

Application No: 19/00339/FULL Full Application

Site: Greenwood, Manchester Road, Sway, Lymington, SO41 6AS

Proposal: Single storey side extension

Applicant: Mr & Mrs Know

Case Officer: Carly Cochrane

Parish: SWAY

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Defined New Forest Village

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
DP6 Design Principles
DP11 Extensions to Dwellings
CP8 Local Distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Sway Village 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

Sway Parish Council: Recommend refusal.

The Committee has no issue with the extension of the existing dwelling in principle, but the designs are presented are not acceptable in terms of the Sway Village Design Statement. The application is refused for that reason. It is noted that an extension in the location proposed would not materially

affect neighbour amenity because of the substantial hedge between and is acceptable in principle.

The Sway Village Design Statement seeks to avoid extensions giving rise to a terrace like appearance to the street scene. The proposal does just that, with the front of the extension being co-planar with the front of the existing dwelling. Further, given the nature of the brickwork at Greenwood, the joint between the old and the new brickwork would remain very evident. It is suggested that the extension might be recessed by 500mm or so from the front elevation in order to avoid these issues.

The use of Velux type windows in contrary to policy because of the consequent light pollution.

It is noted that Greenwood has a subordinate pitched roof on the right-hand side of the dwelling above the main entrance door. A similar approach to the roofing of the extension might provide a more pleasing aesthetic.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 One comment was received, summarised as follows:

- Concern with regard to the boundary as shown on the submitted plans
- Seeking assurance that the proposed development would not prejudice any potential future development at the neighbouring site

10. RELEVANT HISTORY

10.1 None

11. ASSESSMENT

11.1 The application site is located to the western side of Manchester Road and comprises a detached, chalet style dwelling, set back from the highway of Manchester Road by a verge and a 13 metre deep front garden. The site is located within the defined village boundary and backs on to properties at Highfield Close.

11.2 This application seeks planning permission for the erection of a single storey extension upon the southern side elevation. The proposed extension would measure approximately 2.3 metres in width, 4.9 metres in depth, 2.3 metres in height to the eaves, and 3.6 metres in height to the ridge of the lean-to style roof. The front elevation of the proposal would align with that of the main dwellinghouse, and there would be a window within the front elevation and a set of double doors upon the rear elevation, and

three rooflights. The brickwork would match that existing, however the roof would be slate, as opposed to a concrete tile, due to the shallow pitch proposed.

- 11.3 The property is located within the defined village and is not a small dwelling. As such, there is no floorspace restriction to adhere to.
- 11.4 The proposed extension would project towards the boundary with the neighbouring property of 'Hadwen', which comprises a single storey dwelling set forward within its plot in comparison to that of the application property and is also set at a lower ground level. The ridgeline of the proposed extension would not project above the eaves of the main dwellinghouse, nor would it project forward of the front elevation. The application property is located to the north west of 'Hadwen'. There would be no windows within the side elevation of the proposed extension. Overall, by virtue of the small scale of the proposed development and relative relationship between the application property and its neighbour, it is not considered that the proposal would result in any significant adverse impact upon neighbouring amenity.
- 11.5 Concern has been raised by the Parish Council with regard to the design, namely in relation to the perceived terracing effect as a result of the proposal; adverse impact of the rooflights with regard to new brickwork to successfully 'tie in'. With regard to the terracing effect, this would normally be a concern where there is a row of similarly designed detached or semi-detached properties, with a set distance between the respective side elevations, and where a two-storey extension could result in 'closing the gap', thereby creating the appearance of a terraced row. There is no set character or appearance to the street scene, and with the application property and the neighbouring property of Hadwen being of differing heights and set at differing points within the respective plots, it is not considered that a terracing effect would be created by virtue of the proposal. Concern has also been raised with regard to the join between the existing and new brickwork. It can reasonable be conditioned so that the new materials (brickwork) match those of the existing dwellinghouse. Whilst it is normally recommended that extensions be set back from the adjoining elevation in order to create a subservient appearance, in this case due to the relatively narrow width and overall small scale of the proposal, it is not considered that the lack of set back would result in an overly dominant appearance. Finally, concern was raised in relation to the rooflights, and the propensity for light pollution. The site is within a defined village, in a residential area, surrounded by dwellings with a variety of window sizes at various heights. The site is not immediately adjacent to the open forest, and overall, it is not considered that the addition of the three rooflights would result in any significantly exacerbated level of light emissions which would be harmful to the area.

- 11.6 The scale of the proposal is modest, and by virtue of its single storey design, is subservient to the main dwellinghouse. The proposal would not result in any adverse impact upon the street scene, and overall, it is not considered that the proposal would result in any adverse impact upon the character or appearance of the area.
- 11.7 It is therefore recommended that permission is granted subject to conditions, as the proposal accords with Policies DP1, DP6, DP11 and CP8 of the Core Strategy.

12. RECOMMENDATION

Grant Subject to Conditions

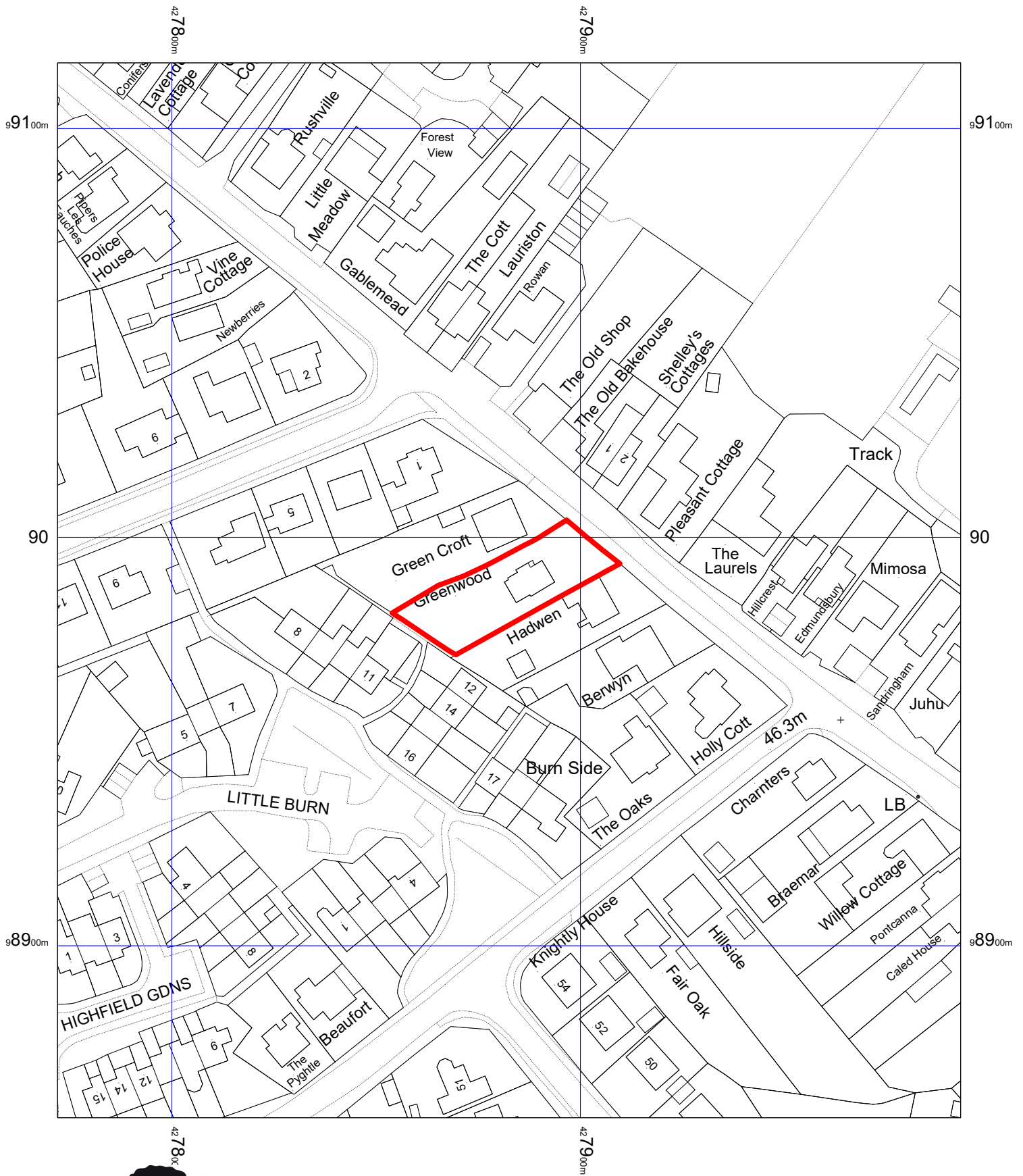
Condition(s)

- 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 Development shall only be carried out in accordance with drawing nos: 7113 PL 01 Rev A, 7113 PL,03, 7113 PL 04.
- 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 Unless otherwise first agreed in writing by the New Forest National Park Authority the external facing and roofing materials shall be as stated on the application form hereby 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).
- 4 No windows shall be inserted into the side (south) elevation of the extension hereby approved.
- Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy DP1 of the New Forest

National Park Core Strategy and Development Management Policies (DPD) (December 2010).

Informative(s):

- 1 It is noted that the development hereby approved involves construction on or near a boundary with an adjoining property. The applicant is advised that this planning permission does not authorise any other consent which may be required in accordance with the Party Wall Act or other legislation.



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