

Application No: 17/00030/FULL Full Application

Site: Forest View, New Road, Portmore, Lymington, SO41 5RZ

Proposal: First floor extension, single storey extensions, roof alterations

Applicant: Mr & Mrs Williams

Case Officer: Katie McIntyre

Parish: BOLDRE

1. REASON FOR COMMITTEE CONSIDERATION

Referred by Authority Member.

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
DP6 Design Principles
DP11 Extensions to Dwellings
CP7 The Built Environment
CP8 Local Distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
Boldre Parish Design Statement

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 7 - Requiring good design
Sec 11 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

Penny Jackman – the application should be reported to the Planning Committee to consider the impacts of the proposed development on the neighbouring property.

7. PARISH COUNCIL COMMENTS

Boldre Parish Council: Happy to accept the decision reached by the NFNPA's Officers under their delegated powers but ask the dimensions to be checked in view of a neighbour's concerns.

8. CONSULTEES

- 8.1 Building Design & Conservation Area Officer: No objection subject to condition.

9. REPRESENTATIONS

- 9.1 One letter received objecting on the grounds of loss of light, space and outlook, the application property has been previously extended, plans not to scale, and contrary to adopted policy and Boldre Parish Design Statement.

10. RELEVANT HISTORY

- 10.1 Single storey rear addition and new roof to carport and store (50354) approved on 1 August 1992

11. ASSESSMENT

- 11.1 The property in question is a detached forest cottage which is sited outside any of the defined villages, but within the Forest South East Conservation Area. The property has been identified within the Conservation Area Character Appraisal as being of historic/ vernacular importance and as such is considered to be a non-designated heritage asset which contributes positively to the rural character of the area. The cottage is accessed via an un-made track serving several other properties which are a mixture of traditional cottages and more modern infill. This application seeks consent for a first floor extension, single-storey extensions and roof alterations.
- 11.2 The relevant issues which need to be considered are:
- The impact upon the character and appearance of the area;
 - Whether the additions would be appropriate to the existing cottage and its curtilage; and
 - Potential impact upon the neighbouring property Copper Beech.
- 11.3 This application seeks to re-configure the existing extensions which were added to the property in the late 1970s and the early 1990s in order to achieve an additional bedroom at first floor. The depth of the existing furthest rear projection would be reduced by approximately 0.5m and an extension would be sited above the existing single-storey lean-to. The roof form of these elements would also be altered in order to accommodate a traditional double pile. The Authority's Conservation Officer has no objections to the proposal as the additions would be of a traditional form in keeping with the overall character and appearance of the conservation area. The size and scale of the addition is such that it is not considered it would appear dominating or disproportionate in relation to the host dwelling, and

this would be in accordance with Policy DP11. Amended plans have been received during the course of the application amending the design and proportions of the windows to the rear in response to the Conservation Officers comments. Traditional timber casement windows are now proposed, which are acceptable to the Conservation Officer, subject to agreeing joinery details. The proposal would therefore be in accordance with Policies CP7 and CP8 which seek to ensure that all development would protect and maintain the character of the Conservation Area and not erode the distinctiveness of the National Park.

11.4 As the property does not lie within any of the four defined villages, any proposal would also need to adhere to the floorspace restriction contained within Policy DP11 of the Core Strategy which seeks to limit the size of additions to properties in order to safeguard the locally distinctive character of the New Forest and to ensure there is the ability to maintain a balance in housing stock. The property had a floorspace of approximately 119m² as at 1st July 1982 and as such the 30% restriction would apply. The property was extended in 1992 which utilised the full 30%. This application however proposes to re-allocate the floorspace added in 1992 and overall the proposal would not result in a net increase in floorspace above that in situ which is considered to be acceptable and would comply with this element of Policy DP11.

11.5 With regard to neighbouring amenity, it is considered the property which could potentially be affected by the development is the dwelling to the south, Copper Beech. This is a more modern property, which was given planning permission in 1975 and is set slightly further back in its plot than the host dwelling. There are both ground floor and first floor windows within the flank elevation, which overlook the application site. In both cases it should be noted that the affected windows are not the only windows in the rooms they serve. There are also front facing windows which light these rooms. The side windows are north facing and as such there would no loss of direct sunlight as a result of the proposed extension. Consideration does however need to be given to the outlook from these windows and potential loss of daylight. The extension would result in a flank wall being closer to the neighbour's side windows, however the proposal would result in the rear building line of the application property being reduced by approximately 0.5m, so outlook from the neighbour's window towards the north and east, across the rear garden of the application site would be unaffected and could potentially be improved as a result of the development. It is also likely that additional light would be gained to the neighbour's windows through the proposed redesign of the roof to a double pile form with a valley. There would be no impact on light to the west facing windows on the front elevation, and on balance it is considered the impact of the proposal would be acceptable under Policy DP1, and refusal would not be warranted.

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).

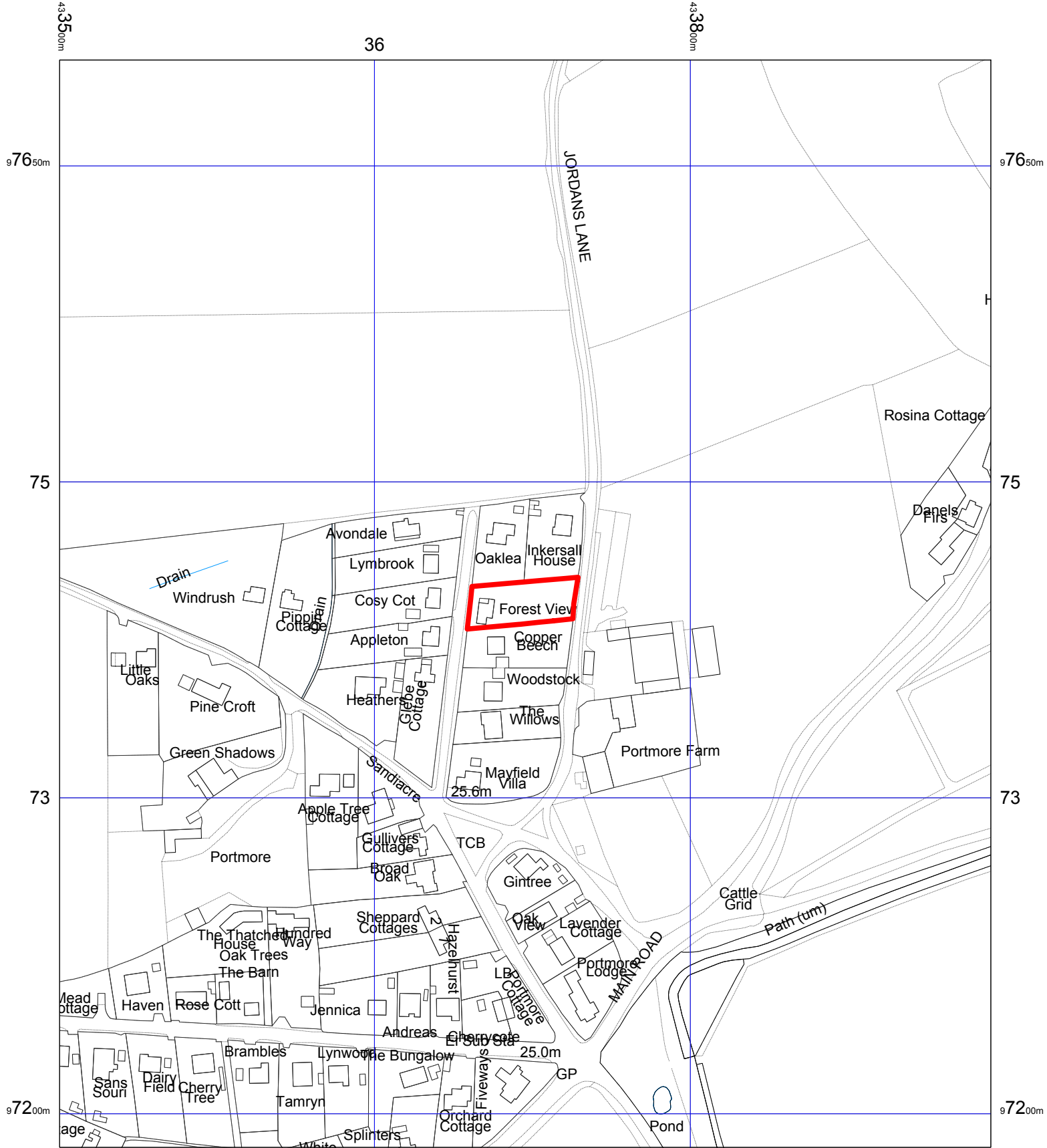
- 3 No windows/doors shall be installed until typical joinery details have been submitted to, and approved in writing by the New Forest National Park Authority.

Development shall only take place in accordance with those details which have been approved.

Reason: To protect the character and architectural interest of the building in accordance with Policies DP1, DP6 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 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).



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