

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

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. CONSULTTEES

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.

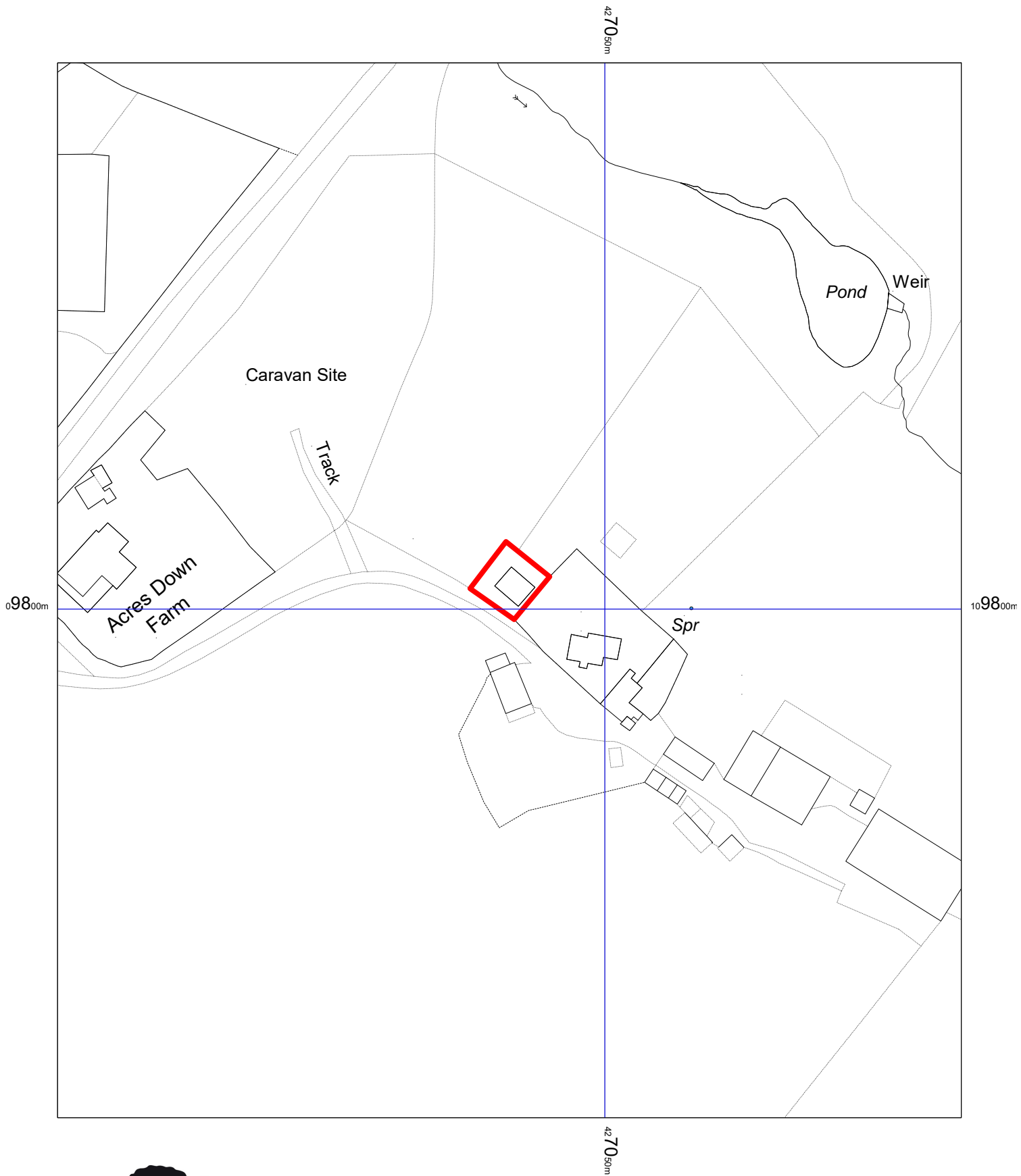
Reason: To ensure an acceptable appearance of the building in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 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

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