

Application No: 19/00480/FULL Full Application

Site: Hedley House, 10 Pemberton Road, Lyndhurst, SO43 7AN

Proposal: Two storey extension; first floor extension; single storey extension; alterations to fenestration

Applicant: Mr & Mrs Hughes

Case Officer: Liz Young

Parish: LYNDHURST

1. REASON FOR COMMITTEE CONSIDERATION

Referred by Ward Councillor.

2. DEVELOPMENT PLAN DESIGNATION

Defined New Forest Village
Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP2 General development principles
DP36 Extensions to dwellings
SP16 The historic and built environment
SP6 The natural environment
SP17 Local distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 12 - Achieving well-designed places
Sec 15 - Conserving and enhancing the natural environment
Sec 16 - Conserving and enhancing the historic environment

6. MEMBER COMMENTS

Ward Councillor considers application has generated local concerns.

7. PARISH COUNCIL COMMENTS

Lyndhurst Parish Council: Recommend permission; the proposals will provide a small family home and are not out of keeping with the scale of the plot or street scene. No detrimental impact upon adjacent buildings (no

change from previous recommendation following the submission of additional information).

8. CONSULTTEES

8.1 Ecologist: No objections raised.

9. REPRESENTATIONS

9.1 12 representations received including 11 letters of objection, a Right of Light Report (On behalf of Number 8) and one comment only:

- Properties within conservation areas should be afforded a greater level of protection from development.
- Commoning rights afforded to these properties are unlikely to continue to be exercised if the proposals are carried out.
- Proposal would set a precedent for similar developments to be carried out elsewhere.
- Parking is insufficient to support the amount of additional development proposed.
- Harm to local ecology and wildlife.
- Access for emergency vehicles is already limited.
- Insufficient space for construction vehicles.
- Proposal would impact upon guests occupying a holiday let immediately adjacent to the site.
- Proposal would limit access of neighbouring property.
- Proposal would impact upon a boundary hedge between Number 8 and Number 10.
- Proposal would potential cause runoff and drainage issues.
- Proposal would be contrary to design guidance.
- The amended plans do not sufficiently overcome previous concerns.
- Loss of light to kitchen window serving Number 8 Pemberton Road, breach of BRE Vertical Sky Component Test for daylight in respect of living room window and loss of winter sunlight to kitchen window.
- Recommend that the application should not be determined until the applicant has carried out a full daylight and sunlight study.

9.2 One letter of support received:

- In addition to existing off-road parking the applicant has permission to use parking at Number 7.
- The additional parking was offered to the applicant for contractor parking.
- The property is maintained to a high level and is an asset to the road.

10. RELEVANT HISTORY

10.1 None.

11. ASSESSMENT

11.1 This application relates to an attractive late Victorian semi-detached property located within built up, residential surroundings on the edge of Lyndhurst and just inside the Lyndhurst Conservation Area. The property lies within a modest, rectangular plot and overlooks playing fields to the north.

11.2 Consent is sought to add a two storey extension to the rear of the property to form a third bedroom and to add a single storey side extension to the ground floor to form a new utility area. The external facing materials would match those on the existing building. The property is not a small dwelling and is therefore not subject to a specific floorspace limit. The main issues to assess would therefore relate to the impact the development would have upon the character and appearance of the conservation area along with any potential loss of amenity to neighbours. Any implications for ecology and biodiversity would also need to be assessed having regard to the proximity to the open forest.

11.3 Whilst concerns have been raised in relation to the impact the proposal would have upon the character and appearance of the conservation area, Policy DP36 does not rule out two storey extensions where they are appropriate to the dwelling and its curtilage. Amended plans were submitted during the process of the application significantly reducing the width of the first floor extension so that it would be set well in from the flank wall of the main house. The height has also been reduced by one metre. Having regard to the reduced size, much of the additional floorspace proposed would now be single storey and the additions would therefore appear subservient to the main house. The simple mono-pitched roof form to the single storey elements and the narrow form of the additions would ensure they would not detract from the compact scale and simple design of the main house. The proposals are therefore considered to preserve and enhance the character and appearance of the conservation area and would meet the requirements of Policies SP16, SP17 and DP36 of the New Forest National Park Local Plan.

11.4 The main issue which became apparent following a site visit related to the proximity between the flank wall of the proposed two storey extension and the boundary with the neighbouring property (Number 8) which was likely to lead to a harmful overbearing impact. The amended design, however, now shows the proposed two storey extension to be recessed from the main flank wall of the house and would incorporate a significant drop in ridge height. Following an internal inspection of the building and also from the

immediate neighbour (Number 8) it was established that the view from existing rear facing windows is significantly obscured by the roof of the neighbour's rear extensions and boundary vegetation (which falls within the control of the neighbouring property). Having regard to this, along with the fact that limited oblique views towards the neighbour's boundary are possible as a result of the existing window configuration, it is considered that the development would not give rise to a harmful loss of amenity towards neighbouring residents.

- 11.5 Whilst the concerns raised in relation to loss of light to Number 8 (and the suggestion that a full light survey should be carried out) are noted, the overall impact to Number 8 is not considered to be unacceptably harmful. The main living area to Number 8 is served by a south facing window to the front and the proposed extensions would not lie close to this part of the neighbouring property. Whilst it is accepted that some loss of light would occur towards the rear of Number 8 this would primarily impact upon a kitchen window rather than any primary habitable areas within the building. Furthermore, the fact that the development does not lie directly south of the property along with the amended design would ensure the overall level of impact would not be harmful. The outdoor patio area to the rear of Number 8 would also not be significantly affected. On this basis it is considered that there would be no conflict with Policy DP2 and that the absence of a full light survey would not be critical in this case.
- 11.6 Whilst it is recognised that there is significant pressure for on-road parking, the overall scale of development proposed is modest and the addition of one additional bedroom is not likely to significantly exacerbate the problem further. Whilst there may be difficulties associated with contractor parking during the development, this would be a short term issue and any associated impacts would not outweigh the right to develop a property, particularly when having regard to the fact that works carried out under permitted development could have similar implications. If it is the case that the property benefits from commoning rights, the proposed extension would not directly restrict the ability of residents to exercise these rights. Drainage issues and surface drainage considerations are matters which could be addressed at the Building Regulations stage.
- 11.7 With regards to concerns over ecology the applicant has subsequently commissioned a Phase 1 Bat Report (Lindsay Carrington Ecology Services). The survey entailed an internal and external inspection of the building. The house has been assessed as holding negligible potential to support roosting bats with minimal access / egress points. Additionally it has been concluded that the proposed extension would not impact significantly upon the roof void. Ecological enhancement measures have been put forward, however and these include the provision of bird and bat boxes. Based upon this information the proposal would be in

accordance with Policy SP6 of the New Forest National Park Local Plan. Furthermore, no objections have been raised by the Authority Ecologist.

- 11.8 In summary, the submission of amended plans is considered to mitigate any potential loss of amenity to an acceptable level. Having regard to the close relationships between properties along Pemberton Road, it is accepted that development in many cases will give rise to some impact. However, in this case the overall level of harm would be mitigated to an acceptable degree having regard to the amended plans and also the relationship, layout and orientation of the two properties. The submitted ecology survey has established that the proposal is unlikely to give rise to a harmful impact upon protected species and has also brought about the opportunity to secure biodiversity enhancements on site. It is therefore recommended that planning permission should be granted.

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 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 DP2 of the New Forest National Park Local Plan.
- 3 The first floor window on the north east elevation hereby approved shall at all times be obscurely glazed and non-opening.

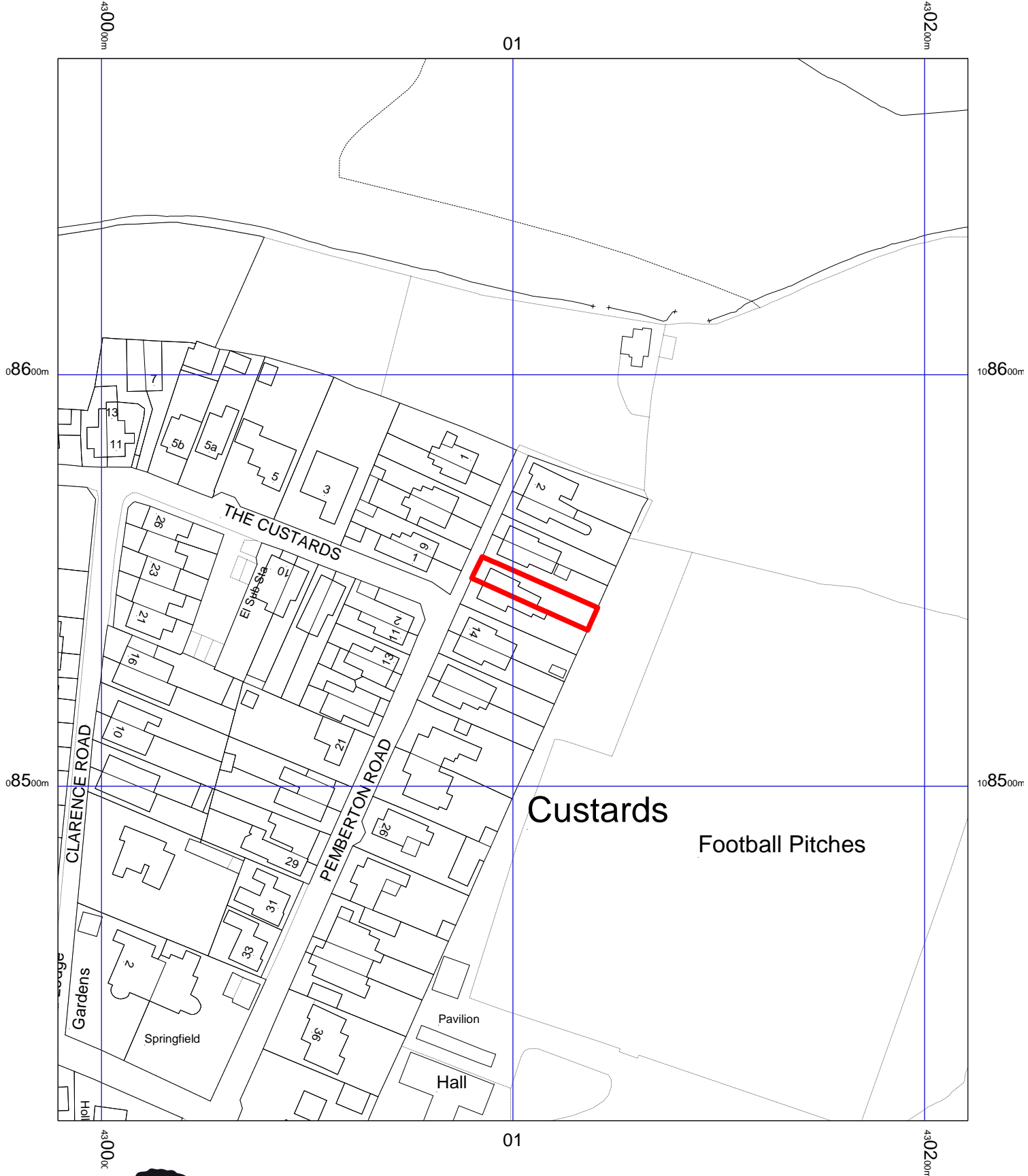
Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy DP2 of the New Forest National Park Local Plan.
- 4 Prior to the commencement of development (including site and scrub clearance), measures for ecological mitigation and enhancement (including timescales for implementing these measures) shall be submitted to and approved in writing by the National Park Authority. The measures thereby approved shall

be implemented and retained at the site in perpetuity. The measures shall be based on the recommendations set out in the ecological report approved as part of this planning application.

Reason: To safeguard protected species in accordance with Policies DP2 and SP6 of the New Forest National Park Local Plan.

- 5 Development shall only be carried out in accordance with drawing nos: 2 Rev A, 021, 022 Rev A, 023, 024 Rev A, 025 Rev A, 027 Rev A, 028 Rev A, 029 Rev A, 030 Rev A and 031 Rev A. 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 SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).



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