

**Application No: 16/00876/FULL Full Application**

**Site:** Cedar Mount, 11 Oak Close, Lyndhurst, SO43 7EF

**Proposal:** Two storey side extension; single storey rear extension

**Applicant:** Mr & Mrs Atkinson

**Case Officer:** Carly Cochrane

**Parish:** LYNDHURST

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**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

Defined New Forest Village

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

DP1 General Development Principles  
DP6 Design 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  
Sec 11 - Conserving and enhancing the natural environment

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Lyndhurst Parish Council: Recommend refusal. Consider the proposal to be overdevelopment, out of keeping within a prominent sight and would have a major impact. Note that the previous plans were approved but scale on these plans is much larger.

## **8. CONSULTEEES**

No consultations required

## **9. REPRESENTATIONS**

9.1 One letter of representation was received from the occupier of a neighbouring property. The issues raised are summarised as follows:

- The proposal extends to the back of the house [by] 3m, which is further than the previous application which was 1.3m. This will extend beyond the rear of [our] property which includes facing [our] back door, although accept the extension will not extend past the rear of [our] conservatory.
- Although detached, [our] houses are only 1m apart.
- Concerned with the change in levels of overshadowing from the height of the building within the garden area immediately adjacent to the rear elevation, which is higher than the current fence.

## **10. RELEVANT HISTORY**

10.1 One and two storey extension; boundary fence and gates (12/97880) - permission granted on 22 November 2012

10.2 One and two storey extension; boundary fence and gates (11/96910) - refused on 21 December 2011. Appeal against refusal dismissed on 30 April 2012

## **11. ASSESSMENT**

11.1 The application site is located on a corner plot of Oak Close and Cedar Mount, and comprises a two storey detached dwellinghouse with an attached flat roofed garage. The dwellinghouse is constructed of brick, with concrete roof tiles and white uPVC windows. The property is located within the Defined Village of Lyndhurst, however is not a small dwelling.

11.2 This application seeks planning permission for the erection of a two storey side extension (replacing the existing side garage) and single storey rear extension constructed of materials to match that of the main dwellinghouse. The two storey side extension would be set forward of the front elevation of the main dwellinghouse at ground floor level to match that of the existing front bay window, and set back from the main front elevation at first floor level by approximately 600mm. It would measure approximately 5.4 metres in width, 7 metres in depth, with a height to eaves to match that of the main dwellinghouse. The ridge would be approximately 7 metres in height, marginally lower than the existing dwelling. The single storey rear extension would span the width of the existing dwellinghouse and two

storey extension. It would be 3 metres in depth and just over 2 metres in height to the eaves and 3.5 metres to the ridge of the monopitch roof.

- 11.3 The property is located within the Defined Village of Lyndhurst, and is not a small dwelling. As such, the property is not subject to the floorspace restriction as set out under Policy DP11 of the Core Strategy.
- 11.4 There have previously been two applications for developments of a similar description to that proposed now. Application reference 11/96910 proposed a two storey extension with projecting gables to the front and rear, which was recommended for refusal by the Planning Officer, with the consideration that the proposal would be overly dominant and harmful to the character and appearance of the area. The Parish Council on that occasion recommended permission on the basis that the proposal was similar to existing extensions at nearby properties, and it was not considered that there would be a detrimental impact upon the street scene or nearby properties. However, this application was subsequently dismissed at appeal. Application reference 12/97880 proposed a two storey side extension and single storey rear extension. The Parish Council again supported the application as it was considered that the scheme addressed the previous concerns, and permission was granted.
- 11.5 The Parish Council have recommended refusal of the application (non-delegated), with the comments that the proposal would be over development and out of keeping on the basis that the scale of the scheme would be larger than that previously approved. It is considered that there are notable differences between this current proposal and that refused under 11/96910, as it does not project forward of the existing front or rear elevations at first floor level. However, the distance between the side elevation and the boundary is similar. It is not considered that the current proposal is a retrograde step back to a design which was previously considered unacceptable. The main differences between the scheme approved under 12/97880 and that of the current proposal relate to the width of the overall extension (1.3 metre increase); and depth of the single storey to the rear (1.7 metre increase). The ridgeline of the two storey element has now been set down, and the front elevation at first floor level set back from that of the main dwellinghouse. Considering the previously permitted scheme, the main issues to consider relate to whether these changes in themselves result in an unacceptable development.
- 11.6 Out of the 11 properties in Oak Close, 8 have already undergone first floor extensions above the garages; some also comprise single storey extensions to the rear, which contribute to the overall significant scale of built form in Oak Close. Most recently, application reference 15/00711 at 6 Oak Close was granted

planning permission for a first floor above the side garage. It is noted that, for properties not located at the end of the rows, there is little scope to increase the overall widths of the dwellinghouses when extending above the garage due to the proximity with the respective neighbouring properties, and as such, the footprint of the dwellinghouses has not increased.

- 11.7 The application property is located on a corner plot, which is elevated in comparison to the land opposite (to the north east) which comprises open space. As such, the property is located in a prominent position, particularly when approaching from Cedar Mount and the A337. However, by virtue of its more spacious corner plot, it is considered that there is the propensity and space for a wider extension to be constructed without appearing incongruous. Whilst the proposed two storey element is of a greater width, the proposal has been designed to appear subservient by virtue of its set down and set back from the main dwellinghouse. Further, the proposal would not project forward of the front or rear elevations at first floor level. As a result of its corner plot location, the proposed single storey rear extension would also be viewed when approaching via Cedar Mount. It is not considered that the increase in depth of the single storey would have any adverse impact upon the visual amenity of the street scene. Overall, it is not considered that the proposed extensions would result in any significant adverse impact upon the character or appearance of the area.
- 11.8 Concern has been raised by the occupier of the neighbouring property with regard to overshadowing as a result of the increased depth of the single storey. It is noted that the rear gardens of properties along this side of Oak Close are north westerly facing, and measure approximately 25 metres in length. The rear elevation of number 11 Oak Close is set back from that of number 10, which comprises a conservatory located to the facing right hand side of the rear elevation, and is therefore set back from the boundary by approximately 3 metres. The submitted Block Plan illustrates that the single storey rear extension would not project beyond the rear building line of the conservatory at number 10. Whilst it is considered reasonable to suggest that the occupiers of the neighbouring property of number 10 may experience a change in the levels of overshadowing within the garden area immediately adjacent to the rear elevation of the dwellinghouse, particularly during the morning hours, it is not considered that this would be significantly detrimental to their amenity. It is also noted that a single storey of a depth of 3 metres (notwithstanding the fact that the single storey is attached to the proposed two storey) would fall within the limitations of permitted development as set out under Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015, and as such it is not considered that an extension in this location with a depth of 3 metres would be unacceptable. Resultantly, it is not considered

that the proposal would result in any significantly harmful impact upon neighbouring amenity.

- 11.9 It is therefore recommended that permission is granted subject to conditions, as the proposal accords with Policies DP1, DP6, DP12 and CP8 of the 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 Development shall only be carried out in accordance with

Drwgs: 1, 2, 121016PR (R1), 121016EX, 120916EX/A.

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.

- 3 No development shall take place above slab level 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.

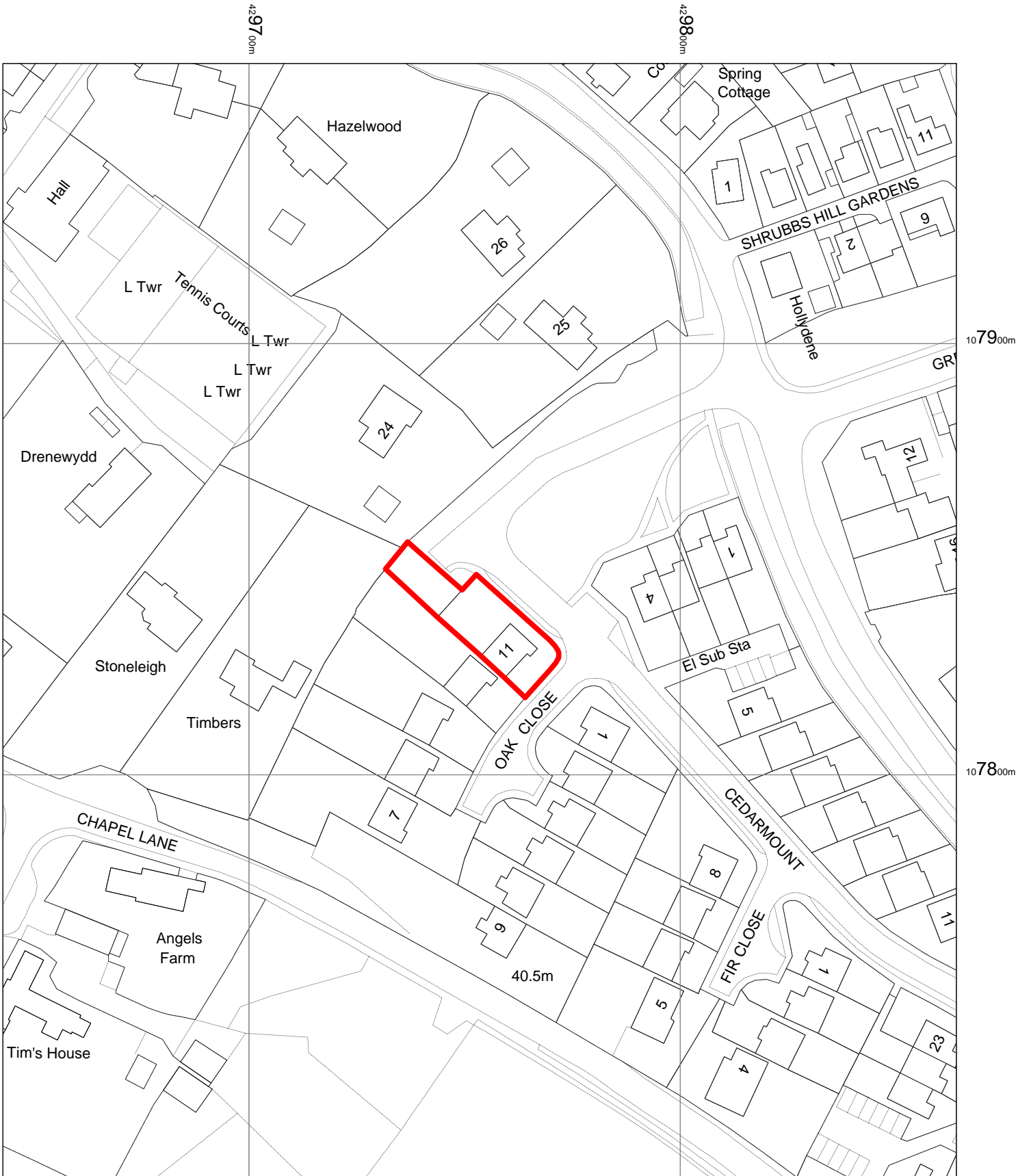
Development shall only be carried out in accordance with the details approved.

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).

- 4 No windows shall be inserted into the side (south west) elevation of the extension hereby approved unless express planning permission has first been granted.

Reason: To safeguard the privacy of the adjoining neighbouring

properties 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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Date: 09/12/2016

Ref: 16/00876/FULL

Scale: 1:1250

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