

**Application No: 15/00876/FULL Full Application**

**Site:** Woodpeckers, Black Lane, Lover, Salisbury, SP5 2PH

**Proposal:** Single storey extensions; feature gable frameworks; render; replacement cladding; external alterations

**Applicant:** Mr K Reynolds

**Case Officer:** Liz Young

**Parish:** REDLYNCH

---

**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 7 - Requiring good design

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Redlynch Parish Council: Recommend refusal; Proposal would exceed the 30% floorspace limit; Inappropriate design.

**8. CONSULTEES**

No consultations required

## **9. REPRESENTATIONS**

- 9.1 One letter of support from the applicant:
- The design of the proposed development has been carefully considered and the additional details are considered to be sympathetic.
  - No design concerns were raised at the pre-application stage.
  - In terms of floorspace increase there are strong similarities with the adjacent property, Tanglewood and this provides an argument for including the attached outbuilding as original.

## **10. RELEVANT HISTORY**

- 10.1 Erection of Bungalow with garage and access at Black Lane (5092/8457) approved on 23 April 1964
- 10.2 Outline application for erection of 2 dwellings with accesses (4470/7675) approved on 23 May 1963

## **11. ASSESSMENT**

- 11.1 This application relates to a detached bungalow located within a modest plot in semi-rural, residential surroundings towards the edge of the village of Lover. The property lies toward the eastern end of a row of houses, located off a rural lane. The site backs onto open fields to the north and the property originates from the early 1960s. Although the property is not of any particular historic or architectural interest, it is relatively low key and does not impact significantly upon the wider area (although it is clearly visible from the highway).
- 11.2 Consent is sought to replace the existing attached garage with a single storey side extension to form a new lounge area and also to add an extension to the rear providing a new dining room and an enlarged bedroom. Unenclosed timber frames are proposed off the gable end of each of the additions and external facing materials (facing brick work, render, concrete roof tiles and UPVC windows) would match those on the existing building.
- 11.3 The main issues under consideration would be:
- The extent of floorspace increase based upon the house as it existed on 1 July 1982.
  - The extent to which the proposed extensions would be appropriate to the character of the dwelling and its surroundings.
  - Potential loss of amenity to neighbouring residents.
- 11.4 It is evident from the planning history (specifically planning consent 5092/8457) that the attached garage was built

contemporaneously with the house (the front canopy off the garage appears to have been added at a later date). The case officer report for consent 14/00631 (relating to the extensions previously approved at Tanglewood, the immediate neighbour) concluded that the garage at this property "may well have been built with the dwelling and that it does not constitute an 'attached outbuilding' for the purposes of applying policy DP11". This conclusion was drawn as it featured the same brick and fenestration as the main house. Because the garage at Tanglewood was included in the existing floor space calculations as of 1982, for consistency it has been included in the calculations for this application at Woodpeckers. Although the attached garage has clearly never formed part of the habitable accommodation of the property, it has been included to ensure an approach consistent with that of the adjacent property (which was determined under the same policies). Therefore if the garage (but not the front canopy) is included the "original" floorspace amounts to 108 square metres. The proposed floorspace would measure 139 square metres and this would amount to an increase of 28%. Whilst Parish Council concerns are noted it is considered that, for the reasons set out above, the proposal would be in accordance with the requirements of Policy DP11 of the New Forest National Park Core Strategy. The Parish Council were happy with the proposal for Tanglewood at the time consent was granted.

- 11.5 With regards to the design concerns raised by the Parish Council, the proposed timber framing is not considered to be overly harmful to the character of the wider area and they would be relatively "transient" in appearance without adding significant bulk or floorspace to the main building (which is not in itself of any particular architectural merit). The additions would be sensitively sited to the side and rear of the property and would not encroach towards the boundary with the highway. The additions would maintain the existing ridge and eaves lines and are not considered to detract significantly from the character of the wider area. The proposals are therefore considered to be in accordance with the requirements of Policy CP8 of the New Forest National Park Core Strategy.
- 11.6 The proposed extensions would not encroach any closer towards the boundary with the neighbouring property and no additional windows are proposed to the side of the dwelling. The roofline of the rear extension would be slightly lower than the main house and the roof would slope away from the neighbouring property. These factors, combined with the absence of any first floor accommodation would ensure the proposals would not lead to a significant increase in loss of light, overlooking or visual intrusion. The proposed development would therefore be in accordance with the requirements of Policy DP1 of the New Forest National Park Core Strategy.

## 12. RECOMMENDATION

Grant Subject to Conditions

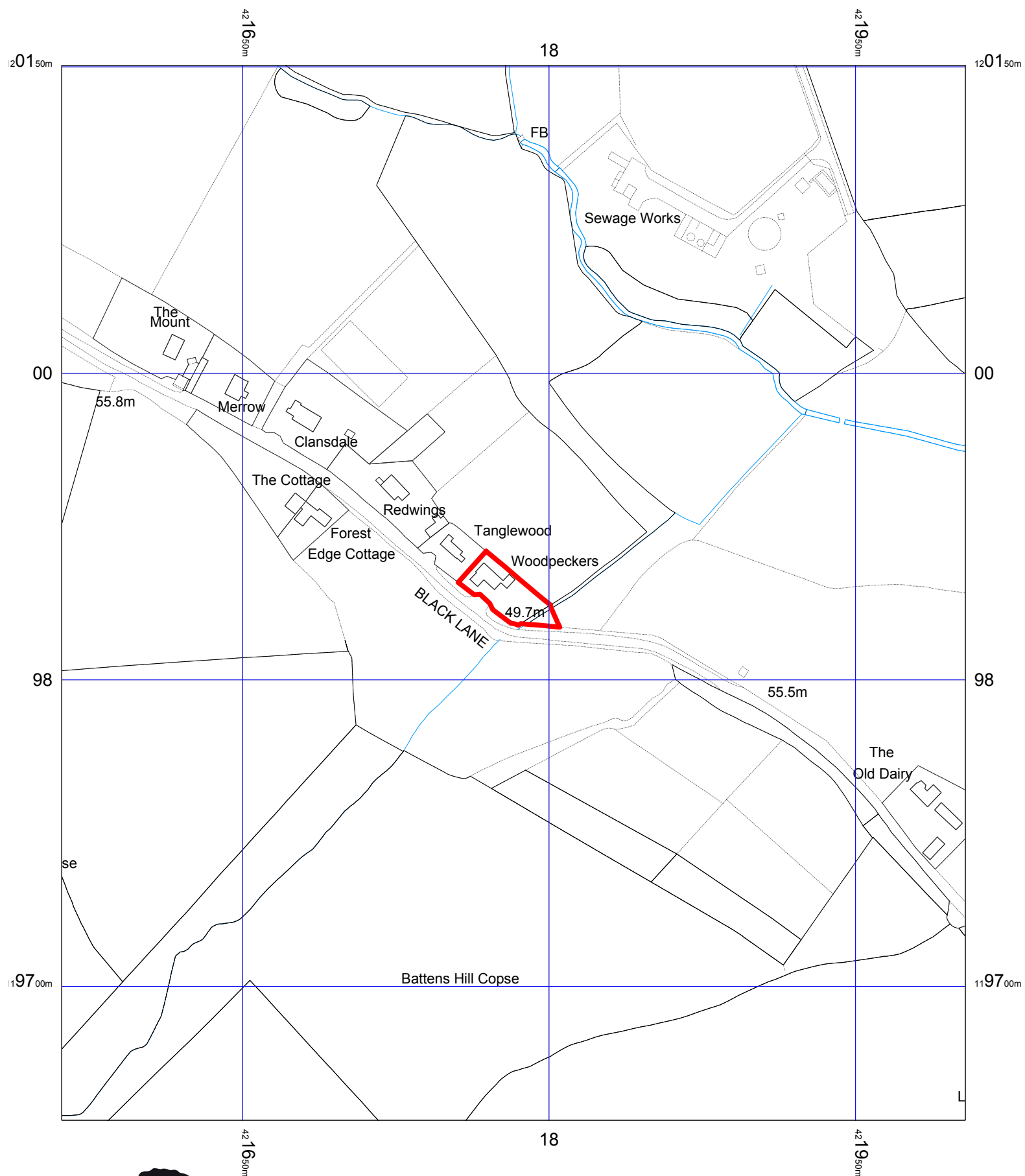
### Condition(s)

- 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 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).



NEW FOREST  
NATIONAL PARK

New Forest National Park Authority  
Lymington Town Hall, Avenue Road,  
Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666

Date: 30/12/2015

Ref: 15/00876/FULL

Scale: 1:2500

© Crown copyright and database rights 2015 Ordnance Survey 1000114703

