

Application No: 15/00848/FULL Full Application

Site: Dilton Cottage, Dilton, Boldre, Lymington, SO41 8PH

Proposal: Single storey extension

Applicant: Mrs Reid

Case Officer: Liz Young

Parish: BROCKENHURST

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
DP11 Extensions to Dwellings
CP8 Local Distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 12 - Conserving and enhancing the historic environment
Sec 7 - Requiring good design

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Brockenhurst Parish Council: Recommend refusal due to concerns over the roof lantern and light pollution in a rural location.

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

- 9.1 One letter of objection received from the New Forest Association raises concerns about previous developments being carried out on the site and the potential for the 30% limit to be exceeded.

10. RELEVANT HISTORY

- 10.1 Two storey extension (demolish existing single storey extension) (15/00849) refused on 14 December 2015
- 10.2 Stables (15/00579) Refused on 27 August 2015
- 10.3 Replacement barn with first floor accommodation; demolition of existing barn (15/00272) approved on 27 May 2015
- 10.4 Additions - extension of time limit on PP 41509 approved on 23 March 1994
- 10.5 Addition of a study with bedroom and bathroom on 1st floor (41509) approved on 10 May 1989

11. ASSESSMENT

- 11.1 Dilton Cottage is a modest, detached two storey cottage located within secluded surroundings off the main access to Dilton Farm. The site is not directly adjoined by any other residential properties but forms one of a loose cluster of three properties set within spacious grounds and adjoined by fields. A public right of way runs along the south eastern boundary of the site, past the main access and towards the open forest which lies 175 metres to the east.
- 11.2 Consent is sought to add a single storey extension to the front (east) elevation of the property. The extension would incorporate an orangery style design with a large roof lantern. All joinery would be oak framed whilst the roof tiles and facing brick work would match those on the existing building.
- 11.3 There are no neighbouring properties which would be directly affected by the proposed development and the main issues under consideration would be:
- The extent of floorspace increase based upon the house as it existed on 1 July 1982.
 - The impact the proposed extension would have upon the character and appearance of the dwelling and its surroundings.
- 11.4 The original dwelling (prior to the conversion of existing attached

outbuildings to habitable accommodation) had a gross internal floorspace of 182 square metres. The proposed extension would (along with the additional accommodation added previously within the attached outbuildings) result in a gross internal floorspace of 233.5 square metres and this would amount to a 28% floorspace increase. The proposal would therefore satisfy the requirements of Policy DP11 of the New Forest National Park Core Strategy.

- 11.5 Although the proposal would be fairly prominently sited to the front of the building and would be visible from the right of way, its modest size along with the incorporation of materials and fenestration to match the main house would ensure the development would be appropriate to the dwelling and its surroundings. The house is set well back from the front boundary, by a distance of 17 metres and whilst the Parish Council's concerns are noted it is considered that the proposal would not give rise to an unacceptable level of light pollution. The proposal would be confined to ground floor only, reducing its overall prominence and the amount of glazing proposed would, proportionally, be less than that on the converted outbuilding. The proposal is therefore considered to be in accordance with the requirements of Policies DP1, DP6 and CP8 of the New Forest National Park Core Strategy.

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.

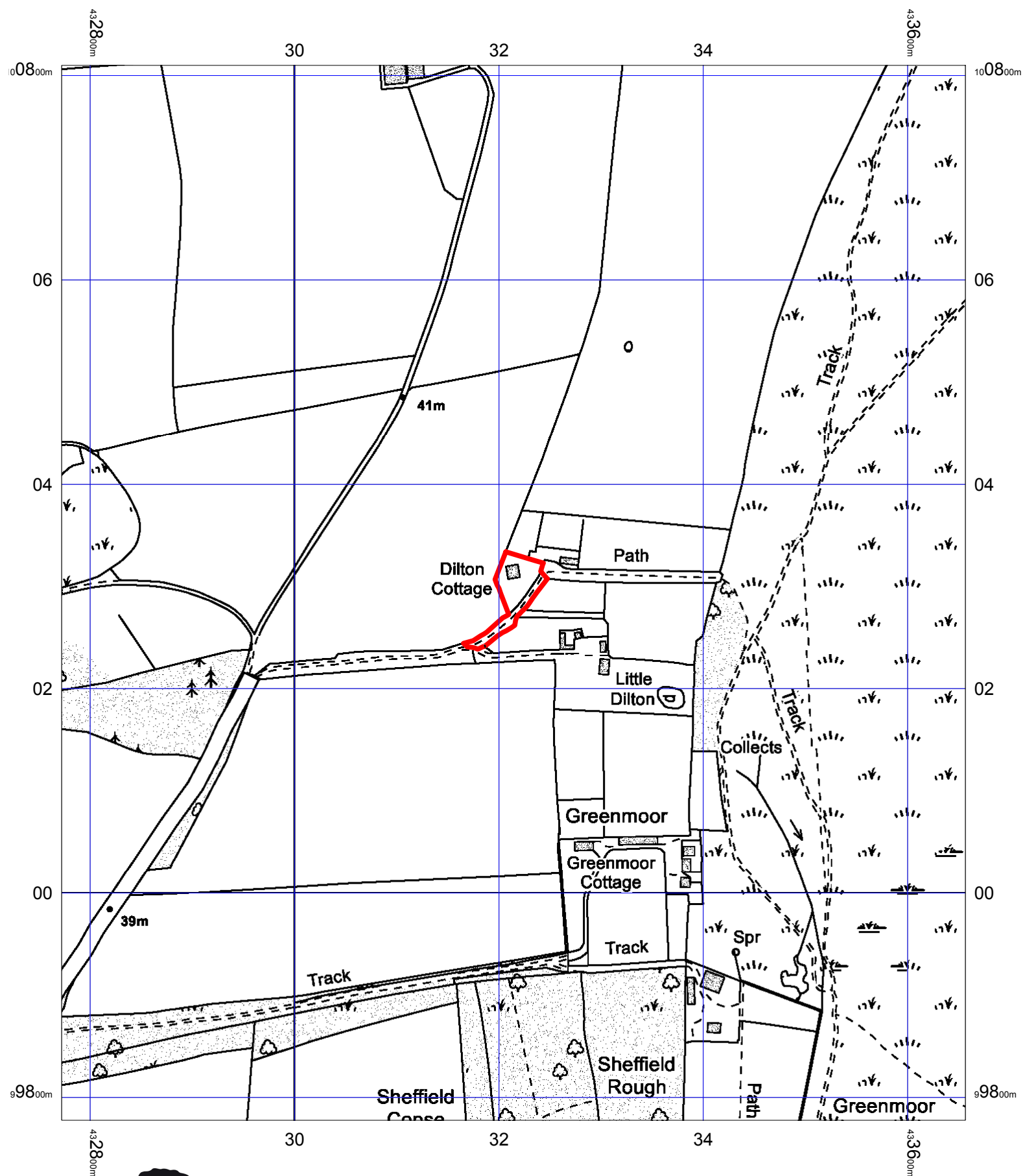
- 2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) England Order 2015 (or any re-enactment of that Order) no extension (or alterations) otherwise approved by Classes A, C or D of Part 1 of Schedule 2 to the Order, shall be erected or carried out without 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 to comply with Policies DP10 and DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 3 The external facing roof tiles and brickwork to be used in the development shall match those used on the existing building,

unless otherwise agreed in writing by the New Forest National Park Authority.

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).



NEW FOREST
NATIONAL PARK

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