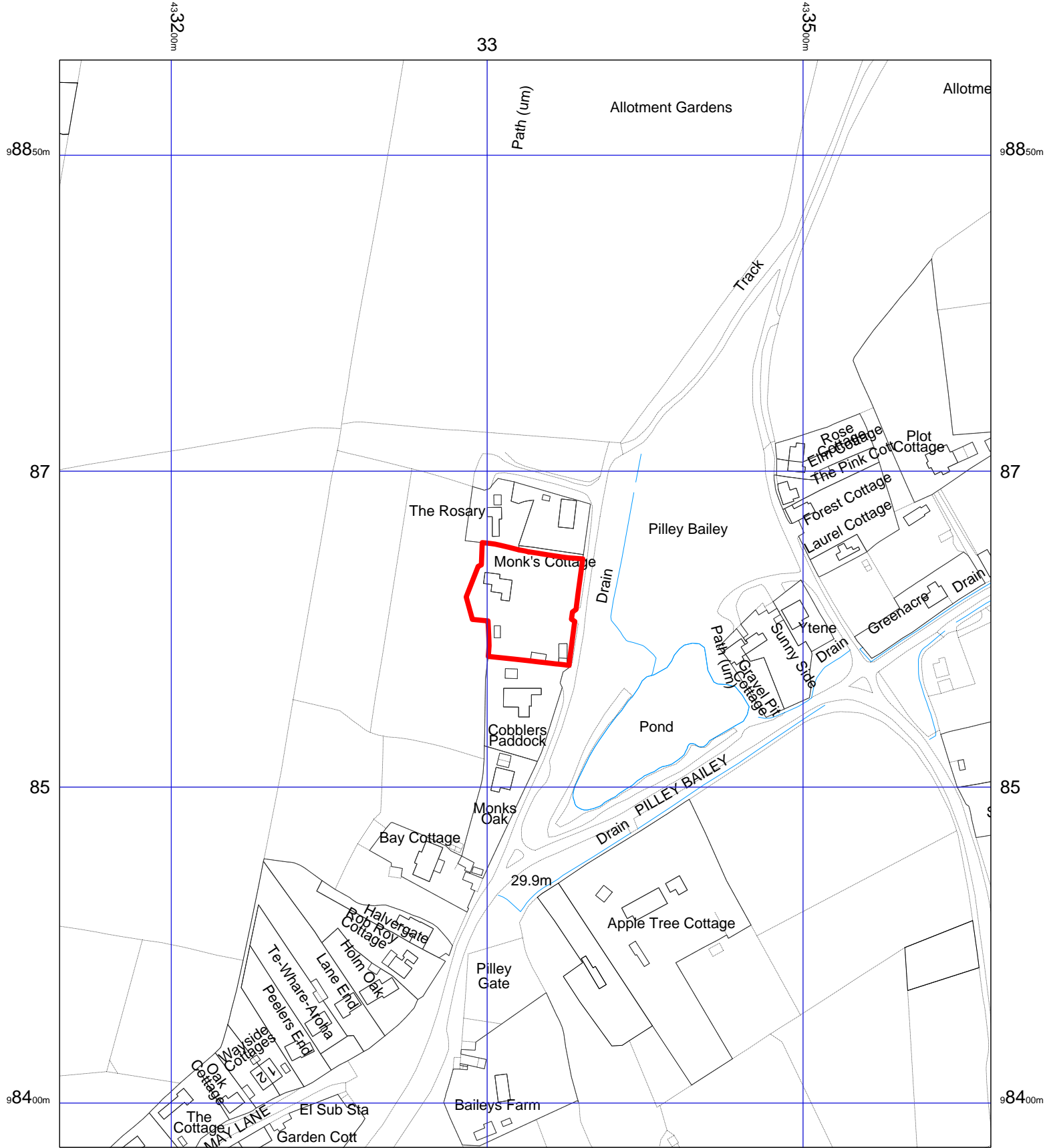
Reason: To protect the residential amenity of the adjacent dwelling in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

**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, or the project's own ecologist.

- 2 The Authority has considered the application in relation to its adopted Core Strategy, the National Planning Policy Framework and any other relevant material planning consideration and has recommended changes which have been accepted by the applicant to ensure the development is compliant and does not harm the character and appearance or amenities of the area.



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