

Application No: 18/00354/FULL Full Application

Site: Willow Green, Seamans Lane, Minstead, Lyndhurst, SO43 7FU

Proposal: Single storey rear extension; raised terrace; demolition of existing conservatory

Applicant: Mr & Mrs Melin-Stubbs

Case Officer: Ann Braid

Parish: MINSTEAD

1. REASON FOR COMMITTEE CONSIDERATION

Application from Officer.

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

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

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

Minstead Parish Council: Support the application in agreement with the Officer's comments.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 2No outbuildings (17/00615) granted on 19 September 2017

10.2 Replacement conservatory roof (09/93773) granted on 30 April 2009

10.3 Summer house (07/91947) granted on 21 December 2007

10.4 Garage (07/91190) granted on 10 April 2007

10.5 Two-storey dwelling (05/85562) granted on 14 October 2005

11. ASSESSMENT

11.1 The site is occupied by a two storey, detached dwelling built in red brick with a tiled roof and a single storey garage. The property is accessed via a gravel track which serves several residential properties. There is an existing summerhouse located towards the south west corner of the garden, and two recently approved garden sheds, one on the northern boundary and one in the south west corner of the rear garden.

11.2 The property was given planning permission as a replacement dwelling in 2005. The design included a conservatory on the rear elevation, located in the corner between the main body of the house and a rear projection. In 2009 consent was granted to replace the roof of the conservatory with tiles. The original shape was retained, which has resulted in an awkward appearance, and the structure is beginning to fail. Consent is now sought to replace the existing extension with a lean to extension of the same floor area. The proposal would be timber clad, and would be tiled to match the house, using tiles reclaimed from the existing structure.

11.3 The issues to assess are:

- Whether the proposal would appear appropriate to the house and its curtilage;
- Whether the proposal would have any adverse impacts on the Conservation area or the wider National park; and
- Whether there would be any adverse impacts on neighbouring amenity, trees or protected species.

- 11.4 The original conservatory was subject to a condition which sought to retain it as a conservatory, and required consent for any alterations. Normally, the existence of such a condition would direct officers to recommend that no subsequent alterations should be made. In this case, however, the replacement dwelling, including the conservatory, fell within the floor area limits imposed by policy and the restrictive condition was judged to have been unnecessary. The replacement roof was recommended on this basis.
- 11.5 As there would be no increase in the overall floor area of the property, the current proposal would also accord with the floor area limitations of Policy DP11. The lean to design would be simpler and more appropriate to the house than the existing extension, appearing entirely appropriate to the existing dwelling and its curtilage, in accordance with Policy DP11. The original consent for the dwelling was subject to a condition removing permitted development rights so there is no necessity now to impose such a condition.
- 11.6 With regard to the wider conservation area, the proposal would have minimal visual impact and, as it would be an improvement in design terms, would enhance the character of the conservation area and the wider National Park in accordance with Policies CP7 and CP8.
- 11.7 With regard to neighbouring amenity, the proposal would have no impact on any neighbours as the plot is generous, and the intervening distances are such that there would be no adverse visual impact, shading or loss of outlook. No trees or protected species would be affected by the proposal.

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.

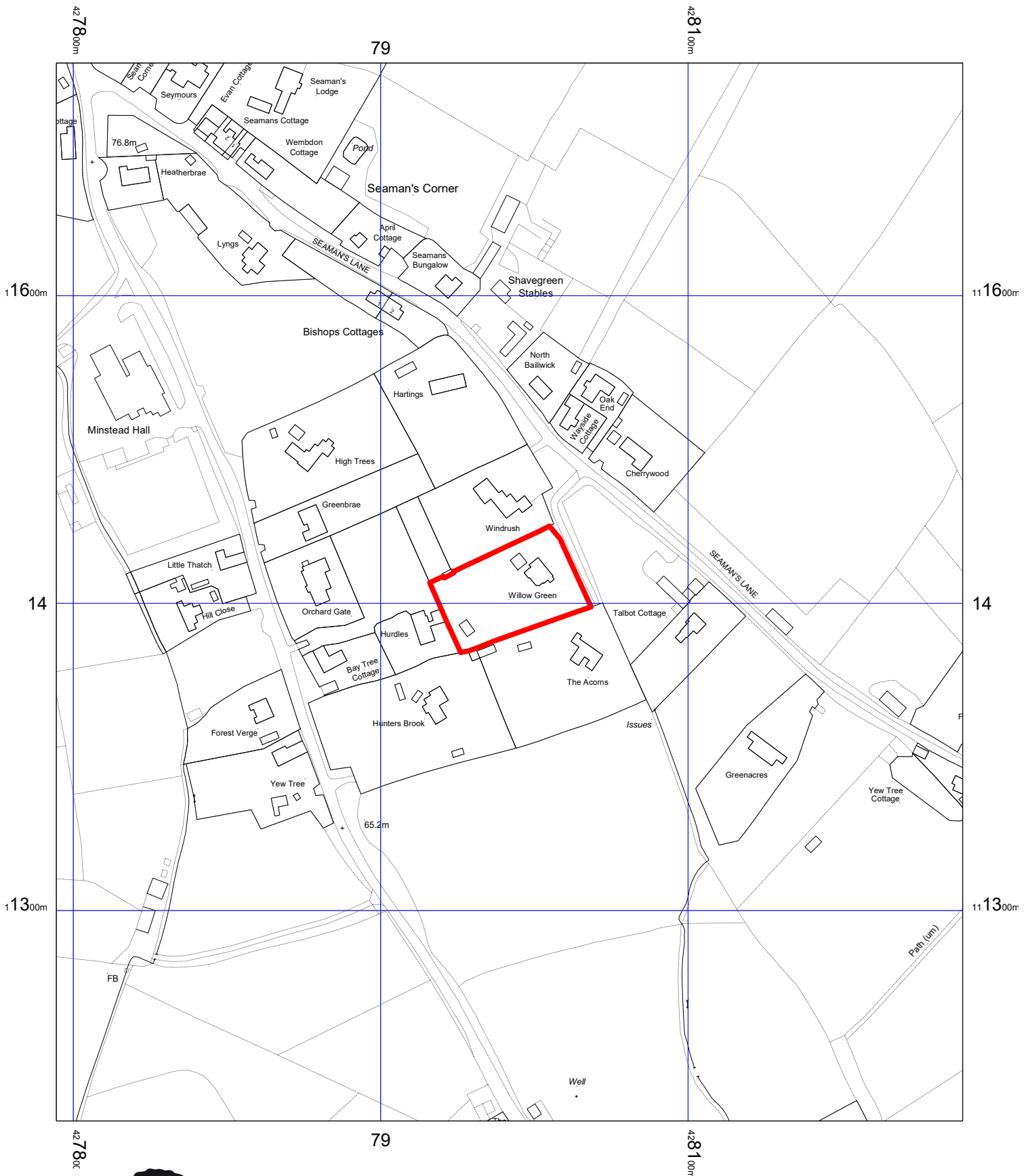
- 2 The external facing materials to be used in the development shall match those used on the existing building, unless otherwise agreed in writing by the New Forest National Park Authority.

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 Development shall only be carried out in accordance with drawing numbers: ADP/1809/P/00A, ADP/1809/P/03, ADP/1809/P/04 and ADP/1809/P/05. 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.



NEW FOREST
NATIONAL PARK

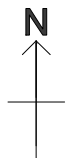
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Date: 27/06/2018

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