

**Application No: 18/00659/FULL Full Application**

**Site:** Mundens, 7 Tanners Lane, East End, Lymington, SO41 5SP

**Proposal:** Completion of single storey extension; first floor extension; re-roofing; internal and external alterations and repairs

**Applicant:** Mr & Mrs Manning

**Case Officer:** Carly Cochrane

**Parish:** BOLDRE

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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  
DP6 Design Principles  
CP2 The Natural Environment  
CP7 The Built Environment  
CP8 Local Distinctiveness  
DP10 Replacement Dwellings  
DP11 Extensions to Dwellings

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Boldre Parish Design Statement  
Design Guide SPD

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 12 - Achieving well-designed places  
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 refusal. Whilst supporting the restoration of this heritage asset, Boldre Parish Council is very concerned by the proposed raising of the roof height and some of the other changes. The use of traditional materials is to be welcomed but the original proportions of roof and windows should be retained.

The application was discussed further following further information submitted by the agent, however the recommendation of the Parish remained one for refusal.

## **8. CONSULTEES**

8.1 Building Design & Conservation Area Officer: Objection raised if it is the case that the ridgeline height is increasing.

## **9. REPRESENTATIONS**

9.1 One letter of representation has been received, raising an objection to the application. The comments made are summarised as follows:

- Increase in roof height and chimney will result in a more dominating and overbearing effect to both [our] front and rear gardens.
- Seeks confirmation that the permitted development extension will not be made larger as part of this application, as any further increase will have a further impact.
- Concerns with regard to notification under the Party Wall Act.
- Concerns with regard to the proposed replacement boundary treatment.
- The proposal does not comply with the Boldre Village Design Statement, particularly in that it states that 'roof heights should not be raised disproportionately in relation to the existing or surrounding dwellings'.
- Loss of visual amenity.

## **10. RELEVANT HISTORY**

10.1 Single storey rear extension; 2.no rooflights (17/00773) Withdrawn 23 October 2017

10.2 Single storey rear extension; 2no. rooflights; alterations to fenestration (17/00394) Withdrawn 08 August 2017

10.3 Application for a Certificate of Lawful Development for a proposed single storey rear extension (17/00046) Certificate Issued on 14 February 2017

## 11. ASSESSMENT

- 11.1 The application site is located to the eastern side of Tanners Lane, within the Forest South East Conservation Area. The property has been identified within the Conservation Area Character Appraisal as being of local vernacular interest, and as such, is considered a non-designated heritage asset. A Lawful Development Certificate for a single storey extension was issued in early 2017; since then, there have been a number of applications submitted for a single storey side extension, which included site visits and a number of amended plans, however, both proposals were withdrawn due to insurmountable issues with regard to design and impacts upon neighbouring amenity.
- 11.2 By way of background, in May 2018, works began at the property to repair the thatched roof, however this resulted in the total demolition of the roof structure, first floor and chimney stack. The Authority maintains that the replacement of these elements constitutes development which requires planning permission, and as such, an application was invited. A site visit undertaken by the Authority confirmed that the only parts of the dwellinghouse remaining were the walls below the eaves; internally, walls and features had been removed, and that the chimney stack had also been demolished.
- 11.3 This application seeks planning permission for the completion of the permitted development extension, and the re-build of the roof structure (and thereby, the first floor internally). Amended plans have been submitted, removing the proposed French window and Juliet balcony upon the eastern elevation. All materials would match those which existed prior to demolition.
- 11.4 It has been difficult establishing the height of the "existing" ridgeline in the light of the partial demolition, and concern has also been raised with the applicant over the accuracy of the submitted plans with this (and previous) applications on the site. The result of this is that, whilst the height of the ridgeline is likely to have been increased by up to 900mm (although this is disputed by the applicant), the Authority cannot be certain. Effort has been made by the Authority to ascertain that there would be no change in the eaves height, and amendments to the fenestration have also been requested and made, resulting in no change from what was existing.
- 11.6 The relevant material planning considerations in this case therefore relate to the impact of the potential increased height of the ridgeline (up to 900mm) and whether this increase would be significantly harmful to the character and appearance of the non-designated heritage asset and conservation area, and impact upon neighbouring amenity.

- 11.7 Whilst it is not disputed that, should the ridgeline height be increased, the overall height of the dwelling and bulk of the thatch roof would also increase, it has been established that there would be no proportionate change in the eaves height. The dwelling is sited with its gable end adjacent to the highway (perpendicular to that of the dwellings immediately to the north), at the end of a row of development; beyond, to its south, east and west, are agricultural fields. Resultantly the dwelling as it existed prior to the demolition was already prominent within Tanners Lane and the wider conservation area, and the span of the pre-existing thatched roof was clearly visible when approaching from the north and south. Whilst the replacement roof would be visible, it is not considered that it would result in the building becoming prominent to a degree where it becomes unduly and harmfully dominant upon the conservation area, or inappropriate to the non-designated heritage asset, as the symmetry and proportions of the roof would remain.
- 11.8 Both the application property and its neighbour of 'Tanner House' (6 Tanners Lane) are located in close proximity to the boundary, with Mundens being located to the south of Tanner House. Tanner House comprises a small courtyard area adjacent to the southern boundary, which forms the only rear private amenity space; the main garden area of Tanner House is located to the front of the dwellinghouse, and overlooked by the neighbouring property of 4 Tanners Lane. As a result of the low eaves height of Mundens, and the high boundary treatment between the properties, it is the span of the roof which is dominant when viewed from within the rear garden area of Tanner House. However, the pitched roof slopes away from the boundary, and whilst it is considered reasonable to suggest that an increase in the height of the roof may result in an increase in the levels of overshadowing currently experienced by virtue of the orientation of the respective properties, this increase is not considered to be significantly harmful, given the existing relationship. Similarly, the roof span of Mundens is already overbearing and dominant when viewed from the rear garden area of Tanner House, and therefore any additional height, whilst perceivable, would not necessarily be significantly harmful upon neighbouring amenity.
- 11.9 In respect of the completion of the single storey rear extension, it is calculated that the 30% additional floorspace limitation would not be exceeded, and as such, is policy compliant in this respect. However, it is considered appropriate and necessary to remove permitted development rights to ensure no such further extension is carried out.
- 11.10 Overall, whilst the agent maintains that the roof structure would be replaced on a like-for-like basis, when assessing the worst-case scenario of an increase in the ridgeline height, on balance, it is considered that there would not be any significant additional harm upon the non-designated heritage asset, the character or

appearance of the conservation area, or upon neighbouring amenity.

11.11 It is therefore recommended that the application be approved.

## **12. RECOMMENDATION**

Grant Subject to Conditions

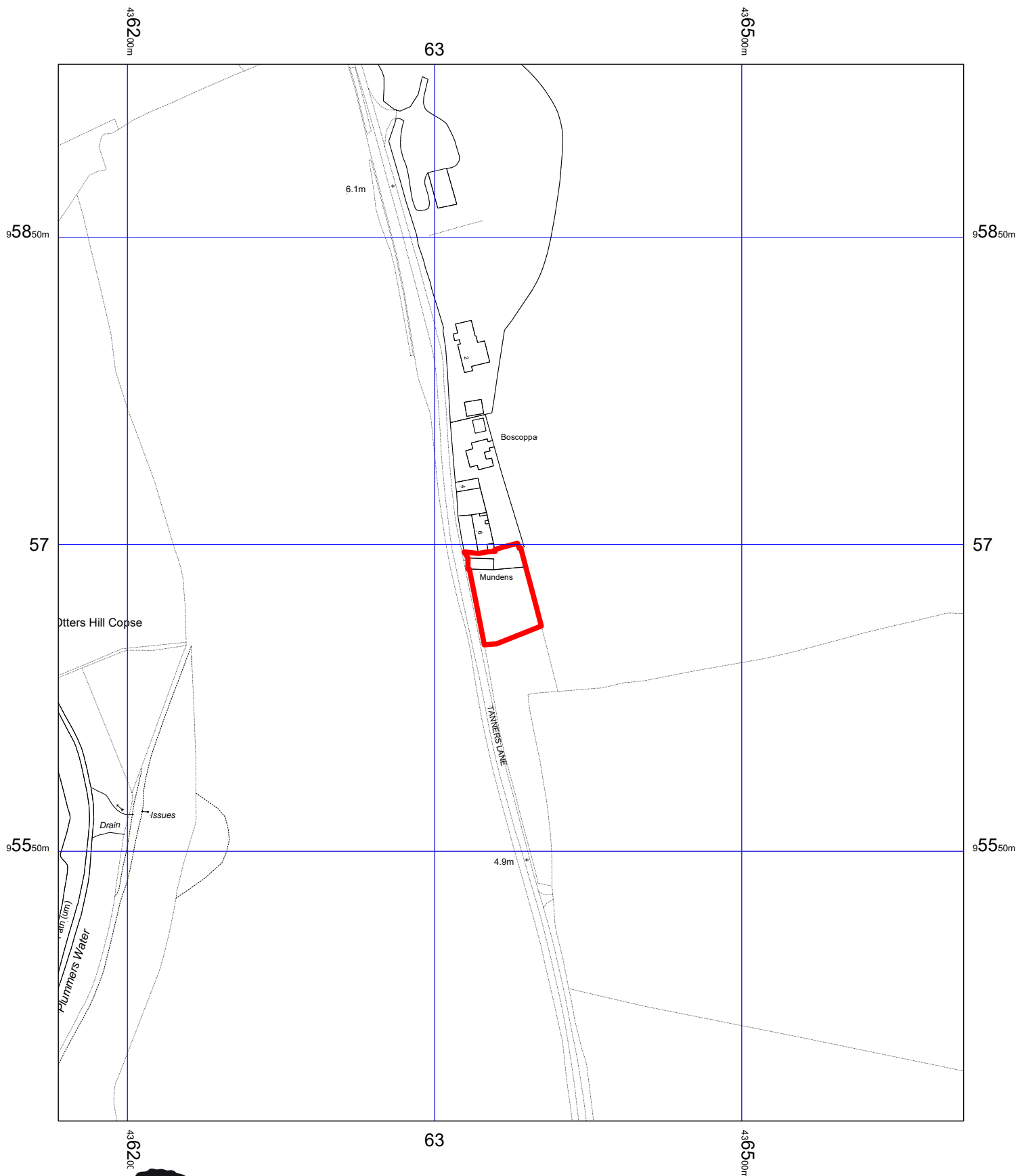
### **Condition(s)**

- 1 Development shall only be carried out in accordance with  
  
Drawing nos: 001 Rev A, 002 Rev A, 202 Rev A, 203 Rev A, 300 Rev H, 301 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.
- 2 The external facing materials to be used in the development shall match those used on the existing building and be as stated within the application form, 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 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, C or D 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 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 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).

**Informative(s):**

- 1 It is noted that the development hereby approved involves construction on or near a boundary with an adjoining property. The applicant is advised that this planning permission does not authorise any other consent which may be required in accordance with the Party Wall Act or other legislation.



NEW FOREST  
NATIONAL PARK

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Date: 29/11/2018

**Ref: 18/00659/FULL**

**Scale: 1:2500**

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