

Application No: 16/00910/FULL Full Application

Site: The Old School House, Church Lane, Sway, Lymington, SO41 6AD

Proposal: Retention of single storey rear extension

Applicant: Mr R Galton

Case Officer: Clare Ings

Parish: SWAY

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
DP11 Extensions to Dwellings
DP6 Design Principles

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
Sway Village Design Statement

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 3 - Supporting a prosperous rural economy
Sec 7 - Requiring good design
Sec 11 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Sway Parish Council: Recommend refusal:

- The Committee did not believe that the extension was appropriate in terms of design and floor-space
- The plot was not a large plot and the extension was not suitable for a

plot of that size

- The committee also reminded itself of the reasons it had previously given for recommending refusal and did not think that anything had changed to cause it to reconsider those reasons
- The Sway Village Design Statement does not support this application

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 None received.

10. RELEVANT HISTORY

- 10.1 Application to vary condition 10 of planning permission 15/00987 to allow a minor material amendment to planning permission reference 15/00376 (16/00909) - concurrent application (item 2 on this agenda)
- 10.2 5 no. detached dwellings; sheds; access; widening of footpath; associated landscaping (Revised design to Planning Permission 15/00376) (16/00619) refused on 18 October 2016
- 10.3 Application to vary condition 10 of planning permission 15/00987 to allow a minor material amendment to planning permission reference 15/00376 (16/00311) granted permission on 6 June 2016
- 10.4 5no. detached dwellings; sheds; access; widening of footpath; associated landscaping (demolition of existing buildings) (Application for a non-material amendment to 15/003767) (15/00987) - no objections raised 8 January 2016
- 10.5 5no. detached dwellings; sheds; access; widening of footpath; associated landscaping (demolition of existing buildings) (15/003767) granted permission on 28 July 2015

11. ASSESSMENT

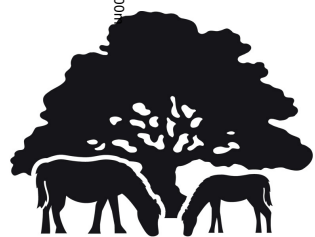
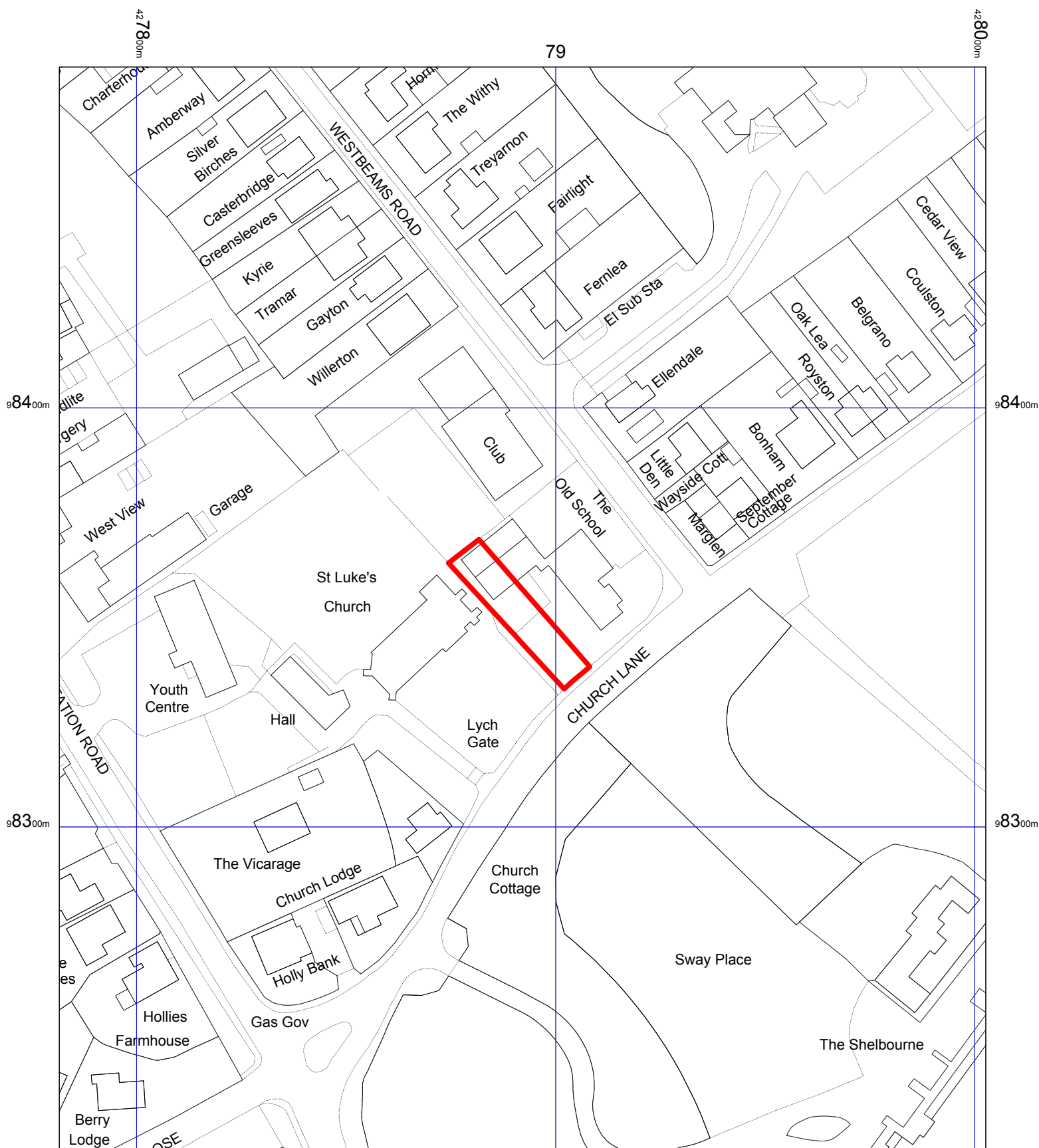
- 11.1 The application site occupies a corner plot at the junction of Westbeams Road and Church Lane. It is a level site and previously comprised a single large two storey height red brick Victorian building of character with a tiled roof. Development of the site with five dwellings is now nearing completion.
- 11.2 The proposal to demolish the existing building and erect five detached dwellings was granted planning consent in July 2015 (15/003767) and subsequently amended to include a small single storey lean-to extension to the rear of each dwelling in June 2016

(16/00311). The dwellings are predominantly two-storey and constructed of traditional materials - brick under a tiled roof. Four of the dwellings are accessed off Church Lane, with the remaining one accessed off Westbeams Road, and parking is to the front of the dwellings.

- 11.3 An application to increase the depth of the single storey lean-to extensions to the rear of each dwelling (16/00619) was refused in October 2016. At the time of that application, the larger single storey extension had already been added to the dwelling on Plot 1, and this application seeks to retain that extension as built.
- 11.4 The extensions, including that to Plot 1, permitted under 16/00311 added just over 6m² to each dwelling - a depth of the projection being some 1m. This proposal seeks to increase that depth by 1.5m, which would add a further 9m² to the dwelling, a total of 15m². The key consideration is whether the additional floorspace to Plot 1 would result in an overdevelopment of the site and cramped layout.
- 11.5 It is acknowledged that the development is quite tight, and the dwellings, with the exception of Plot 1, always had relatively small rear gardens. The comments of the Parish Council are noted and understood, and whilst the increase in floorspace of the dwelling on Plot 1 would further encroach into its garden space, it is a relatively modest increase, single storey only and therefore would not significantly harm the overall balance between the built form and garden/open space, or adversely affect the character and appearance of the wider area. In terms of appearance, this is considered to be acceptable, with matching materials. Being single storey, it would have little impact on the amenities of the adjoining dwelling. The proposal would therefore comply with policy DP1.
- 11.6 The Sway Village Design Statement seeks to avoid high density cramped developments, but it is not considered that the further small extension to Plot 1 alone would be contrary to the guidelines contained within that document.
- 11.7 Notwithstanding the decision made in October 2016 to refuse extensions to all five dwellings, because this proposal relates only to one dwelling (Plot 1), and that dwelling occupies the largest plot with a resulting garden depth of approximately 14m (as oppose to 8m for the other plots), permission is recommended to allow the retention of this one extension. Furthermore, it is not considered that allowing the retention of this one single storey rear extension undermines the Authority's earlier refusal to add similar extensions to each of the properties (where the cumulative impact would be much greater).

12. RECOMMENDATION

Approval Without Conditions



NEW FOREST
NATIONAL PARK

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