

**Application No: 17/01097/FULL Full Application**

**Site:** Coachmans Cottage, Goose Green, Lyndhurst, SO43 7DH

**Proposal:** Porch; greenhouse

**Applicant:** Mr & Mrs Rickcord

**Case Officer:** Ann Braid

**Parish:** LYNDHURST

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**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

Defined New Forest Village  
Conservation Area

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

CP8 Local Distinctiveness  
DP1 General Development Principles  
DP6 Design Principles  
DP12 Outbuildings

**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 that permission be granted. The proposals are modest in design and would have no adverse effect on the character of the existing property or the street scene.

## **8. CONSULTEEES**

- 8.1 Building Design & Conservation Area Officer: Objection: the proposed porch is not appropriate for this dwelling.

## **9. REPRESENTATIONS**

- 9.1 None received

## **10. RELEVANT HISTORY**

- 10.1 Additions and conversion to dwelling (62500) granted on 2 February 1998
- 10.2 Retention and completion of alterations to fenestration (16/00186) granted on 9 May 2016

## **11. ASSESSMENT**

- 11.1 Coachmans Cottage is located within the Lyndhurst Conservation Area. The cottage was converted from an eighteenth-century saddlery and grooms cottage into a dwelling in 1997. It is a red brick building with a slate roof and has an L shaped form; the wing where the porch is proposed is single storey and the wing at right angles to this is two storey with dormer windows in the roof and bay windows at ground floor level.
- 11.2 Consent is sought to provide a porch around the main front door on the single storey wing. The porch would have a ridge height of 3.65 metres and would protrude 2.06m from the dwelling (including an open overhang of 0.75 metres). The porch would cover 5m<sup>2</sup> of floor area. Consent is also sought for a greenhouse of 2.6 metres by 2.0 metres, with a ridge of 2.7m to be located in the rear garden, close to the boundary with Bromley Cottage.
- 11.3 The issues to be assessed are whether the proposed porch would be appropriate and sympathetic to the character of the existing dwelling and the wider conservation area. There are no particular issues with the proposed green house which is relatively small and proposed to be sited in the corner of the garden.
- 11.4 Coachmans Cottage has been highlighted in the Lyndhurst Conservation Area Appraisal as being of local historic, architectural or vernacular interest. The frontage of the property is not currently visible from the highway as there is mature vegetation along the access which is shared with Beechwood Cottage and Hazelwood to the west.
- 11.5 The proposed porch is considered unacceptable. It would appear too large and bulky for the scale of the building. The existing door is wide with a square fanlight, which adds to the traditional

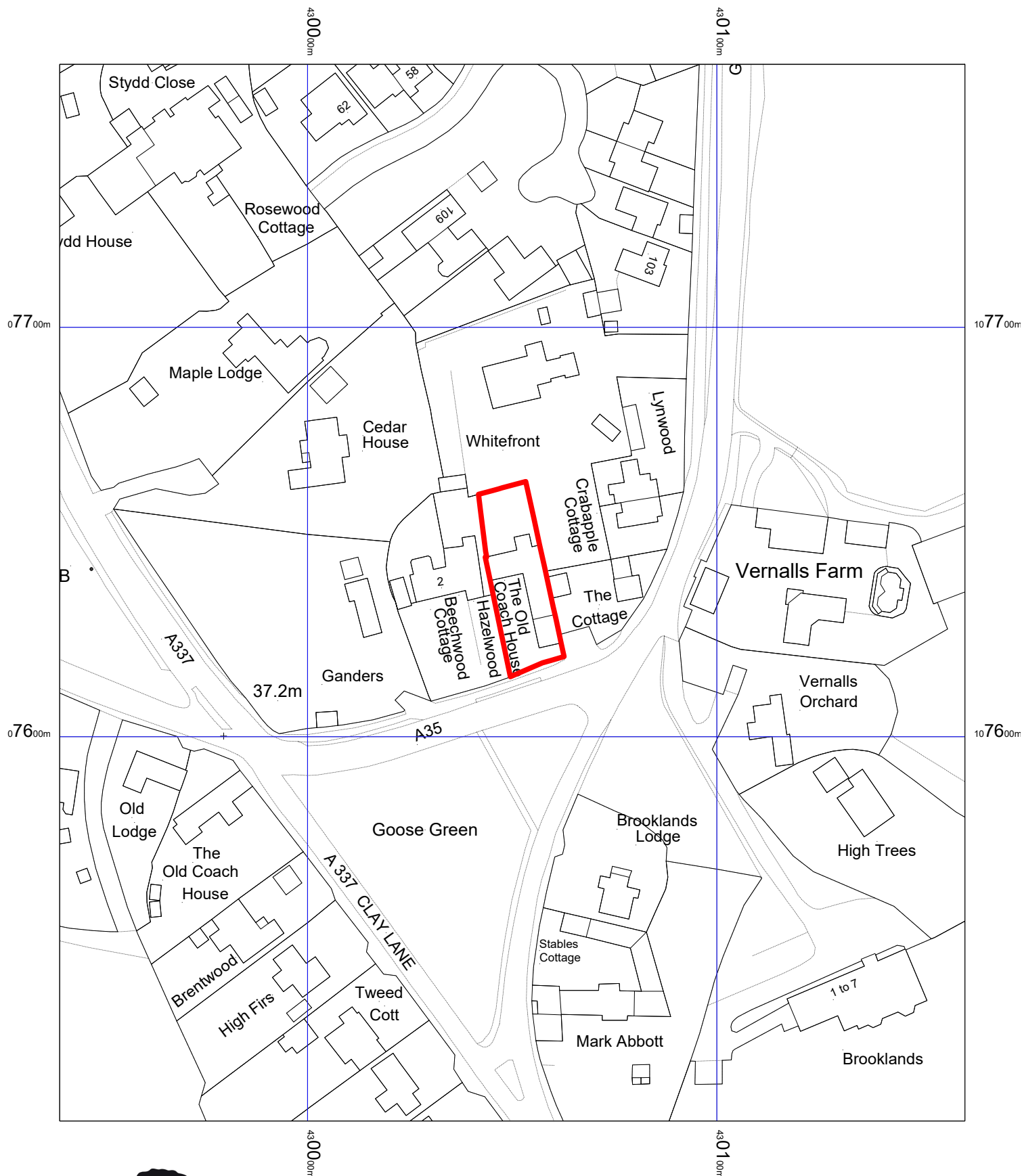
appearance of this part of the building and alludes to its former use. Map analysis indicates that the single storey range is the oldest part of the building. The addition of a gable would clutter the facade and detract from the historic interest of the building by eroding its low extended form. It would mask any reference to the building's original use and consequently erode its significance. This property and its neighbours remain traditional in appearance and the historic interest of this group of buildings, which are located in the conservation area, should be maintained and enhanced.

## **12. RECOMMENDATION**

Refuse

### **Reason(s)**

- 1 The proposed porch, by reason of its size and scale would add to the massing of the existing property, and would not preserve the character and appearance of the building, which is locally recognised as being of historic interest. The development would be detrimental to the modest appearance of the dwelling, and the local character of this part of Lyndhurst Conservation Area. This would be contrary to Policies CP7, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010), and the adopted Design Guide SPD which seek to ensure that all development would be sympathetic to the local character of the Conservation Area and the National Park.



NEW FOREST  
NATIONAL PARK

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