

Application No: 17/00060/FULL Full Application

Site: 1 Fir Close, Lyndhurst, SO43 7EE

Proposal: Single storey front and rear extensions; 2no rooflights

Applicant: Mr & Mrs Philips

Case Officer: Daniel Pape

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

DP1 General Development Principles
DP6 Design Principles
DP11 Extensions to Dwellings
CP9 Defined Villages

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 7 - Requiring good design

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Lyndhurst Parish Council: Recommend refusal. Concern was expressed regarding the impact the proposals would have on neighbour amenity.

8. CONSULTEES

8.1 Tree Officer: No objection, subject to condition.

9. REPRESENTATIONS

9.1 One objection from adjacent neighbour on the following grounds:

- size of the scheme
- potential loss of his tree (non-TPO)
- loss of natural light
- effect on his property value

10. RELEVANT HISTORY

10.1 Two storey extension (14/00729) granted permission on 9 October 2014.

11. ASSESSMENT

11.1 1 Fir Close is located within the Defined New Forest Village of Lyndhurst. It is a two storey building of predominantly brick construction. There is an existing attached single storey garage and front extension. The current structure resembles that of neighbouring properties. In the front of the curtilage there is a Chestnut tree protected by a TPO.

11.2 This application is for the extension to the front of the dwelling to extend the living room; alterations to the flat roof of the garage to convert to a dual pitch and the addition of a single storey, dual pitched, rear extension. The front facing slope of the proposed garage pitch would continue across the front of the building at first storey height to cover the new living room extension and provide a covered area at the front of the house. The proposed rear extension would have two rooflights and a four-panelled glass door facing the garden. The proposed works would use brickwork and interlocking clay roof tiles to match those of the existing building. The fenestration would be of uPVC to match the existing.

11.3 Core Strategy Policy DP11 (Extensions to Dwellings) limits extensions in relation to floorspace; however the dwelling is within the defined village of Lyndhurst and does not constitute a small dwelling, and the proposal is of sympathetic scale, it is deemed that this application would therefore meet policy DP11.

11.4 The Core Strategy supports small scale proposals within the defined New Forest villages in line with Policy CP9 This application is deemed to meet CP9 as it is a small scale proposal for the extension of an existing dwelling.

11.5 The design of the proposed works is seen as an improvement visually upon the flat roofs of the existing single storey elements. The materials chosen reflect those of the existing building and are appropriate to the SPD 'Design Guide'. There is no concern with regard to overlooking as the only inclusions of new fenestration

face away from the adjacent neighbour at 2 Fir Close and the properties on the far side of Cedar Mount are not visible due to the high garden wall. It is therefore deemed that the application meets DP1 - General Development Principles and DP6 - Design Principles/NPPF (201) Sec 7 - Requiring Good Design.

11.6 The Tree Officer has commented that the proposed extension is far enough from the protected tree at the front of the property to not have an adverse impact on the tree. The existing driveway would act as suitable ground protection, but in order to prevent inadvertent damage to the tree through storage of materials or machinery under the trees, an appropriate condition is recommended.

11.7 The Parish Council stated that they recommend refusal of the application. Concern was expressed regarding the impact the proposals would have on neighbour amenity.

11.8 There has been an objection from the adjacent neighbour at 2 Fir close stating:

- the size of the scheme is too large
- there is a potential threat of loss to his tree (non-TPO)
- there would be a loss of natural light
- it would affect the value of his property

It is to be noted that although consideration of the above concerns have been acknowledged, there would be a limited loss of light due to the aspect; the extension would be to the north of the neighbour's garden. The proposed rear extension is sympathetic in size with a hipped roof, a maximum ridge height of 3.4 metres and an eaves height of 2.4 metres.

11.9 The application is deemed to comply with Policy DP1 and not have an overly adverse effect on neighbourly amenity. Therefore it is recommended that permission is granted subject to conditions.

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.

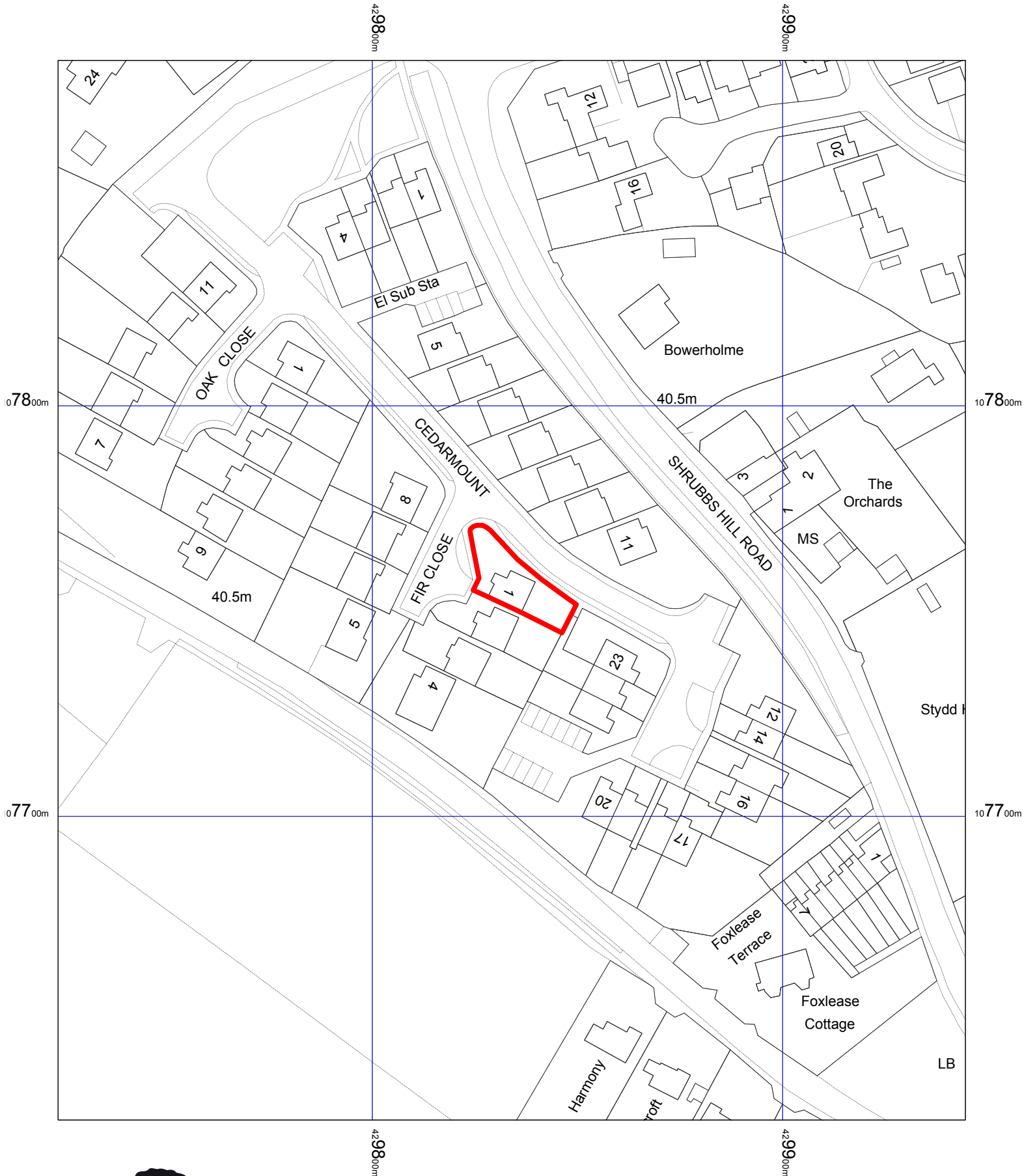
2 The trees/hedges on the site which are shown to be retained on

the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the submitted arboricultural statement/the recommendations as set out in BS5837:2012.

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).

- 3 Development shall only be carried out in accordance with (ADP/1650/P/00A, ADP/1650/P/01, ADP/1650/P/02, ADP/1650/P/03, ADP/1650/P/04). 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.



NEW FOREST
NATIONAL PARK

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Date: 03/04/2017

Ref: 17/00060/FULL

Scale: 1:1250

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