

**Application No: 19/00411/FULL Full Application**

**Site:** Lamberts Cottage, Cowpitts Lane, Poulner, Ringwood, BH24 3JX

**Proposal:** Insertion of 3no. velux windows; single storey rear extension; alterations to fenestration; new porch; render; removal of existing conservatory and porch

**Applicant:** Mrs M Jakobsen

**Case Officer:** Clare Ings

**Parish:** RINGWOOD

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**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

Conservation Area

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

CP7 The Built Environment  
CP8 Local Distinctiveness  
DP1 General Development Principles  
DP6 Design Principles  
DP11 Extensions to Dwellings

**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**

Ringwood Town Council: Recommend refusal. The proposal to replace the conservatory with an extension would be contrary to Policy DP11, as it exceeds the 30% rule.

## **8. CONSULTTEES**

No consultations required

## **9. REPRESENTATIONS**

- 9.1 One representation in support:
- The scheme would enhance the character of the area and of Lambert's Cottage
  - Removal of uPVC cladding and replacement with materials more in keeping with the local built environment will be positive

## **10. RELEVANT HISTORY**

- 10.1 Conservatory (12/97746) refused on 8 October 2012. Appeal against refusal allowed on 21 December 2012
- 10.2 Porch (00/69961) refused on 10 November 2000
- 10.3 Addition of stairway with bedroom and store room on first floor (NFDC/86/31748) granted on 22 May 1986

## **11. ASSESSMENT**

- 11.1 Lamberts Cottage is a semi-detached 19th Century cottage located along a narrow, rural lane within the Western Escarpment Conservation Area. It is a two-storey, part-rendered / part-clad with Cederal (synthetic) boarding building which has already been extended to the rear. A conservatory also exists to the rear, allowed on appeal. A hedgerow and timber fence lie along the Cowpitts Lane frontage. Vehicular access is shared with that of North Poulner Farm (the other half of the semi-detached pair) and lies to the east of that property.
- 11.2 A number of changes are being proposed to the property:
- Replacing the uPVC conservatory with a single storey extension with rendered walls and slate roof to match the existing property;
  - Replacing the existing single storey lean-to rear extension with part solid (render and slate) and part glazing to walls and roof, the glazing panels to be divided with oak posts;
  - Removing the existing Cederal cladding and replacing it with render to match the existing dwelling;
  - Adding a new Oak framed open porch to the front elevation;
  - Adding conservation rooflights to the front and rear elevations; and
  - Replacing the existing uPVC windows with Oak frames.
- 11.3 The key considerations are:
- Implications for Policy DP11 in terms of the scale of the proposal;
  - The overall design of the proposal and its impact on the

- character and appearance of the conservation area; and
  - Any impact on the amenities of adjoining occupiers.
- 11.4 As the property does not lie within any of the four defined villages, any proposal would need to adhere to the floorspace restriction contained within Policy DP11 of the Core Strategy which seeks to limit the size of additions to properties in order to safeguard the locally distinctive character of the New Forest and to ensure there is the ability to maintain a balance in the housing stock.
- 11.5 As can be seen from the history, the property has been extended in the past, including with a conservatory which was allowed on appeal. The application relating to the conservatory was refused since the addition of the conservatory would have resulted in the habitable floorspace exceeding the 30% restriction set out in Policy DP11. Notwithstanding that fact, the Inspector at the time concluded by stating:
- "Since the conservatory would result in the dwelling being over 30% larger than the original dwelling, it would not accord with DPD Policy DP11. However, it would have a neutral effect on the character and appearance of the conservation area, would have no impact on the character and appearance of the countryside, and would not conflict with the statutory purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the National Park. Nor would it compromise the objective of maintaining a balance in the local housing stock. These are important material considerations which in this case indicate that a decision can be made otherwise than in strict accordance with the letter of the authority's policy restricting the size of extensions to houses in the National Park. Planning permission is therefore granted."*
- 11.6 This current application would not result in any further habitable floorspace being added in respect of either of the two single storey extensions. The proposals comprise reconfiguration of current habitable floor space. Further, as no condition was added to the appeal decision stating that no alterations could subsequently be made to the external walls and roof of the conservatory, it is not considered that the proposed changes to the walls and roof could be resisted.
- 11.7 With respect to the other changes to the dwelling, particularly the removal of the Cederal cladding and the replacement of the uPVC windows with Oak frames, these are considered acceptable and would be seen to significantly improve the appearance of the dwelling. The Oak porch would also be acceptable, assisting in returning the property to a more traditional appearance and it should be noted that this could be erected under permitted development rights. The rooflights are proposed to be of conservation style, i.e. fitted flush to the plane of the roof, and would therefore not intrude upon the appearance of the dwelling.

Overall, the changes would be considered to enhance the character and appearance of the conservation area

- 11.8 It is not considered that the private amenities of the adjoining properties would be adversely harmed by the proposal, and there would not be any impact on trees or ecology.
- 11.9 The comments of the Parish Council are noted in respect of the resulting size of the dwelling, but for the reasons given in paragraph 11.6 above, as the proposals comprise reconfiguration of floor space that already exceeds the 30% restriction, it is not considered that the application should be refused. Permission is therefore recommended but conditioned such that permitted development rights for further extensions be removed.

## 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: 3135/P1 Rev A, 3135/P2 Rev A, 3135/P3, 3135/P4, 3135/P5 Rev A, 3135/P6 Rev A, 3135/P7 Rev A, 3135/P8 Rev A, 3135/P9.
- 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 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.

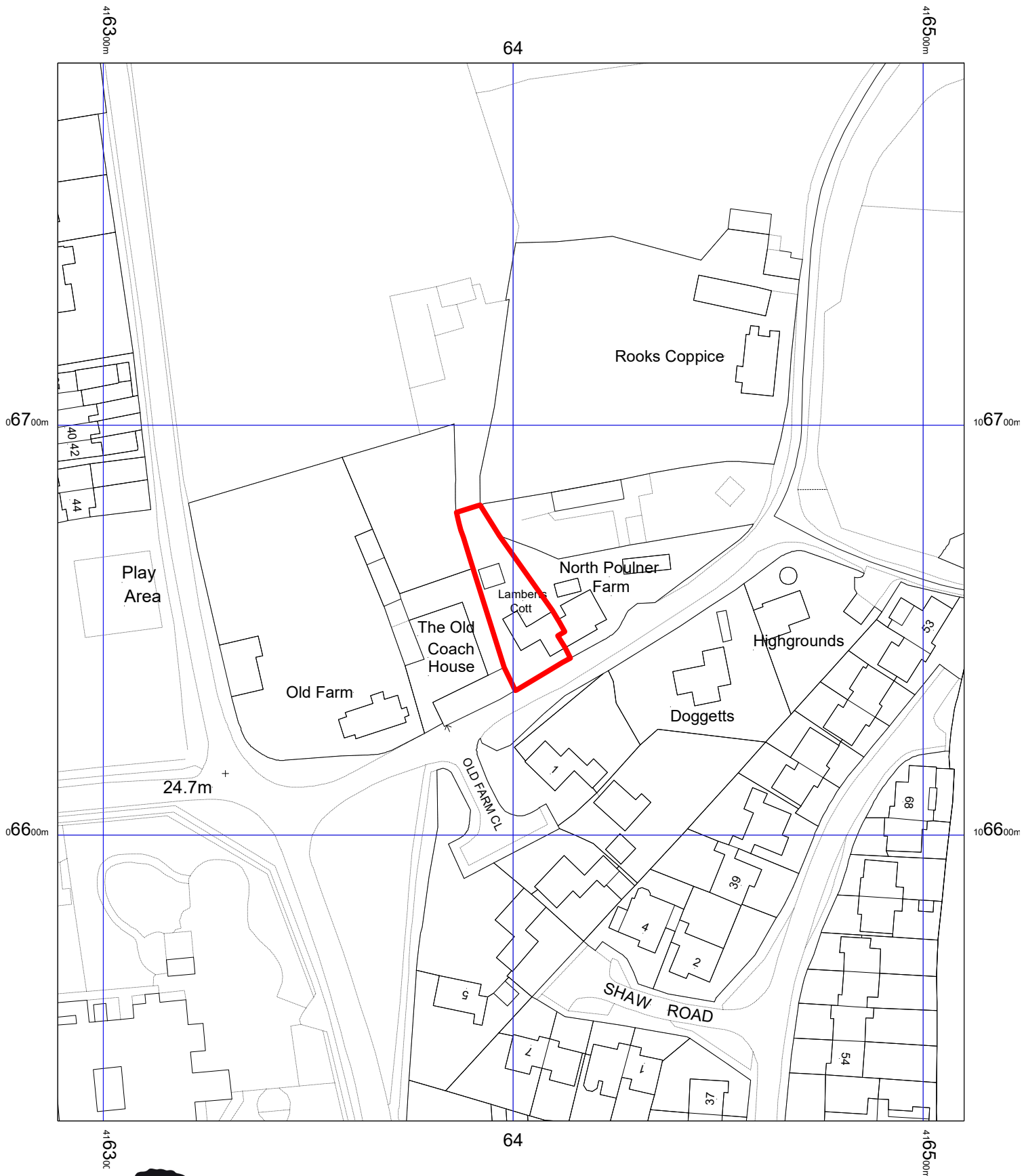
Reason: To ensure the dwelling remains of a size which is appropriate to its location within the countryside and to comply with Policies DP10 and DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 5 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 appearance of the conservation area in accordance with Policies DP1, DP6 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

**Informative(s):**

- 1 The Authority has considered the application in relation to its adopted Core Strategy, the National Planning Policy Framework and any other relevant material planning consideration and has confirmed to the applicant or their agent that the development is compliant and does not harm the character and appearance or amenities of the area.



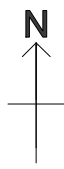
New Forest National Park Authority  
 Lymington Town Hall, Avenue Road,  
 Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666

Date: 06/08/2019

**Ref: 19/00411/FULL**

**Scale: 1:1250**



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