

Application No: 17/00023/FULL Full Application

Site: Holly Hatch, Emery Down, Lyndhurst, SO43 7EA

Proposal: Roof alterations to create additional first floor habitable accommodation; dormer with juliette balcony; 2no rear rooflights; demolition of existing conservatory.

Applicant: Mrs J Ryves

Case Officer: Ann Braid

Parish: LYNDHURST

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

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

Lyndhurst Parish Council: Recommend refusal. The design was considered to be out of keeping and out of proportion with the existing dwelling and therefore incongruous in design.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 One letter received raising no objection

10. RELEVANT HISTORY

10.1 Roof alterations to create additional first floor habitable accommodation; first floor extension over new porch; Juliet balcony; single storey side extension; cladding; demolition of existing conservatory (16/00921) withdrawn on 13 December 2016

10.2 Conservatory (84364) approved on 16 May 2005

11. ASSESSMENT

11.1 Holly Hatch is a modest bungalow facing the green at Emery Down, which is designated SSSI, SPA SAC and Ramsar site. Access to the property is by way of a gravel track which crosses the designated land. The dwelling is built in brick with a concrete tiled roof. The plot is level with an area of concrete hard standing to the side of the dwelling and is elevated above the road at the rear of the site. The property lies within the Forest Central (South) Conservation Area.

11.2 Consent is sought for roof alterations to provide first floor accommodation. A dormer window with juliet balcony would be provided facing the green, and two roof lights would be located on the rear elevation looking over the road and fields beyond. At ground floor level the conservatory on the principal elevation would be demolished and replaced with an open porch. The proposal has been the subject of pre-application discussions with the case officer, and has been designed to meet the criteria of Policy DP11.

11.3 The site lies outside the defined New Forest villages and is not a small dwelling. The floor area limits of Policy DP11 apply and, with the demolition of the conservatory, the proposal would utilise all the 30% which is available in principle under this policy. The Policy also requires alterations and extensions to be appropriate and sympathetic to the existing property and its curtilage. The removal of the conservatory from the front elevation would be an improvement, and the proposed porch would be sympathetic to the design of the bungalow. The dormer would not appear over dominant. There would be no increase in the footprint of the dwelling so the space around the dwelling would be retained.

- 11.4 With regard to impact in the locality, the alterations to the elevation facing the road (the rear of the dwelling) comprise two rooflights, which would have minimal impact. The proposed front dormer and new porch would be visible across the green, but would not appear out of keeping and would preserve the character of the Conservation Area. The proposal would therefore be in accordance with Policies CP7, CP8 and DP1 which seek to protect the character of the Conservation Area, avoid the erosion of the locally distinctive character of the National Park and ensure that all development would be appropriate and sympathetic.
- 11.5 With regard to neighbouring amenity, one letter has been received which raises no objection to the proposal which is considered to be an improvement over the earlier proposal. The proposed dormer would be visible from the windows of the neighbouring properties, but in the light of the intervening distances there would be no adverse impact in terms of loss of outlook or shading. The proposal would therefore comply with Policy DP1 which seeks to ensure that all development would be appropriate and sympathetic.

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 external facing materials 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).

- 3 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, 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 Policy DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 Prior to the commencement of development, the demolition of those parts of the dwelling shown on the approved plans to be demolished, specifically the conservatory, shall be carried out.

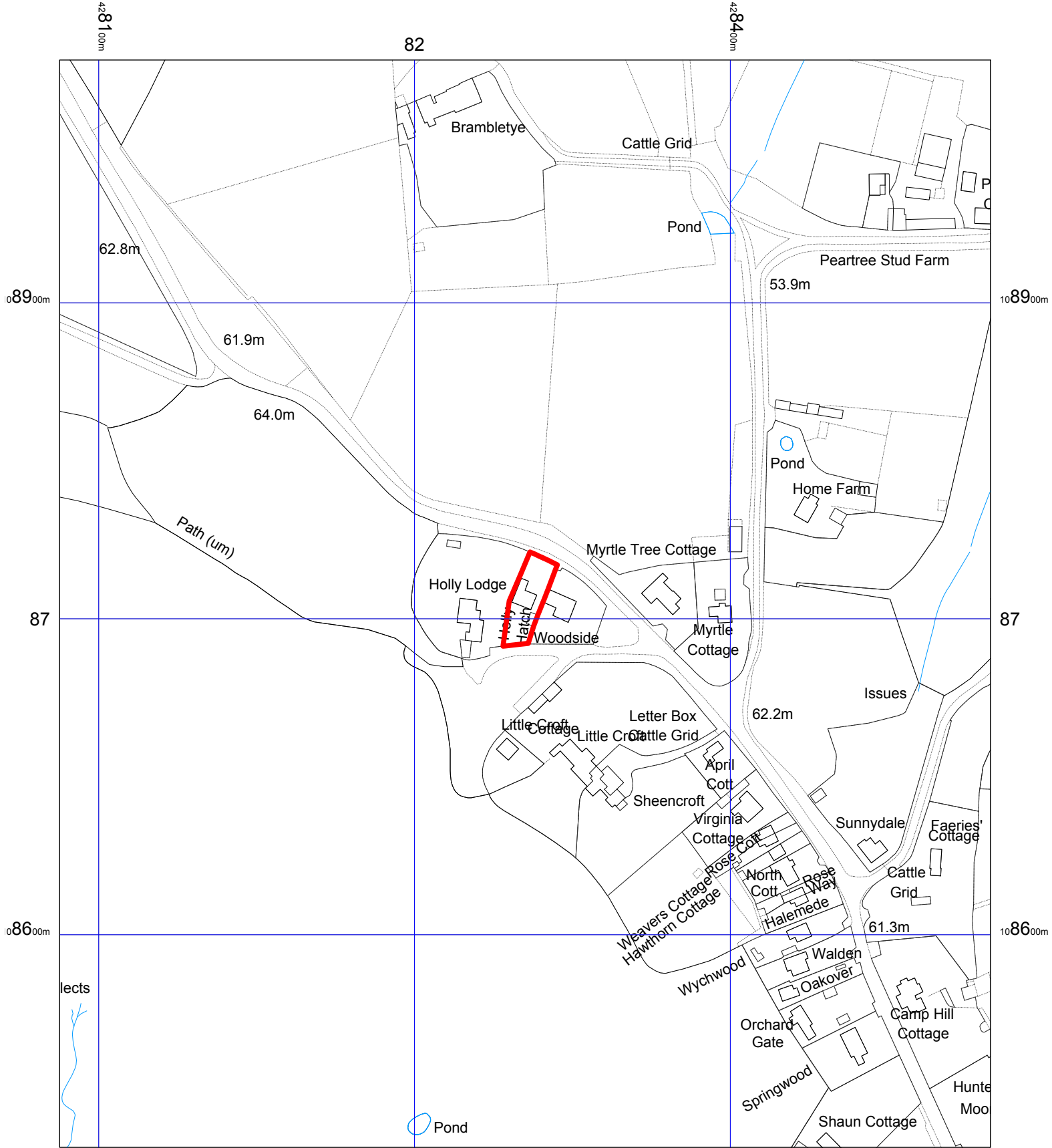
Reason; To ensure the dwelling remains of a size which is appropriate to its location within the countryside and to comply with Policy DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 5 Development shall only be carried out in accordance with Drawing numbers: C1136-01 REV C, C1136-02 REV B, C1136-03 REV G, C1136-04 REV E and C1136-05. 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.

Informative(s):

- 1 The Authority has considered the application in relation to its adopted Core Strategy, the National Planning Policy Framework and any other relevant material planning consideration and has confirmed to the applicant or their agent that the development is compliant and does not harm the character and appearance or amenities of the area.



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