

**Application No: 18/00563/FULL Full Application**

**Site:** Sumaya, Undershore Road, Lymington, SO41 5SA

**Proposal:** Remodelling of existing ground floor; addition of first floor to provide habitable accommodation; glass balustrade; roof alterations; alterations to fenestration; cladding; associated landscaping works with creation of timber deck terrace; partial demolition of existing ground floor areas

**Applicant:** Mr & Mrs Teal

**Case Officer:** Liz Young

**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  
DP11 Extensions to Dwellings  
CP8 Local Distinctiveness  
CP2 The Natural Environment

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Design Guide SPD  
Boldre Parish Village Design Statement

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 15 - Conserving and enhancing the natural environment  
Sec 16 - Conserving and enhancing the historic environment

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Boldre Parish Council: Recommend permission but will accept a delegated decision.

## **8. CONSULTees**

- 8.1 Building Design & Conservation Area Officer: Objection raised. The proposals will have a harmful impact on the conservation area and grade II\* listed monument.

## **9. REPRESENTATIONS**

- 9.1 Two letters of support received:

- The proposed timber cladding would be sympathetic to the character of the area.
- The overall height would not be significantly greater than existing.
- The applicants have taken account of privacy issues.
- There is sufficient boundary vegetation to mitigate overlooking.

- 9.2 One further letter received from the agent in response to comments from the Building Design and Conservation Officer:

- The Conservation Officer has failed to acknowledge the existence of larger, more modern properties which are visible from Undershore Road (enclosing other photographs of buildings visible from Undershore Road).
- Large extensions have been permitted on other houses in the locality on the understanding that there are a number of large properties nearby.
- Much more significant increases in ridge heights have been approved nearby on other properties than that now proposed at Sumaya (which would result in a height increase of just 50cm).
- The proposed development would not be visible from Undershore Road because it would be screened by Fursdon House.
- Longer range views from the Lymington area are not possible.
- The existing building is of limited architectural merit.
- The design has been amended since the earlier pre-application submission.
- Local design standards do not oppose contemporary building styles.
- The proposal would not incorporate an abundance of glazing.
- The proposed use of cladding would ensure the building would not appear stark.
- The existing building cannot be seen from the monument.
- The proposal has the support of the support of the Parish Council and the local community.

## 10. RELEVANT HISTORY

- 10.1 Detached outbuilding (13/98276) approved on 22 April 2013
- 10.2 Alterations and additions comprising two bedrooms, utility room and workshop and store and carport (NFR/XX/07534/1) approved on 29 September 1971

## 11. ASSESSMENT

- 11.1 This application relates to a modern, detached bungalow with integral garage located on a relatively exposed, elevated site within the Forest South East Conservation Area. The land slopes steeply away from the front (west) elevation and there are clear views towards the frontage of the property from across the river to the west. The south elevation is directly adjoined by a public right of way which provides a route up towards the Grade II\* Burrard-Neale Monument, a 76ft obelisk completed in 1842. Open fields lie immediately to the rear.
- 11.2 Consent is sought to extend and re-configure the existing building. The integral garage would be retained and the external footprint would not be significantly affected by the proposals. The majority of the additional accommodation would be allocated to the first floor which would comprise an upper terraced area, master bedroom, study and ensuite. The hipped roof would be completely replaced with a contemporary flat roof design. Fenestration would also be amended to incorporate full height openings at ground and first floor level. External facing materials would include a combination of white painted brick, timber louvres, a green roof and aluminium framed windows.
- 11.3 It has been established on site that there would not be any direct or harmful loss of amenity to neighbouring properties in terms of overlooking, loss of light or visual intrusion and therefore the main issues under consideration would be:
- The extent to which the proposed extensions and alterations would be appropriate to the character and appearance of the dwelling and the wider conservation area; and
  - The extent of floorspace increase based upon the house as it stood in 1982.
- 11.4 Whilst the Conservation Area Character Appraisal recognises that some modern development has taken place, the document states that the conservation area and its historic character has not been significantly affected. There is concern, however, that the majority of modern properties in the area are of a standard form which do not reflect local distinctiveness or the character of the more rural buildings in the area. The Appraisal therefore recognises the opportunity in the future for scale, massing, design and use of

materials to be more carefully considered. In addition to these requirements pages 45 to 46 of the Design Guide Supplementary Planning Document set out the need to avoid excessive glazing at high level and mitigate additional impacts by recessing glazed areas and incorporating robust subdivisions.

- 11.5 Having regard to the policy requirements set out above, the very low eaves line of the existing house, its prominence in the wider landscape and the complete absence of any fenestration or accommodation in the roof at present, the proposed development would fail to be appropriate to the character and form of the existing dwelling and would have a harmful and urbanising impact upon the wider area. The wider impact would be particularly apparent at night time with additional harm arising from increased light pollution from internal illumination as a result of the increase in the overall amount of fenestration and its prominence.
- 11.6 In terms of the setting of the monument (less than 120 metres from the application building), the obelisk forms a backdrop to the plot and is orientated to line up with the axis of Lymington High Street, forming the end of a vista from Church of St Thomas at the top of the street. This highlights the wider importance of views towards the monument and the application site (particularly from the causeway which approaches Undershore Road). The representation from the agent appears to downplay the importance of views from this road, which is one of the main approaches to the conservation area and National Park. As set out above, the proposals would significantly increase the overall prominence of the building and the property would become a significantly more dominant feature in views from the west towards the monument. In addition to this, the building as proposed would be at odds with the scale and relatively low roof forms of the properties immediately adjacent to the site, the majority of which nestle into their setting with mature plot boundaries. Whilst it is agreed that there are some larger properties along Undershore Road, many of these are positioned towards the northern end and away from the application site or are positioned on less elevated plots. Views towards the proposal from the public right of way (the approach to the Monument) immediately to the south would become particularly more apparent in winter and the extensive glazing proposed to the rear would significantly exacerbate the impact upon the very rural character of the locality at night time.
- 11.7 Notwithstanding the points raised by the agent, the proposal remains broadly the same as that which was submitted to the Authority for pre-application advice. The Authority at the time advised that there were strong concerns that the proposal would have a significantly greater impact than the existing building and that it would become much more prominent in longer range views from Lymington along with shorter range views from within the cul-de-sac. The setting of the listed monument and views from the

adjacent public right of way were also highlighted as concerns. The applicant was also advised at this stage that, because the proposal would incorporate additional covered areas, much of which would be incorporated within the volume of the main building, it would effectively exceed the 30% floorspace limit, adding further to the Authority's concerns over increase scale and impact. It was suggested that any revised scheme should not significantly increase the amount of open covered spaces as this would both address floorspace concerns and also reduce perceived bulk. In terms of design, the Authority advised that a contemporary design could certainly be accepted on the site. However concerns over the heavy upper floor massing, extensive glazing, concrete materiality and stark, angular design would need to be addressed. The applicant has not taken any steps to address these concerns and the issues raised by the Authority at the pre-application stage therefore still stand. Many of the points put forward by the applicant focus on the impact upon public views and do not focus upon the importance of intrinsic character in the conservation area, views into the conservation area and also the requirements of Policy DP11 in terms of ensuring extensions would be appropriate to the character and form of the existing house and within the 30% floorspace limit.

- 11.8 The applicant's reference to the Thorns Beach appeal decision would not give the Authority reason to permit the current proposal at Sumaya because it is not considered comparable. The Thorns Beach site does not lie within a conservation area or adjacent to an ancient monument. Furthermore, the development was assessed under different policies and was also considered to fall within acceptable floorspace limits. In addition to this, the site at Thorns Beach does not form part of a distinct building group (in contrast to Sumaya).
- 11.9 In addition to the concerns above in relation to the increased prominence of the building and the impact upon the character of the area, the proposal would significantly increase the habitable accommodation within the property. Whilst DP11 does permit sympathetic extensions of up to 30% of the original house, this proposal would result in an overall increase of 34% if the roofed areas are included (these adding significantly to the overall volume of the property). No material considerations have been put forward by the applicant which would justify an exceedance of the policy limit.
- 11.10 In terms of background, it is the Authority's intention to carry the floorspace limits set out under Policy DP11 into the emerging Local Plan. The emerging Local Plan recognises that for some time, proposals to incrementally extend dwellings in a nationally designated landscape can affect the locally distinctive character of the built environment of the New Forest. In addition, extensions can over time cause an imbalance in the range and mix of housing stock available. For these reasons, it is considered

important that the emerging Local Plan continues to include a clear policy to guide decisions for extensions to dwellings. Successive development plans for the New Forest have included such policies which strike an appropriate balance between meeting changes in householder requirements and maintaining a stock of smaller sized dwellings. The proposal would clearly conflict with Policy DP11 and the objectives of the emerging Local Plan for the reasons set out above.

- 11.11 An appeal decision (reference APP/B9506/D/15/3004446) which demonstrates the importance of ensuring extensions to dwellings fall within acceptable limits relates to a large property at Bucklers Hard. This property had undergone previous extensions and the appeal proposal would have then exceeded the 30% limit by 2%. Despite the modest size of the proposal the Inspector dismissed the appeal concluding that it was an immediate conflict with Policy DP11. In contrast to the proposals at Sumaya the Inspector noted that the addition would bring about an overall improvement to the appearance of the building but stated that if this were accepted as an argument then this approach could be repeated on many other sites. The Inspector concluded that the policy should be applied both "rigidly and consistently". Notwithstanding the fact that the proposal would not appear to have any direct implications for the amenities of neighbouring residents by way of visual intrusion or overlooking, the above appeal decision, the clear conflict with Policy DP11 and the identified harm to the character of the area would give the Authority sufficient reason to refuse permission for the development.

## **12. RECOMMENDATION**

Refuse

### **Reason(s)**

- 1 The proposed extensions and alterations would fail to be appropriate to the low profile and compact form of the existing house by virtue of the heavy upper floor massing, extensive glazing, concrete materiality and stark, angular design. The proposal would therefore fail to preserve the character of the conservation area or the setting of the Grade II\* Listed monument adjacent to the site. The impact would also be apparent from wider views across the Lymington River, particularly in winter months and at night time. The proposals would therefore fail to meet the requirements of Policies DP1, CP8 and DP11 of the New Forest National Park Core Strategy along with the requirements of the Design Guide Supplementary Planning Document.
- 2 In order to help safeguard the long term future of the countryside, the Local Planning Authority considers it important to resist the

cumulative effect of significant enlargements being made to rural dwellings. Consequently Policy DP11 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010) seeks to limit the proportional increase in the size of such dwellings in the New Forest National Park recognising the benefits this would have in minimising the impact of buildings and activity generally in the countryside and the ability to maintain a balance in the housing stock. This proposal, taking into account the extensive roofed areas within the volume of the main building, would result in a building which is unacceptably large in relation to the original dwelling and would undesirably add to pressures for change which are damaging to the future of the countryside.



**Application No: 18/00592/FULL Full Application**

**Site:** The Stables, Boldre Grange, Southampton Road, Boldre, Lymington, SO41 8PT

**Proposal:** Outbuilding

**Applicant:** Ms J Taranto

**Case Officer:** Carly Cochrane

**Parish:** BOLDRE

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**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  
DP6 Design Principles  
DP12 Outbuildings  
CP8 Local Distinctiveness

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Boldre Parish Village Design Statement

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 12 - Achieving well-designed places  
Sec 15 - Conserving and enhancing the natural environment

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Boldre Parish Council: Recommend refusal. The Council has a policy of no new dwellings in the Parish.

## **8. CONSULTTEES**

No consultations required

## **9. REPRESENTATIONS**

9.1 One letter of representation was received, in support of the application.

## **10. RELEVANT HISTORY**

10.1 Single storey rear extension; demolition of existing conservatory (18/00117) approved on 5 April 2018

10.2 Single storey rear extension; demolition of conservatory (15/00969) approved on 1 February 2016

10.3 Rear extension (06/90101) approved on 9 June 2006

10.4 Alterations to front elevation and garage (02/74525) approved on 17 May 2002

10.5 Lawful Development Certificate (existing) for use of property as private dwellinghouse without complying with Condition 1 on PP NFR 15648 agricultural (NFDC/LDCE/98/64936) approved on 9 November 1998

## **11. ASSESSMENT**

11.1 The application site is located within a cluster of residential development known as 'Boldre Grange', and accessed via a private road to the east of the A337 Southampton Road. The property comprises a two storey dwellinghouse with a range of existing outbuildings to the rear, within the garden area. The property is currently being extended pursuant to planning permission reference 18/00117.

11.2 This application seeks planning permission for a further outbuilding, located to the south east of the dwellinghouse, adjacent to a large timber outbuilding serving the tennis court. The proposed outbuilding would be laid out in an 'L' shape, and would measure approximately 10 metres in width along the southern elevation, 8 metres in width along the western elevation and 2.4 metres in height to the eaves. The roof comprises a diminishing ridgeline, and therefore measures between approximately 4 metres and 4.4 metres in height. The outbuilding would be constructed with an oak frame, with softwood timber cladding and a slate roof. All windows and doors would be oak. There would be no fenestration upon the east or west elevation, however it is proposed that there be a set of bi-folding doors and high level windows upon the southern elevation, and three sets of windows and a door upon the northern elevation. The proposed outbuilding

would have an internal floorspace of approximately 52m<sup>2</sup>, and it is stated within the Design and Access Statement that the outbuilding would be used as a home office and gym, and that it would not be used as residential accommodation.

- 11.3 The application property includes a large garden area, with vegetation along the boundaries. A large outbuilding at the property to the south, of 'The White House', is located along the boundary, and is therefore visible from the garden area of the application property, and provides screening between the respective properties. The proposed outbuilding would be single storey, and would be set away from any boundary. As such, it is not considered that the proposal would result in any adverse impact upon neighbouring amenity.
- 11.4 The proposed outbuilding has been designed so as to be subservient in scale and appearance to the main dwellinghouse, aided by the use of contrasting materials. The use of natural materials is considered appropriate, and a condition can reasonably be attached to ensure their use. The site is not within a conservation area, and, as aforementioned, is situated well within the garden area of the property. As such, it is not considered that the proposal would result in any adverse impact upon the character or appearance of the area.
- 11.5 Policy DP12 of the Core Strategy sets out that domestic outbuildings will be permitted where they are located within the residential curtilage; are required for purposes incidental to the use of the main dwelling, and; are not providing habitable accommodation. The Design Guide Supplementary Planning Document (SPD) recommends that outbuildings should be incidental and subservient to the dwelling in scale and appearance, should use natural and mellow materials, should be distanced from the boundary, should not compete in size with the main building, and can diminish in scale to respond to different uses, which helps to minimise bulk. In applying Policy DP12 and the SPD to the proposal, it is considered that the proposed outbuilding is compliant, as set out in paragraphs 11.2, 11.3 and 11.4 of this report. Appropriate conditions can be attached to ensure the use of the outbuilding remains incidental and therefore to ensure compliance with Policy DP12.
- 11.6 The Parish Council have recommended refusal of the outbuilding on the basis that it is of a scale which could contain facilities to enable residential occupation, which would be contrary to policy. As stated in paragraph 11.5 of this report, a condition can be attached to ensure that the outbuilding is used for purposes incidental to the dwellinghouse only. This condition is considered to be reasonable, appropriate and enforceable. The outbuilding is considered to be policy compliant in all respects, and the use of such a condition is considered to be a satisfactory method of controlling the use of outbuildings.

- 11.7 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 drawing nos: PL001 Rev B, PL002 Rev C Planning Rev A, PL003 Rev C Planning Rev B.

No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

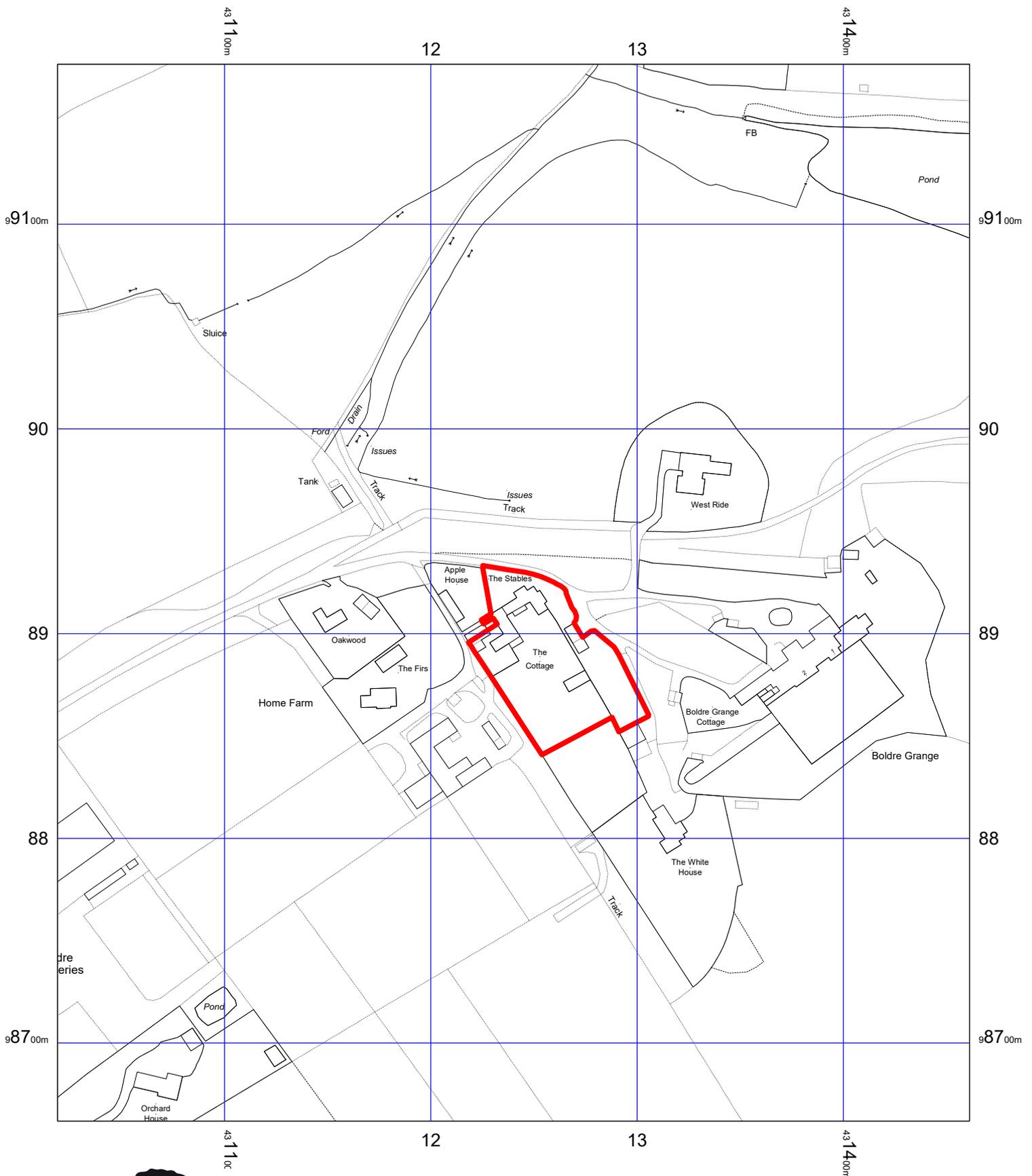
Reason: To ensure an acceptable appearance of the building in accordance with policies CP7, CP8, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.

- 3 The building the subject of this permission shall only be used for purposes incidental to the dwelling on the site and shall not be used for habitable accommodation such as kitchens, living rooms and bedrooms.

Reason: To protect the character and appearance of the countryside in accordance with Policies DP11 and DP12 of the adopted New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 Unless otherwise first agreed in writing by the New Forest National Park Authority the external facing and roofing materials shall be as stated on the application form hereby 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).



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

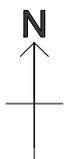
Tel: 01590 646600 Fax: 01590 646666

Date: 26/09/2018

**Ref: 18/00592/FULL**

**Scale: 1:2500**

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**Application No: 18/00653/FULL Full Application**

**Site:** Stable Cottage, Acres Down Farm, Robins Bush Road, Minstead, Lyndhurst, SO43 7GE

**Proposal:** Two storey rear extension; first floor side extension

**Applicant:** Mrs C Van der Pauw

**Case Officer:** Natalie Walter

**Parish:** MINSTEAD

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**1. REASON FOR COMMITTEE CONSIDERATION**

To consider whether the applicant's personal circumstances justify an exception to policy.

**2. DEVELOPMENT PLAN DESIGNATION**

Conservation Area

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

CP1 Nature Conservation Sites of International Importance  
CP2 The Natural Environment  
CP8 Local Distinctiveness  
DP1 General Development Principles  
DP11 Extensions to Dwellings

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Design Guide SPD

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 12 - Achieving well-designed places  
Sec 16 - Conserving and enhancing the historic environment

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Minstead Parish Council: Recommend permission because it meets the exceptional circumstances set out in Policy DP11.

## **8. CONSULTEES**

No consultations required

## **9. REPRESENTATIONS**

9.1 None received.

## **10. RELEVANT HISTORY**

10.1 Side and rear extension (11/96828) granted on 23 November 2011.

## **11. ASSESSMENT**

11.1 Stable Cottage is a modest two-storey cottage located amongst a small cluster of cottages in isolated surroundings in the Forest Central (South) Conservation Area. The plot is modest in size and overlooks open fields to the north east. The property is accessed from a gravel track. The open forest lies directly to the south.

11.2 The property is classed as a small dwelling and was extended following the grant of planning permission in 2011 to just under 100 sq. metres.

11.3 The application seeks planning permission for a two-storey rear extension and first floor side extension. The small rear extension would incorporate a cupboard at ground floor level and a staircase. At first floor level, the side extension would provide a bedroom to the south east of the property above the existing bathroom and part of the kitchen. The existing rear bedroom would be reconfigured to provide a cupboard, access to the stairs and a wet room. The proposals incorporate one additional rooflight in the rear elevation and a first floor window upon the south east elevation. In respect of materials, the proposals would incorporate brick and tiles to match the existing materials.

11.4 The floorspace figures, based on the case officer's calculations using the applicant's submitted drawings and previous planning application plans relating to the property, are as follows:

- Existing floorspace (as of July 1982): 68 sq. m.
- Proposed floorspace: 119 sq. m.

The current proposals would add an additional 19.3 sq. m to the property following the 2011 extensions.

11.5 The application follows pre-application advice and the applicant was advised on the level of detail required to support the application and the need for an extension.

11.6 The key issues to be assessed are:

- Whether the proposal meets the criteria set out in Policy DP11 in relation to exceptional circumstances; and
- Whether the proposal would be appropriate to the dwelling and the wider conservation area.

Policy DP11 (Extensions to Dwellings)

11.7 The property is a small dwelling located outside of the defined New Forest villages. Policy DP11 of the New Forest National Park Core Strategy and Development Management Policies DPD states that, in the case of small dwellings, the extension must not result in a total habitable floorspace exceeding 100 sq. metres. However, in exceptional circumstances, a larger extension may be permitted to meet the genuine family needs of an occupier who works in the immediate locality. In respect of these exceptional circumstances, the maximum habitable floor space of an extended small dwelling must not exceed 120 sq. metres. "Genuine family need" is defined in paragraph 7.39 of the supporting text to Policy DP11 as an exceptional and unique family need that could not have been reasonably anticipated at the time of the purchase of the property.

11.8 The applicant has put forward a case for the additional floor space on the basis that the proposal would enable the occupants, who work in the locality, to remain in their family home whilst providing the necessary first floor wet room which is required on medical grounds for their daughter. The evidence put forward is summarised as follows:

- The applicant works on the adjacent farm;
- The applicant's family live in the neighbouring properties;
- The applicant has lived on the farm since 2006 and moved into Stable Cottage in 2008;
- The applicant's daughter has had seizures since 2013 and was diagnosed with epilepsy in 2014;
- A letter from the consultant paediatric neurologist states that the applicant's daughter has been diagnosed with structural epilepsy, as a result of a traumatic brain injury at birth, which will be lifelong. The letter supports adaptations to facilitate her independence;
- Due to the constrained nature of the site, it is not feasible to provide a bedroom and wet room at ground floor level;
- The applicant also states that it is essential that her daughter has easy access to facilities due to co-ordination and balance issues.

11.9 The constrained nature of the site was noted at a site visit. Options for reconfiguration at ground floor level would leave little living space or amenity space for the applicant and her family. The case for additional space at first floor level, to include a

bedroom adjacent to the wet room, on medical grounds has been made. The proposed floor space would not exceed the 120 sq. metres set out in Policy DP11. Overall, it is considered that the proposals, in this case, comprise exceptional circumstances, in accordance with Policy DP11 of the Core Strategy.

#### Design and Impact on Conservation Area

- 11.10 The proposed extensions would reflect the simple form of the existing cottage and would be appropriate in relation to scale, roofline, materials and window openings. The appropriate design and small scale nature of the proposals would not have a harmful impact on the character and appearance of the dwelling or the wider conservation area. The proposal would therefore accord with Policy CP8 of the Core Strategy.
- 11.11 The closest neighbouring property lies approximately 13 metres to the south east. The proposed side extension would be at first floor level above the existing bathroom and part of the kitchen. The proposals also include a window at first floor level on the south east elevation. Due to the siting of the neighbouring cottage and the degree of separation, it is not considered that the proposed development would result in an unacceptable loss of light, overlooking or visual intrusion.

#### Conclusion

- 11.12 The application proposes rear and side extensions to a small dwelling which would increase the floor space from approximately 99 sq. metres to 119 sq. metres. A case has been put forward for exceptional circumstances to justify the proposed development, which is accepted. The proposed design is considered to be appropriate to the dwelling and the wider conservation area. Permission is therefore recommended as the proposals would comply with Policies DP1, DP6, DP11 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 drawing nos: 01 Rev A, 05 Rev A, 06 Rev B, 07 Rev 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 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.

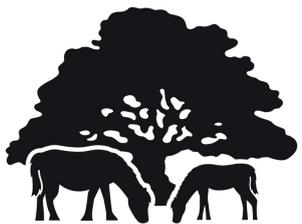
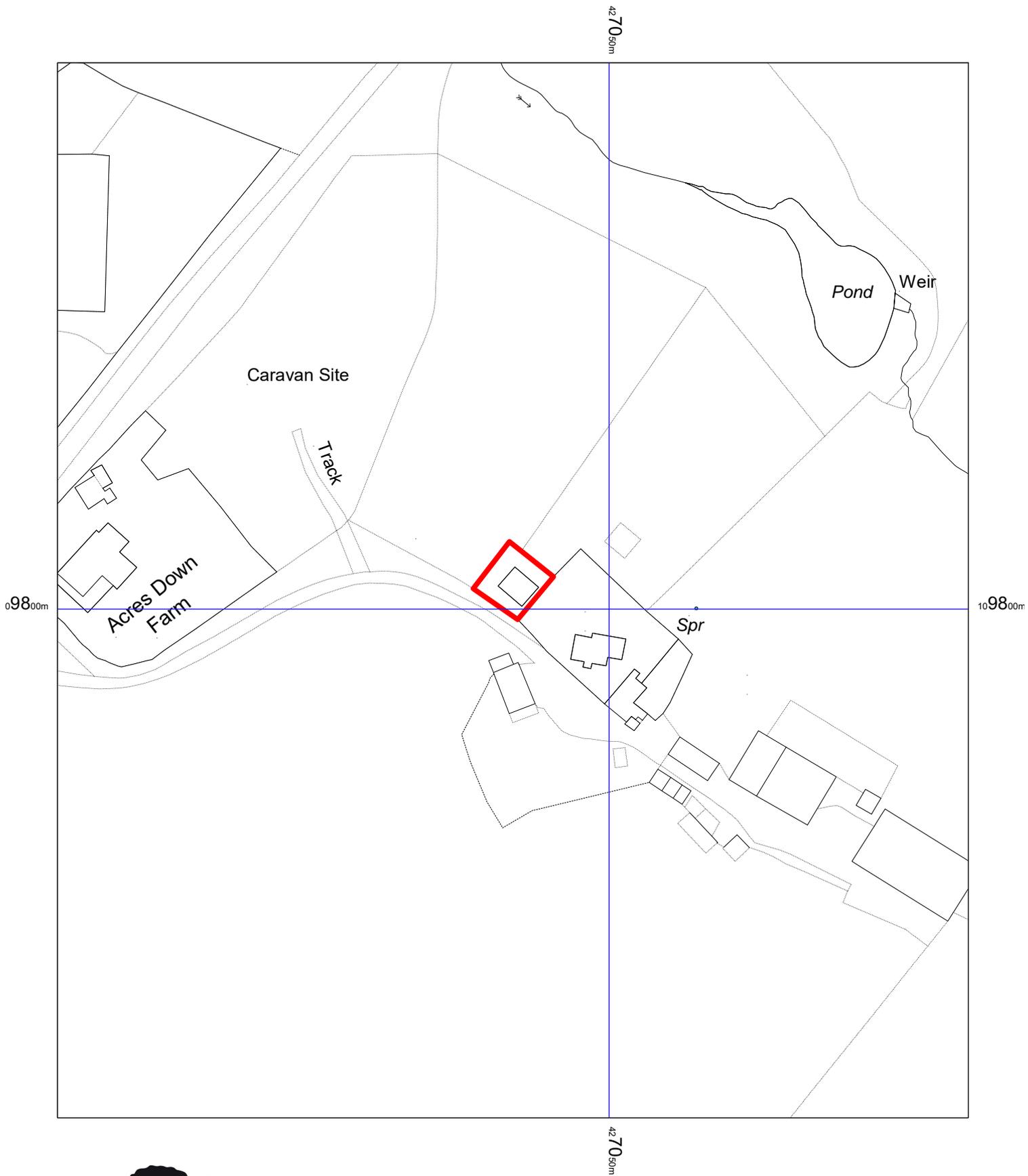
Reason: To ensure an acceptable appearance of the building in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 All materials, machinery and any resultant waste materials or spoil shall be stored within the red line application site unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of protecting the New Forest Site of Special Scientific Interest in accordance with Policy CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 5 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).



NEW FOREST  
NATIONAL PARK

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

Tel: 01590 646600 Fax: 01590 646666

Date: 26/09/2018

**Ref: 18/00653/FULL**

**Scale: 1:1250**

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**Application No: 18/00686/FULL Full Application**

**Site:** Lyndhurst Park Hotel, 78 High Street, Lyndhurst, SO43 7NL

**Proposal:** Erection of 2.6 metre high hoardings and gates

**Applicant:** Ms C McNulty, Pegasus Life

**Case Officer:** Clare Ings

**Parish:** LYNDHURST

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**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

Conservation Area

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

DP1 General Development Principles

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Not applicable

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 15 - Conserving and enhancing the natural environment  
Sec 16 - Conserving and enhancing the historic environment

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Lyndhurst Parish Council: Recommend refusal:

- Works have been started before planning permission has been granted in that upright support posts have been put up that are higher than the 2.6m described in the application.
- The Fire Officer should be consulted as the proposals appear to indicate that it would be difficult for fire engines to gain entry once the

hoardings have been erected. It would not appear possible to manoeuvre a fire engine between the hoardings and the building thus creating an additional fire hazard.

- The colour suggested for the hoardings (black) is not complimentary to the surroundings and white hoardings would be more appropriate.
- The Enforcement Team should serve a Section 215 Notice to ensure that the building is put into, and kept, in reasonable order.

## **8. CONSULTEES**

- 8.1 Tree Officer: No objection
- 8.2 Hampshire Fire and Rescue Service: Response awaited - Members will be updated at Committee
- 8.3 New Forest District Council - Community Safety Officer: No objection.
- 8.4 Crime Reduction Officer: Response awaited - Members will be updated at Committee

## **9. REPRESENTATIONS**

- 9.1 Nine objections and one comment which raise the following concerns:
- The hoardings have already been erected;
  - Invalid application - the hoardings erected are higher than those stated on the application form;
  - The hoardings are an 'eyesore' and would neither enhance nor preserve the character and appearance of the conservation area;
  - A Section 215 notice should be served to tidy up the site;
  - The hoardings are not necessary;
  - Fire hazard and increase anti-social behaviour; and
  - No time frame.

## **10. RELEVANT HISTORY**

- 10.1 Application for Prior Notification under Part 11 (Class B) Town and Country Planning (General Permitted Development) (England) Order 2016 for demolition of single storey rear extension (18/00687) approved on 19 September 2018.
- 10.2 Creation of 75 age restricted residential units integrated with communal, wellness and support facilities; 15 no. affordable dwellings; associated car and cycle parking; landscaping; refuse store; substation; alteration of existing vehicular and pedestrian

access; demolition of existing hotel and buildings (17/00732) refused on 12 December 2017. Appeal in the form of an Inquiry to be heard in January 2018.

10.3 Creation of 74 age restricted residential units integrated with communal, wellness and support facilities; 12 no. holiday lets; associated car and cycle parking; landscaping; refuse store; substation; alteration of existing vehicular and pedestrian access; demolition of existing hotel and buildings (16/01000) refused on 15 February 2017.

10.4 Erection of 2.4m high hoardings and gates (15/00256) withdrawn.

## **11. ASSESSMENT**

11.1 The application site lies within a larger area of some 1.6ha, lying at the junction of the High Street and Beaulieu Road in Lyndhurst. The site itself comprises the hotel building (vacant since 2015) and margins. The existing hotel building, which is of white render, is between three and four storeys high, with extensive areas of flat roof and elements of pitches behind parapet walls. To the front of the building (not all which is within this application site) is an area of car parking (tarmac), but the majority of the wider site to the rear comprises open grounds with areas of mature vegetation. The east, south and west boundaries are all formed by mature tall trees and dense rhododendron and laurel understorey.

11.2 To the west of the application site is the High Street with three storey terraces on the south side comprising retail on the ground floor and offices/residential above, and lower buildings on the north side. Immediately opposite is a looser-knit form of development, including a small listed building (B&B). To the south are the District Council's offices (Appletree Court), whilst to the east is the iconic 'Bolton's Bench' - an area of rising land with the open forest beyond (SSSI, SPA, SAC, Ramsar).

11.3 This proposal, which is now retrospective, is to erect hoardings around the hotel building. Whilst the application form states that they will be 2.6m high, now that they have been erected it is clear that they are much higher than this. The applicant has been asked to provide (i) a written explanation for this apparent blatant breach of planning control and (ii) a written undertaking to reduce the height of the hoardings to 2.6m (in the event that the current application is approved). The current application has to be determined on the basis on which it was submitted, i.e. 2.6m high hoardings. The application also proposes painting the hoardings black.

11.4 The need for the hoardings followed police reports, neighbour and Parish complaints of trespass and break-ins, many of which took place over the summer. Meetings were held with the relevant parties (the Police, NFNPA and NFDC) to discuss the most

appropriate means of preventing further unauthorised access to the building. In addition to the hoardings it is proposed to install motion and CCTV cameras (which do not require planning permission).

- 11.5 The key considerations therefore are the need for the hoardings, whether they would be appropriate and whether they would preserve the character and appearance of the conservation area.
- 11.6 The need for the hoardings has been described above, and the relevant parties, together with the Hampshire Fire Service, have been consulted on this application. Responses are awaited from the Policy and Fire Service, but the Community Safety Officer at NFDC has responded emphasising the need for measures to be taken to prevent unlawful entry, stating that the 2.6m high hoardings will impede access to the site preventing injury and risk to any person trying to enter unlawfully and preventing further deterioration or damage to the premises.
- 11.7 Whilst hoardings within a conservation area would not normally be considered appropriate, it is considered that the erection of 2.6m hoardings close to the actual building such that they would be seen in that context would be acceptable. Their impact on the wider conservation area would therefore be reduced by this positioning away from immediate public views. It should be noted that an application for 2.4m high hoardings to be erected at the pavement edge was subsequently withdrawn, as that position was not acceptable, being harmful to the conservation area.
- 11.8 A number of objectors have referred to the need to serve a Section 215 notice on the site. This is a mechanism by which owners are required to "tidy up" a site in the interests of the public amenity of the area. This is a matter for separate consideration outside the scope of this application.
- 11.9 In summary, the retention of the hoardings at a height of 2.6m is considered appropriate and necessary to deter further trespass and anti-social behaviour in the short term pending the future development of the site / use of the building being agreed. For this reason, the recommendation is for a temporary planning permission (18 months).

## **12. RECOMMENDATIONS**

Grant Subject to Conditions

### **Condition(s)**

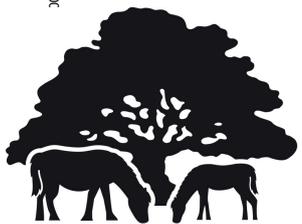
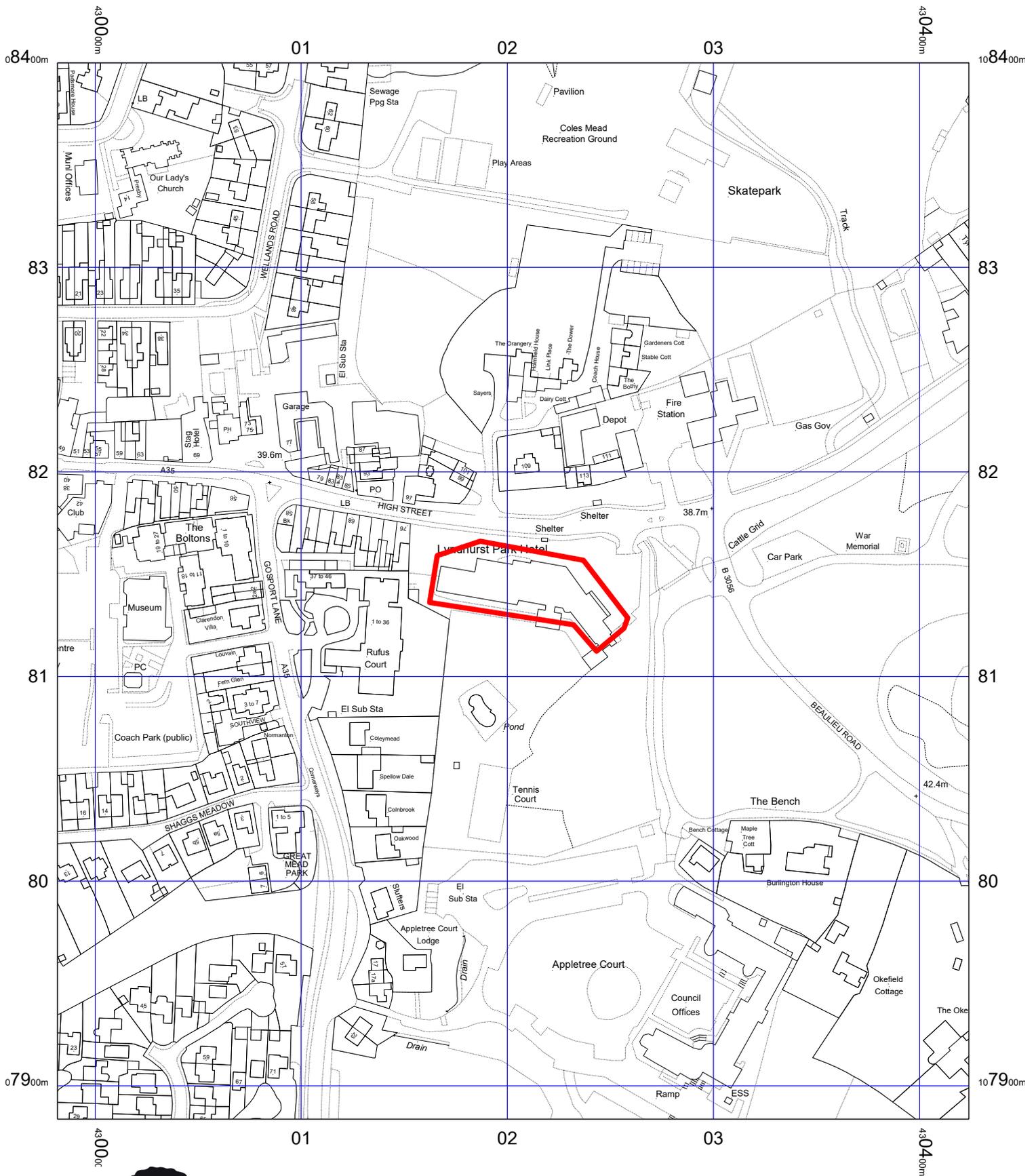
- 1 The hoardings shall be retained at a height of 2.6m and painted black, unless otherwise agreed in writing by the National Park Authority.

Reason: To ensure an acceptable appearance in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 2 The hoardings shall be removed on or before 18 April 2020 and the land restored to a condition which has first been agreed in writing by the New Forest National Park Authority.

Reason: The hoardings are only approved as a short term security measure pending the future development of the site / use of the building being agreed.

**B. Commence enforcement action** to secure a reduction in the height of the hoardings to 2.6m in the absence of an appropriate written undertaking from the applicant to do the same being received by the Authority on or before the day of the meeting (16 October).



NEW FOREST  
NATIONAL PARK

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

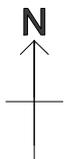
Tel: 01590 646600 Fax: 01590 646666

Date: 26/09/2018

**Ref: 18/00686/FULL**

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**Application No: 18/00696/FULL Full Application**

**Site:** 1 The Orchards, Shrubbs Hill Road, Lyndhurst, SO43 7DJ

**Proposal:** Roof alterations to create additional second floor accommodation; new dormer window; 5No. rooflights

**Applicant:** Ms S Armstrong

**Case Officer:** Liz Young

**Parish:** LYNDHURST

**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**

DP1 General Development Principles  
DP11 Extensions to Dwellings  
CP8 Local Distinctiveness

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Design Guide SPD

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 16 - Conserving and enhancing the historic environment

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Lyndhurst Parish Council: Recommend Refusal:

- Poor design.
- Proposal would not be in keeping with the building or its surroundings.
- Proposed roof lights would spoil the appearance of this prominent building.

## **8. CONSULTTEES**

No consultations required

## **9. REPRESENTATIONS**

9.1 Two letters of objection received:

- The roof lights will be a source of light pollution.
- The roof lights to the south will be visible from the road.
- The windows overlooking the courtyard would change the character of the space.
- The proposal appears to have been put forward to increase the value of the property rather than improve the quality of the house.
- Loss of light to neighbouring properties.
- Number of rooflights proposed would be excessive.

## **10. RELEVANT HISTORY**

10.1 Replacement garage with office over; demolition of existing garage (18/00312) withdrawn on 15 June 2018

10.2 Roof alterations to create additional second floor accommodation; new dormer window; 7No. rooflights (18/00311) withdrawn on 26 June 2018

## **11. ASSESSMENT**

11.1 This application relates to a prominent and attractive property dating from the 18th century. The site lies within Character Area G of the Lyndhurst Conservation Area and lies north of Goose Green. The house itself forms part of a group of buildings known as the Orchards, which comprise a cluster of three 18th century properties. Number one is prominently positioned end on to the highway and this relationship is typical of earlier buildings in the New Forest.

11.2 Consent is sought to carry out a loft conversion on the existing dwelling. The external works would involve the formation of a dormer window on the west elevation facing towards the road, the addition of two rooflights to the north roof slope and three rooflights to the south.

11.3 This proposal has been submitted in order to overcome the concerns which led to the previous scheme being withdrawn (reference 18/00311). The earlier proposal was withdrawn due to concerns over the impact upon the character of this important group of buildings. The extent to which the revised design of this proposal overcomes previous concerns is therefore the main issue under consideration.

- 11.4 To address concerns, the pitched roof has been removed from the dormer and fenestration has been amended to more closely reflect the character of the main building (the earlier top hung fan light design having been removed). It was noted previously that there is already a degree of precedent for dormers on the adjoining buildings (including an extensive flat roofed dormer on the south elevation of number two, the adjoining property) and the general principle is therefore acceptable. The design changes have simplified the form of the dormer and the removal of the pitched roofline has achieved a lower profile which would not be out of keeping with the existing building when having regard to the fact that it would read as an additional element adjacent to the large upper floor flat roofed element currently on the front elevation.
- 11.5 Whilst concerns raised by the neighbouring property are noted, the dormer would be set well back from the boundary with the highway and would not appear overly dominant having regard to the relatively imposing form of the main building. A number of roof lights are proposed although these would be relatively modest in size and could be conditioned to ensure they would be "conservation style" openings. The main building is extensively fenestrated and having regard to the relatively built up context, the existence of conservatories on adjacent properties and the surrounding residential uses, the proposal would not give rise to a harmful increase in light pollution.
- 11.6 Due to the proximity with neighbouring properties and the size and number of first floor windows currently in place there is already some degree of mutual overlooking between the application site and number two. Having regard to this, along with the fact that only rooflights are proposed to the south, it is considered that the proposal would not give rise to a harmful increase in overlooking towards neighbours. The proposed dormer would overlook the highway and would not lead to any loss of privacy to the north. The proposals are therefore considered to be in accordance with 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 and joinery 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.

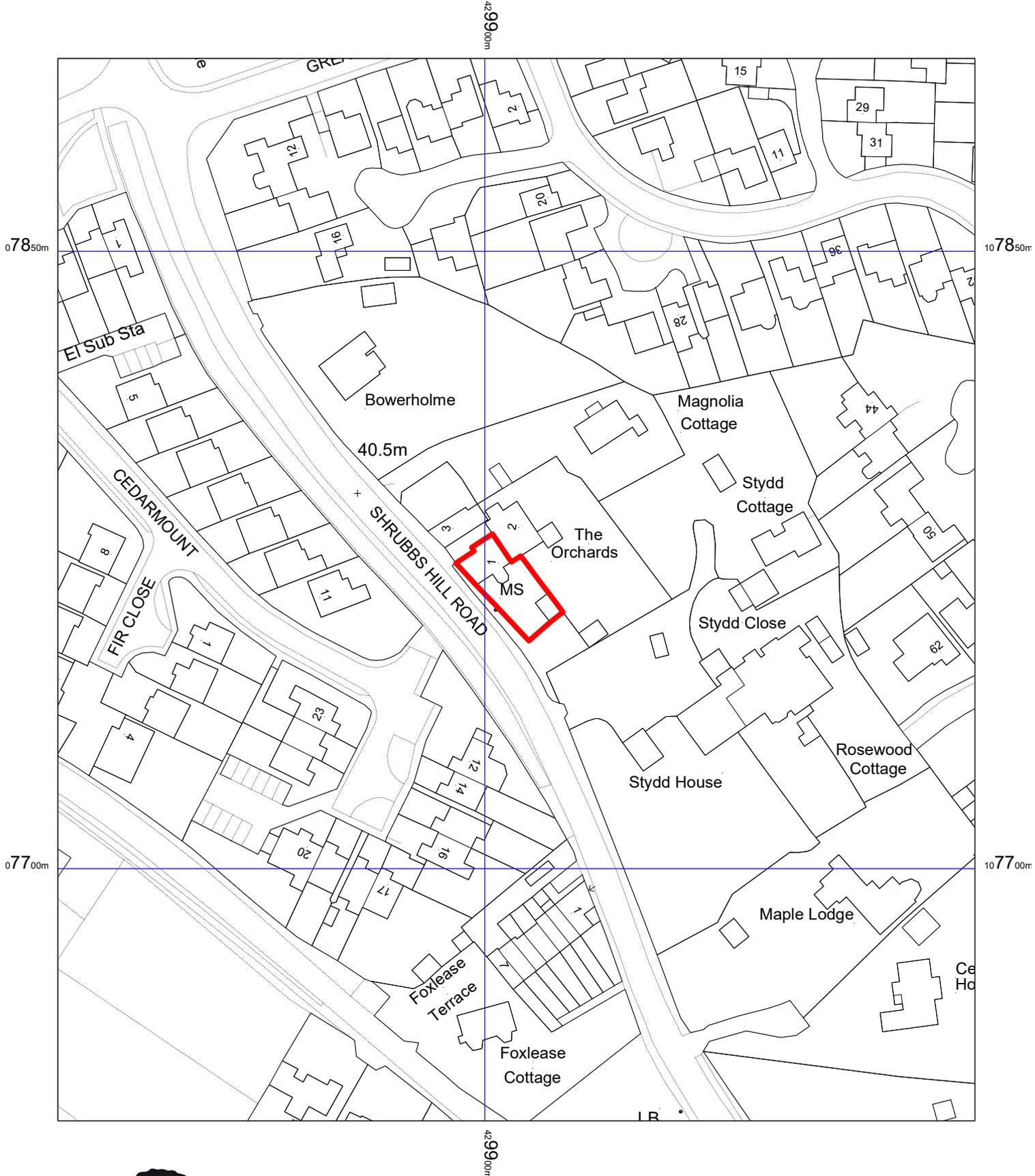
Reason: To ensure an acceptable appearance of the building in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 3 Development shall only be carried out in accordance with drawing nos: 100 Rev B, 105 Rev B, 107 Rev B. 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.

- 4 All new roof lights shall be of a 'Conservation' type and shall be fitted so that, when closed, their outer surfaces are flush with the plane of the surrounding roof covering.

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).



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

Tel: 01590 646600 Fax: 01590 646666

Date: 26/09/2018

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