

Application No: 15/00842/FULL Full Application

Site: Greenacre, Woodenhouse Lane, Pilley, Lymington, SO41 5QU

Proposal: Single storey rear extension; replacement front porch; replacement garage; raise chimneys; render.

Applicant: Mr & Mrs Sutcliffe

Case Officer: Emma MacWilliam

Parish: BOLDRE

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
DP12 Outbuildings
CP7 The Built Environment
CP8 Local Distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
Boldre Parish Design Statement

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 7 - Requiring good design
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, feel this extension to be inappropriate in that the size and extent of the windows are not in keeping

with the present house, and a pitched roof (as shown in the submitted example) would be vastly preferable. Also, horizontal boarding is more in keeping and less "modern urban". The roofing material is described as zinc which is inappropriate in this conservation area, and was refused in a previous local application.

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 Oak framed workshop (01/72339) refused 22/08/2001

11. ASSESSMENT

11.1 Greenacre is a detached traditional cob and thatch forest style dwelling in Pilley. The building lies within the Forest South East Conservation Area and the building is Locally Listed. The area is rural in character with scattered residential development of varying sizes, ages and architectural designs. The property benefits from a paddock area to the rear, with several outbuildings, comprising garages, storage and stables.

11.2 The house was partially rebuilt in the 1950s with some sections of the walls re-built in brick and the ceiling heights and roof raised. A two storey rear extension was also constructed in the 1950s.

11.3 The application proposes a replacement front porch; construction of a single storey rear extension to provide a kitchen and family room with a utility and shower room; increasing the height of the chimneys and the demolition of two ground floor walls of a 1950's extension. The property is also proposed to be rendered following repairs to the cob and brick work. A replacement garage is also proposed in the rear paddock area.

11.4 The proposed rear single storey will extend across the rear elevation and will be tucked underneath the eaves of the thatch roof. The extension will encompass the existing rear two storey extension at ground floor level by wrapping itself around the main building. The existing thatched porch dates from the 1950s. It is proposed to replace the existing porch with an oak framed porch with a tiled canopy and glass infill panels. The proposed garage would replace an existing building which has reached the end of its life.

- 11.5 The relevant issues to consider are:
- The impact upon the character, setting and appearance of the Locally Listed building, streetscene and Conservation Area;
 - Whether the extensions and outbuilding are appropriate to the existing dwelling and its curtilage;
 - Whether the outbuilding would be used incidental to the main dwelling;
 - The impact upon the amenities of the neighbouring properties,
 - Impact upon trees.
- 11.6 In relation to Policy DP11 the property also needs to be assessed to ensure it complies with the 30% floorspace limit restriction. There is no recent planning history to the property and it was last extended in 1952. The current floorspace is therefore taken to be as the property stood in July 1982. The existing floorspace is 116 square metres and the proposed is 148 square metres, which would be a 27.6% increase. The proposals comply with Policy DP11 in this respect.
- 11.7 The extensions and alterations to the house would be appropriate in siting, scale and character, being subservient to the main house and built in appropriate materials. The rear extension and porch would not appear overly dominant or overbearing. The development would be in accordance with policies DP1 and DP11 as well as the advice set out in the Design Guide Supplementary Planning Document. The exact materials and external finishes can be agreed by condition.
- 11.8 The roof design for the proposed rear extension has caused concern with the Parish Council. The pitch of the roof is shallow, however this is necessary to ensure that the extension does not encroach into the thatched roof. The Parish Council have also raised concerns over the amount and size of windows on the rear extension. Whilst there is a large amount of glazing to the rear elevation it is not considered that this will appear visually dominant on the building and would face onto the rear garden. The form of the rear extension would reflect that of a vernacular New Forest outshut. The design of the extension is considered to be appropriate to the existing building and would not have an adverse impact upon the character and setting of the Locally Listed Building, the Conservation Area or the wider open forest.
- 11.9 The Building Design & Conservation Area Officer has raised no objections, subject to conditions, and has advised that the rear extension strikes a good balance between being simple and contemporary in form and fenestration details but also utilises rural traditional materials for example, the vertical Douglas fir boarding and a metal standing seam roof material. The extension it only likely to be glimpsed from views from Pilley Bailey Road when approaching Wooden House Lane. Although given its low height, tucked beneath the thatched eaves, views are likely to be

difficult to achieve.

- 11.10 The Building Design & Conservation Area Officer also advises that the porch appears proportionate to the front elevation and sits easily underneath the thatch roof. The use of traditional materials including oak timber framing, clay tiles and brick plinth will particularly complement the character and appearance of the heritage asset.
- 11.11 The alterations to the chimneys are acceptable and will ensure that the chimney stacks are an acceptable height in order to meet Building Regulations. The proposal to remove the cement render on the building and replace with a lime render is the most appropriate and sensitive form of render for the cob structure and will help to ensure its longevity.
- 11.12 The existing garage is positioned to the north of the house. With regard to the proposed replacement garage, it is considered that this would be acceptable by way of its siting, design and materials and would be of a scale and form which could be accommodated within the site without harming the character or setting of the existing building or Conservation Area. The proposed Douglas fir boarding and green profiled metal roofing will ensure that the building maintains a rural character. The building would be visible within the streetscene due to its siting however it would not appear unduly prominent. The character and setting of the Conservation Area and the wider landscape character of the open forest will be preserved.
- 11.13 The proposed extensions and garage would have little impact on the amenity of neighbouring occupiers. There would be no adverse impact upon light, outlook or privacy.
- 11.14 It is not considered that any trees would be adversely affected as a result of the development.
- 11.15 The proposal is in-line with Policies DP1, DP6, DP11, DP12, CP7 and CP8 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010) and is therefore recommend for approval.

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 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

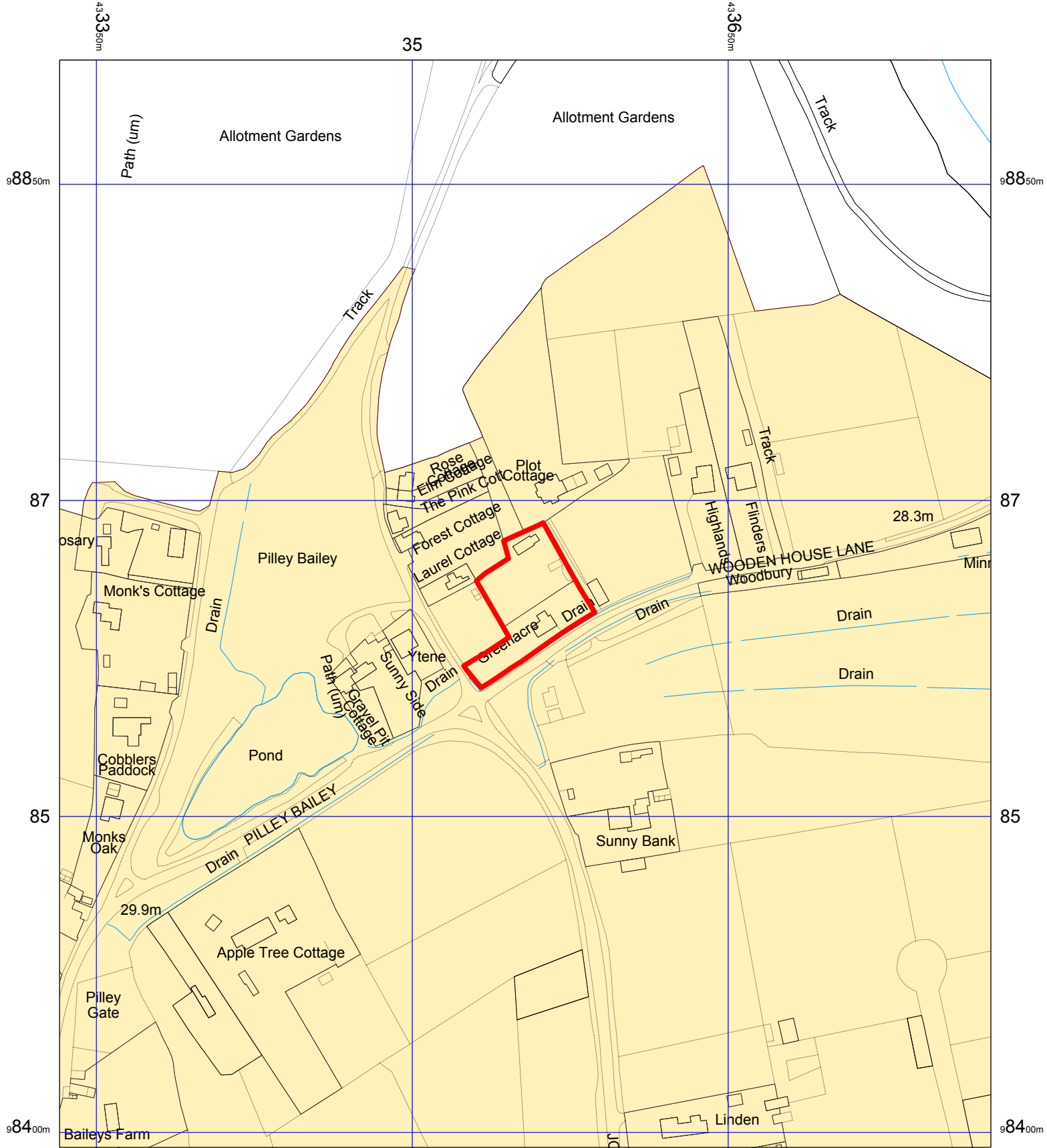
- 3 No development shall take place until typical joinery details including windows, doors, eaves, verge, bargeboards have been submitted to, and approved in writing by the New Forest National Park Authority.

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

Reason: To protect the character and 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).

- 4 The garage building the subject of this permission shall only be used for purposes incidental to the dwelling on the site and shall not be used for habitable accommodation such as kitchens, living rooms and bedrooms.

Reason: To protect the character and appearance of the countryside in accordance with Policies DP11 and DP12 of the adopted New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



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