

**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

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**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10.1 Replacement garage with office over; demolition of existing garage (18/00312) withdrawn on 15 June 2018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 rooflights (18/00311) withdrawn on 26 June 2018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.

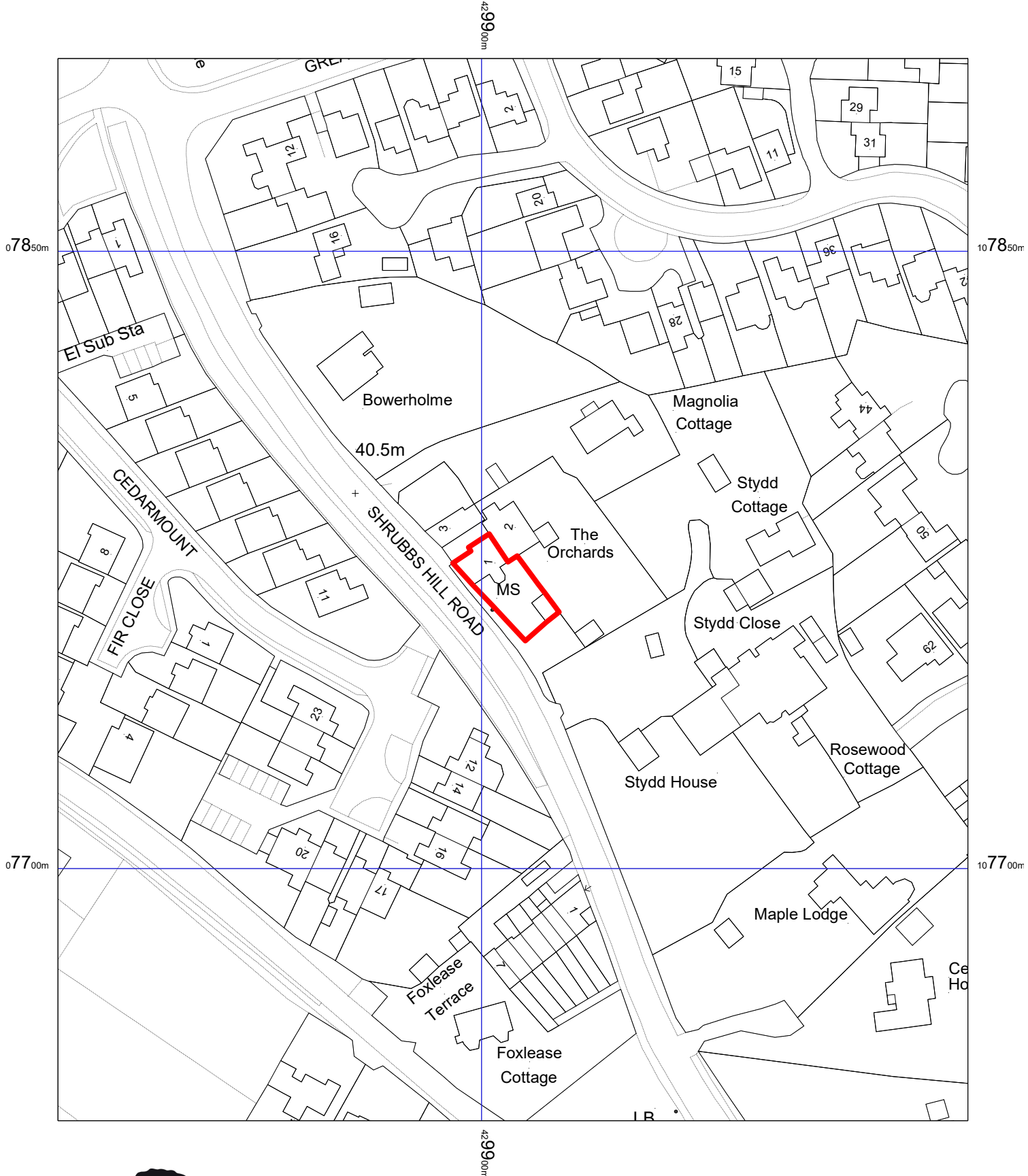
Reason: To ensure an acceptable appearance of the building in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 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).



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