

Application No: 18/00879/FULL Full Application

Site: Tuckermill House, Southampton Road, Boldre, Lymington, SO41 8ND

Proposal: Single storey side extension; new porch; alterations to fenestration; flue; render; demolition of existing conservatory

Applicant: Ms A Prout

Case Officer: Ann Braid

Parish: BOLDRE

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP8 Local Distinctiveness
DP11 Extensions to Dwellings
DP1 General Development Principles

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
Boldre Parish 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 and would not accept the decision reached by the National Park Authority's Officers under their delegated powers.

This classic 1930's property would have its' architectural integrity spoilt if the proposed changes are permitted.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 None

11. ASSESSMENT

11.1 Tuckermill House is located on an elevated site on the west side of the A337 (Southampton Road). The house is a two storey dwelling, dating from the early 20th century. It has a tiled roof and walls finished in a pebbledash render which is failing, and is being removed. The house is set on a raised terrace and has views over a large garden which slopes away from the house and is bounded with mature trees and vegetation. The boundary with the main Southampton Road is fenced. There is a conservatory on the principal elevation, facing south.

11.2 This application seeks consent to remove the conservatory, extend the house at ground floor, add a large porch and alter the windows. The extension and porch would be in a contrasting modern style, and the flat roofs would overhang the proposed areas of glazing. A new flue would serve a woodburner in the new extension. It is also proposed to render the exterior, in place of the existing pebbledash.

11.3 The issues to assess are whether the proposed extension would appear appropriate to the existing house and its curtilage, and whether there would be any adverse impact on the character of the wider locality. There are no near neighbours whose amenity would be affected by this proposal.

11.4 There is no record of the date the conservatory was added to the house. It has been included as pre-1982 floor area in the calculations. The existing house measures 253m² gross internal floor area. The proposed extension and porch would add 11% to the floor area. This would increase to 18% if the area under the overhang is included. The proposal therefore complies with the floor area limitations of Policy DP11. With regard to the potential for further extensions, the rear elevation is constrained by the existing garage and boundary, and as the floor areas would not be close to policy limits, a condition removing permitted development rights is not considered necessary or reasonable in this instance.

- 11.5 With regard to the design of the extension, the proposal makes no attempt to mimic the existing arts and crafts style of the house. However, the contrasting form of the extension and its lightweight appearance means that the original house would remain clearly legible. The removal and replacement of the pebbledash would result in a sharper finish, but the original form of the house would be retained. The alteration to the bay windows does not, in itself, require planning permission and the changes would retain their original shape and form. The porch would be large, but not out of scale on a dwelling of this size. The proposal has been designed to take account of the advice within the National Park Authority's Design Guide SPD, relating well to the scale of buildings around it and using traditional materials, albeit in a modern form. The extension would be subservient to the existing dwelling and, although not a copy of the existing house, would be complementary to the scale and character of the core element of the original dwelling as recommended by the Boldre Parish Design Statement SPD. Overall, the proposed alterations would be an appropriate addition to this property, in accordance with Policy DP11.
- 11.6 The dwelling has a limited presence in the locality, being set within a large plot, elevated from the road and well screened by existing fencing and mature trees. The roof and upper floor of the house are visible in the public realm, but little of the ground floor may be seen. With regard to Policy CP7 and the built environment, the site lies just outside the Conservation Area and the alterations would have a neutral impact on its character. The proposal would not have a suburbanising effect on the locality or erode its existing character and therefore complies with Policy CP8.
- 11.7 The design includes large areas of glazing, but the large overhang of the flat roof would reduce the upward spill of light which has the most impact on dark skies. A single roof light is proposed to light the dining area which is an internal room. The property is located close to the Ampress Industrial site which is illuminated and the proposed new windows would not add significantly to overall artificial light levels in this context.
- 11.8 The Parish Council objects to the proposal in the light of adverse impacts on the architectural integrity of the existing dwelling. In this case the architect has chosen to use a contrasting form, which would allow the original design features of the house to be seen. On balance, this is considered to be an appropriate design for an extension to this house, and that refusal on design grounds alone would not be sustainable.
- 11.9 No trees or protected species would be adversely affected by this 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 No development shall take place above slab level until samples or exact details of the facing and roofing materials have been submitted to and approved in writing by the New Forest National Park Authority.

Development shall only be carried out in accordance with the details approved.

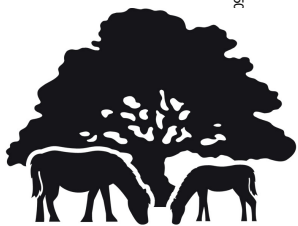
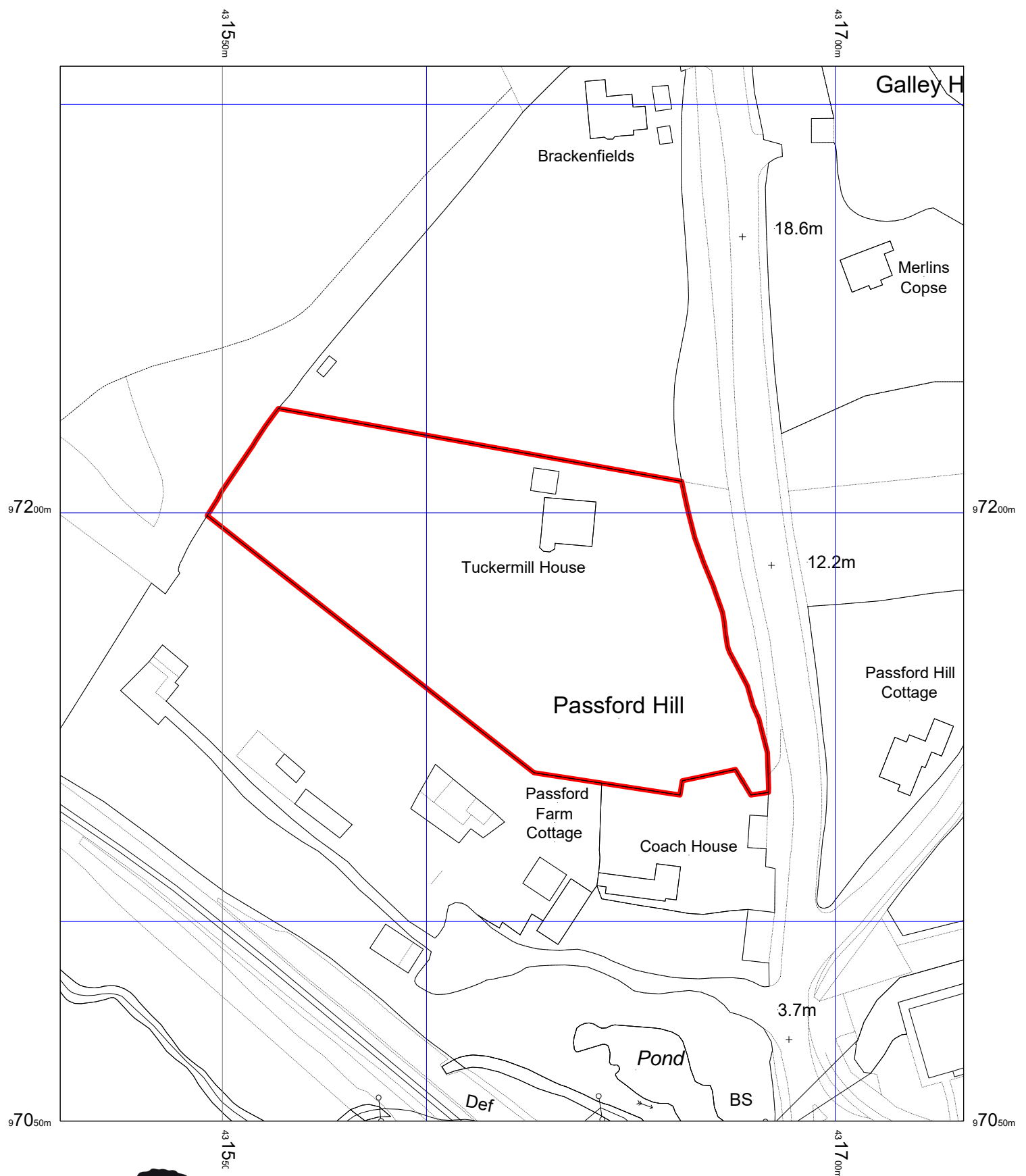
Reason: To ensure an acceptable appearance of the building in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 3 No windows or rooflights other than those hereby approved shall be inserted into the roof of the dwelling unless express planning permission has first been granted.

Reason: To control the level of light emitted from the dwelling and to ensure the accommodation provided on the site remains of a size appropriate to its location within the countryside and to comply with Policies CP8 and DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 Development shall only be carried out in accordance with drawing numbers: 1718 PP-004, 1809_PP-010, 1809_PP-011, 1809_PP-012, 1809_PP-015, 1809_PP-016, 1809_PP-017 and 1809_PP-018. 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 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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