

**Application No: 18/00637/FULL Full Application**

**Site:** 6 Queens Road, Lyndhurst, SO43 7BR

**Proposal:** New pitched roof and extension to existing single storey extension

**Applicant:** Mr A Lowe

**Case Officer:** Liz Young

**Parish:** LYNDHURST

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**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

Conservation Area  
Defined New Forest Village

**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 15 - Conserving and enhancing the natural environment  
Sec 16 - Conserving and enhancing the historic environment

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Lyndhurst Parish Council: Recommend permission;

- Proposals would be in keeping with the existing and neighbouring properties.
- No impact upon street scene.

## 8. CONSULTEES

- 8.1 Building Design & Conservation Area Officer: Objection raised. This new application has been little altered following the earlier refusal and as such the Conservation concerns remain.

## 9. REPRESENTATIONS

- 9.1 No comments received.

## 10. RELEVANT HISTORY

- 10.1 New pitched roof and extension to existing single storey extension (17/00819) Refused on 30 November 2017

## 11. ASSESSMENT

- 11.1 Number 6 Queens Road is an Edwardian house within the Lyndhurst Conservation Area, and is recognised as a building of local interest and a non-designated heritage asset. The character of 6 Queen's Road is made up of its tall red brick form, pitched roof with decorative ridge tiles and barge boards. A number of other houses are of similar character and design within Queens Road creating a distinctive and attractive residential street.

- 11.2 Consent is sought to enlarge the existing single storey projection to the rear of the property. The extension would infill the area and would project further south beyond the flank wall of the main house. A new hipped roof would be formed over the whole single storey element. Full height glazing is proposed to the rear and flank elevations.

- 11.3 By way of background this application incorporates the same design to the previously refused scheme (reference 17/00819) which was turned down for the following reason:

*The proposed single storey extension would, by virtue of its scale, width and roof form, fail to reflect the traditional architectural style and established narrow form and gabled pitch of the house and other properties in Queens Road. The impact would be exacerbated further by virtue of the fact that it would be readily visible from Queens Road. The proposal would therefore fail to preserve the character and appearance of the Conservation Area and would be contrary to the requirements of Policies DP11, CP7 and CP8 of the New Forest National Park Core Strategy and Development Management Strategy DPD (December 2010), along with the requirements of the Design Guide Supplementary Planning Document.*

- 11.4 A set of photographs have been provided by the applicant referencing other properties (hotel establishments) in the locality but does not appear to set out how the heritage implications for

the house itself have been addressed. The property is not subject to a specific floorspace limit and no issues were raised previously in relation to neighbour impact. The main issues to assess would therefore be the extent to which the proposal would preserve or enhance the character and appearance of the Conservation Area along with a consideration as to whether the additional information submitted by the applicant would give the Authority sufficient reason to grant permission.

11.5 As noted at the time of the previous application, the verticality of the existing building is a key characteristic, with its narrow gable end-on to the road and traditional sash and casement windows. The Design Guide Supplementary Planning Document seeks to ensure extensions would meet the following objectives:

- Be compatible with the main building avoiding significant impact on the scale of the core or original element
- Minimise bulk by setting back with reduced height and smaller roof spans.

11.6 In light of the characteristics of the building, neighbouring properties and the policy guidance referred to above, it is considered that the proposed single storey extension would fail to reflect the characteristics of the main house because it would be wider than the gable and squarer than the form of the existing house and extension. It remains the case that the wide hipped roof shape (unchanged from the earlier submission) would not be in-keeping with the established narrow form and gabled pitch of roofs in Queens Road. On this basis, the proposal would fail to respect the traditional architectural style of the existing house and its immediate neighbours, particularly as it would be readily visible from Queens Road. The wide floor plan (also equal to that of the previous scheme) and significant bulk of the proposed extension would not enable it to appear appropriate or incidental to the main house as it would not be set back and would not incorporate a smaller roof span. This would contrast significantly with the narrow span of the existing rear projection (currently not visible from the street) which enables the traditional form of the main building to remain very apparent when viewed from the rear garden. The proposed extension would therefore fail to preserve the character and appearance of the existing house and also the wider conservation area, contrary to the general duty of the Authority under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

11.7 The applicant has submitted photographs of other buildings in the locality as part of the application submission. The photographs primarily relate to hotel and tourist accommodation all of which are very substantial buildings which have been subject to a significant amount of alteration and extension prior to the

establishment of the New Forest National Park. This is in contrast to the application building which is a modest, residential property of a linear form with no previous harmful additions. In the case of Rufus House, the hipped roof addition shown in the applicant's photographs was originally built in the 1970s (with subsequent alterations in 2006) and prior to the designation of the conservation area and New Forest National Park. In the case of Pinewood (also tourist accommodation), the modest recent application (2012) was turned down on the grounds that the roof form of the addition would not reflect the character of the main building. Similarly Ormonde House, a very imposing building and one which has long been established as a hotel with numerous external adaptations which have compromised some of its original character, is not considered to set any form of precedent for the extension now proposed at Number 6 Queens Road. Notwithstanding this, it is also the case that the most recent application relating to Ormonde House was turned down on design grounds in 2015. There do not appear to be any recent consents to extend Heather House (also a very substantial building of a different character to the application building).

- 11.8 As set out above, it is considered that the inappropriate form of the extension (unchanged from the previously refused scheme) and its increased prominence would be contrary to Policies DP11, CP8 and CP7 of the New Forest National Park Core Strategy along with the requirements of the Design Guide Supplementary Planning Document. It is clearly the case that the additional space could be achieved by incorporating an alternative roof form and slightly amended layout which better reflects the characteristics of the existing house but the applicant has clearly not sought to explore such options or to discuss alternatives with the Authority. The additional information put forward by the applicant in relation to other hotel establishments is not considered to overcome the Authority's concerns and it is not evident that the applicant has reviewed the character and form of the more modest residential properties which lie immediately adjacent to the site. It is therefore recommended that the application should be refused.

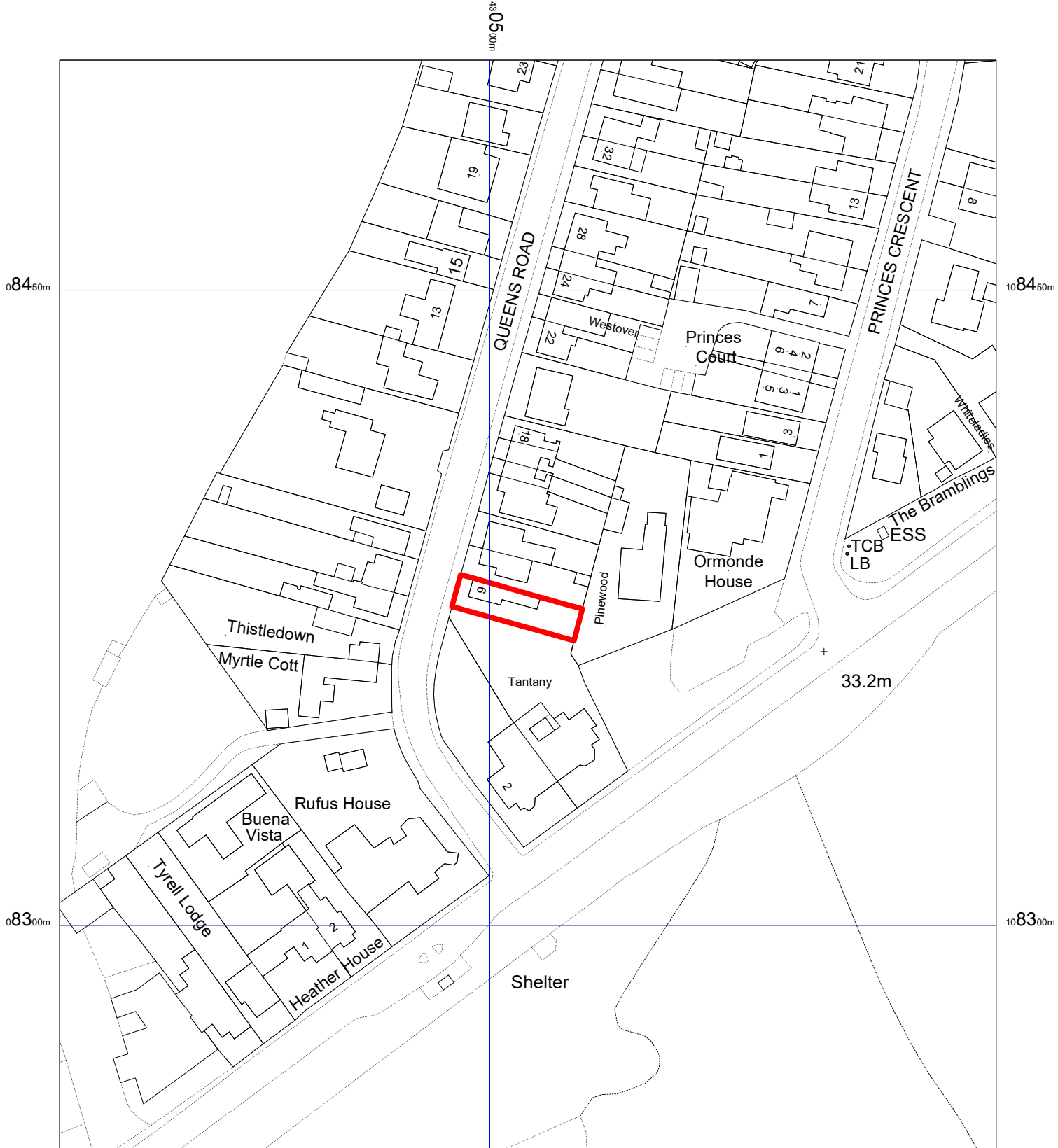
## 12. RECOMMENDATION

Refuse

### Reason(s)

- 1 The proposed single storey extension would, by virtue of its scale, width and roof form, fail to reflect the traditional architectural style and established narrow form and gabled pitch of the house and other properties in Queens Road. The impact would be exacerbated further by virtue of the fact that it would be readily visible from Queens Road. The proposal would therefore fail to preserve the character and appearance of the Conservation Area

and would be contrary to the requirements of Policies DP11, CP7 and CP8 of the New Forest National Park Core Strategy and Development Management Strategy DPD (December 2010), along with the requirements of the Design Guide Supplementary Planning Document.



NEW FOREST  
NATIONAL PARK

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