

**Application No: 15/00939/FULL Full Application**

**Site:** Home Farm Bungalow, Bramshaw, Lyndhurst, SO43 7JH

**Proposal:** Alterations and extensions to form new first floor

**Applicant:** Mr R Crosthwaite-Eyre

**Case Officer:** Ann Braid

**Parish:** BRAMSHAW

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**1. REASON FOR COMMITTEE CONSIDERATION**

Application from Authority Member's immediate family.

**2. DEVELOPMENT PLAN DESIGNATION**

Conservation Area

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

CP2 The Natural Environment  
CP7 The Built Environment  
CP8 Local Distinctiveness  
DP11 Extensions to Dwellings  
DP1 General Development Principles

**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**

Bramshaw Parish Council: Recommend permission, but would accept the officer's decision under delegated powers.

**8. CONSULTEES**

8.1 Building Design & Conservation Area Officer: No objection subject to conditions

## **9. REPRESENTATIONS**

9.1 None received

## **10. RELEVANT HISTORY**

10.1 None

## **11. ASSESSMENT**

11.1 Home Farm Bungalow is a single storey red brick property located within the complex of farm buildings that comprise Home Farm. There is an enclosed area of grass at the front. The bungalow backs onto the farm yard to the rear. The roof of the dwelling is slate, and the windows are uPVC Georgian style. To one side of the property is an attached store and toilet extension which links the dwelling to the adjacent dairy building. Attached to the rear of the dairy is a two storey building, which has permitted development rights to be converted for residential use. The Dairy and other farm buildings to the north east of the application site, including the farm house, are recognised as being locally significant buildings within the Forest Central (North) Conservation Area.

11.2 Consent is sought to demolish the front projection of Home Farm Bungalow, and extend the dwelling to provide a first floor over the existing accommodation. The resulting dwelling would measure 6.6m in height to the ridge, which would be slightly higher than the dairy building, but no higher than the two storey office building to the rear of the dairy. The upper floor windows would be dormers, two facing the front and one at the rear, and the stair well and upper floor bathroom would be lit by roof lights.

11.3 The issues to be assessed in this case are whether the proposed alterations would be appropriate and sympathetic to the existing dwelling and its curtilage, and whether the proposal would have any adverse impact upon the character of the Conservation Area or the locally significant buildings which make up Home Farm. There are no dwellings nearby, and there would be no adverse impact on residential amenity.

11.4 Policy DP11 requires all extensions to be appropriate to the existing dwelling and its curtilage, and to add no more than 30% to the habitable floor area of the property that existed at the site in 1982. In this case, the proposed extensions would not add more than 30% to the habitable floor area of the dwelling, and the proposal would therefore comply with this part of the Policy. With regard to the existing dwelling and its curtilage the policy requires

an assessment of the scale and character of the original dwelling as the starting point in determining whether the proposal would be appropriate. In this instance, there is no doubt that the character of the property would be changed as a result of the proposal. The addition of an upper floor would increase the visibility of the dwelling in its setting. However, as the existing front projection of the dwelling would be removed, the resulting dwelling would be set further back in the site from the lane, which would reduce its apparent scale viewed from the front, and the change of character from bungalow to a more traditional Forest cottage form would not be out of keeping with the site and its surroundings.

- 11.5 The existing dwelling makes little contribution to the character of the Conservation Area. In its favour, its low key appearance and scale mean it currently has little impact within its setting and views within the Conservation Area of the group of buildings are dominated by the traditional farm buildings. The proposed development would result in a dwelling which, whilst it would undoubtedly have more visual impact, would be an attractive dwelling of traditional style and proportions, which would be set back in the site. The use of high quality materials for both the roof and the windows would result in a building that would contribute positively to the character of the important group of buildings and the wider Conservation Area. The development would not erode the local character of the National Park, and as it would preserve and enhance the Conservation Area it would be acceptable in accordance with Policies CP7, CP8 and DP1.
- 11.6 No trees or protected species would be affected by the proposed works. The site is located close to the designated Site of Special Scientific Interest (SSSI), and a construction management statement has been submitted with the application. This sets out the means by which waste and storage and other impacts such as run-off would be managed on site to minimise any adverse impact the development may have on the SSSI. A condition may be imposed requiring works to be carried out in accordance with the management statement.

## **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 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, DP6 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 3 No development shall take place until typical joinery details, including window/doors, eaves, verge, bargeboards have been submitted to, and approved in writing by, the New Forest National Park Authority.

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

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

- 4 All new roof lights shall be of a 'Conservation' type and shall be fitted so that, when closed, their outer surfaces are flush with the plane of the surrounding roof covering.

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).

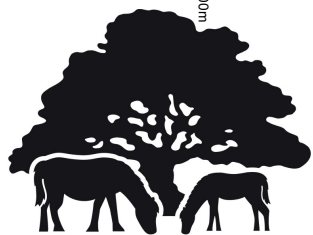
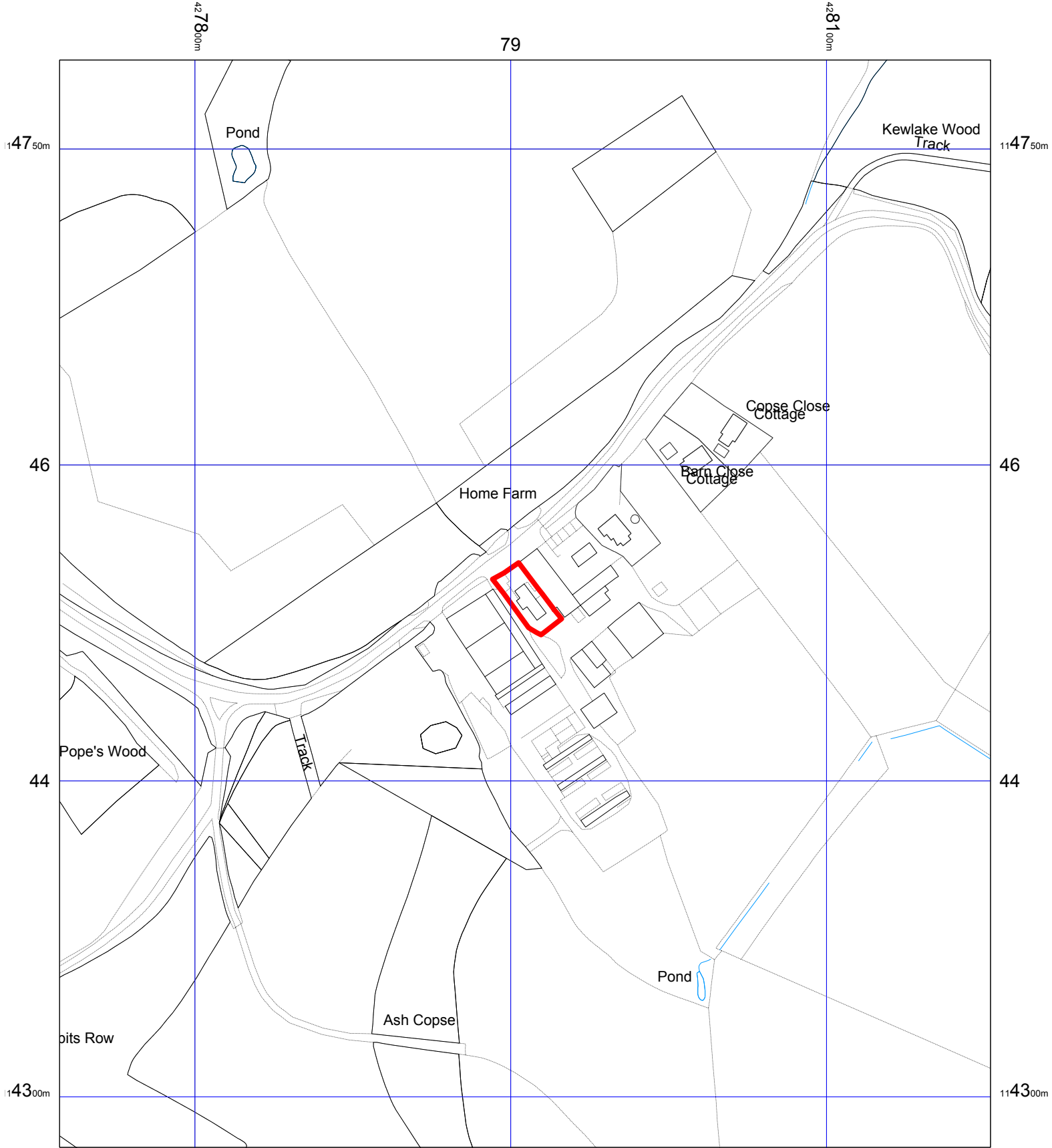
- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) England Order 2015 (or any re-enactment of that Order) no extension (or alterations) otherwise approved by Classes A, B or C of Part 1 of Schedule 2 to the Order, garage or other outbuilding otherwise approved by Class E of Part 1 of Schedule 2 to the Order, or means of enclosure otherwise approved by Class A of Part 2 of Schedule 2 to the Order shall be erected or carried out without express planning permission first having been granted.

Reason: To ensure the dwelling remains of a size which is appropriate to its location within the countryside, and in the interests of the character of the Conservation Area, and to comply with Policies CP7, DP6 and DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 6 All materials and machinery to be used in the carrying out of the

development hereby approved shall be stored within the red line application site, in accordance with the measures set out in the submitted Construction Management Statement prepared by Gerald Steer Chartered Architect unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of protecting the New Forest Site of Special Scientific Interest in accordance with Policy CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



**NEW FOREST  
NATIONAL PARK**

New Forest National Park Authority  
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