

Application No: 17/00915/FULL Full Application

Site: Park Farm Cottage, Lyndhurst Road, Minstead, Lyndhurst, SO43 7FY

Proposal: Single storey rear extension

Applicant: Mr A Jones

Case Officer: Carly Cochrane

Parish: MINSTEAD

1. REASON FOR COMMITTEE CONSIDERATION

To consider whether the applicant's personal circumstances justify an exception to policy

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

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

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 7 - Requiring good design
Sec 11 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Minstead Parish Council: Recommend permission but would accept the decision of the planning officers under delegated powers.

8. CONSULTEEES

8.1 Building Design & Conservation Area Officer: No Objection

9. REPRESENTATIONS

9.1 One letter of representation was received from the occupier of a neighbouring property, in support of the application, however concern was raised with regard to the proposed roofing materials, in that the slate should be natural and not made from recycled materials.

10. RELEVANT HISTORY

10.1 Alterations to form bathroom in roof space and rethatch dwelling, with improvements (NFDC/81/19377) approved on 06 May 1981

11. ASSESSMENT

11.1 The application property is accessed via a gravelled track off Lyndhurst Road, and comprises a two storey detached, thatched cottage. The site is located within the Forest Central (South) Conservation Area, and has been identified within the Conservation Area Character Appraisal as being of historic vernacular interest; as such, the property is a non-designated heritage asset. The property has been previously extended prior to 1982; there has also been a single storey rear extension, however there is no planning history for this. As such, it is assumed it was in situ prior to the baseline date for calculating floorspace (1st July 1982).

11.2 This application seeks planning permission for the addition of a full width single storey rear extension, measuring approximately 4 metres in depth, 10 metres in width, 2.2 metres in height to the eaves and 3 metres in height to the ridge of the monopitch roof. The extension would be constructed with a brick plinth, and would be timber clad with an 'eco' (artificial) slate roof.

11.3 Pre-application advice was sought, and the applicant was advised as to the level of detail required to be submitted in order to support the application and need for the extension.

11.4 The property is located outside of the Defined New Forest villages, and is not a small dwelling, therefore the property is subject to the 30% limitation under Policy DP11 of the Core Strategy. The proposal would represent an approximate 42% increase (equivalent to an approximate additional 11m²) in floorspace, and therefore would normally be contrary to policy. However, Policy DP11 does allow for an extension larger than the 30% in exceptional circumstances. The Core Strategy states that *"genuine family need is defined as an exceptional and unique family need that could not have been reasonably anticipated at*

the time of purchase of the property. For example additional floorspace may be required to cater for specialist equipment and facilities required in connection with an unforeseen event, such as a severe disability arising from an accident whilst in occupation of the property; but, it normally would not cater for the needs of growing families or the need to care for elderly relatives, as these needs are not considered to be so 'exceptional' as to warrant a departure from the floorspace restrictions set out in this policy".

- 11.5 In this instance, the applicant has put forward a case to support a genuine family need in order to justify an extension in excess of the 30% limitation. A time line of events is summarised as follows:
- April 2015: Applicants completed on the purchase of the property
 - October 2016: The applicant's wife was diagnosed with Motor Neurone Disease (MND). This diagnosis is supported by letters from the Doctor at Lyndhurst Surgery, and the NHS Motor Neurone Disease Care Centre Coordinator/Occupational Therapist.
- 11.6 As a result of MND, and also due to the restrictive nature of the property, being a thatched cottage with narrow walkways and staircase, further floorspace is required at ground floor level to provide facilities in order to care for the day-to-day needs of the applicant's wife. The proposed extension would include a bedroom, wet room and reception area, and would allow a wheelchair to be manoeuvred, with the relevant hoists, and access for healthcare professionals and the required equipment and medical supplies. The proposed works would be funded by a grant from New Forest District Council; the proposed plans have already been assessed by their Surveyor and Occupational Therapist, who are satisfied that the proposal meets the required access and medical needs associated with MND.
- 11.7 Although the proposed dimensions of the extension would normally fall within the limitations of permitted development, due to the existing ground floor addition the proposal has to be considered in combination with all enlarged parts. As a result, the extension would exceed the permitted depth and would also project beyond a side elevation, and would therefore not be considered permitted development.
- 11.8 Park Farm Cottage has been identified as a non-designated heritage asset, and is located within a conservation area. The proposal would require a degree of cutting-in of the thatch to the rear in order to facilitate the new ridgeline of the extension roof. The area of thatch to be removed primarily comprises the eaves overhang; it is not considered that this would significantly impact upon the integrity of the non-designated heritage asset. The proposed materials, which would be in contrast to the main dwellinghouse, would be appropriate, and would highlight the

subservience of the extension. The Conservation Officer raised no objections to the proposal, and considered the extension to be in-keeping with the character of the building. However, it was advised that the use of a natural slate would be more appropriate given the historic character and other traditional materials used. The exact specification of the roofing material can be determined as part of a condition requiring samples to be submitted. Overall, it is not considered that the proposal would result in any significant adverse impact upon the character or appearance of the conservation area or upon the importance of the non-designated heritage asset.

- 11.9 The application site backs onto Park Farm House; there is a distance of approximately 22 metres between the respective dwellinghouses, and there is a hedgerow and vegetation along the rear boundary. The land upon which Park Farm House is situated is also at a slightly raised level than that of the application property. By virtue of the single storey nature of the extension, it is not considered that the proposal would result in any adverse impact upon neighbouring amenity.
- 11.10 In conclusion, the design of the extension in itself is not considered to be harmful to the non-designated heritage asset, or have any impact upon neighbouring amenity. The remaining issue therefore relates to policy. In this particular instance, and given the level of information provided in support of this application, it is considered that an exceptional need, which could not have been anticipated at the time of purchasing the property, has been satisfactorily demonstrated. As such, although the extension would exceed the floorspace restrictions set out in Policy DP11 of the Core Strategy, for the unique family reason set out in paragraphs 11.8 and 11.9 of this report, it is recommended that permission is 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 Development shall only be carried out in accordance with

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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 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.

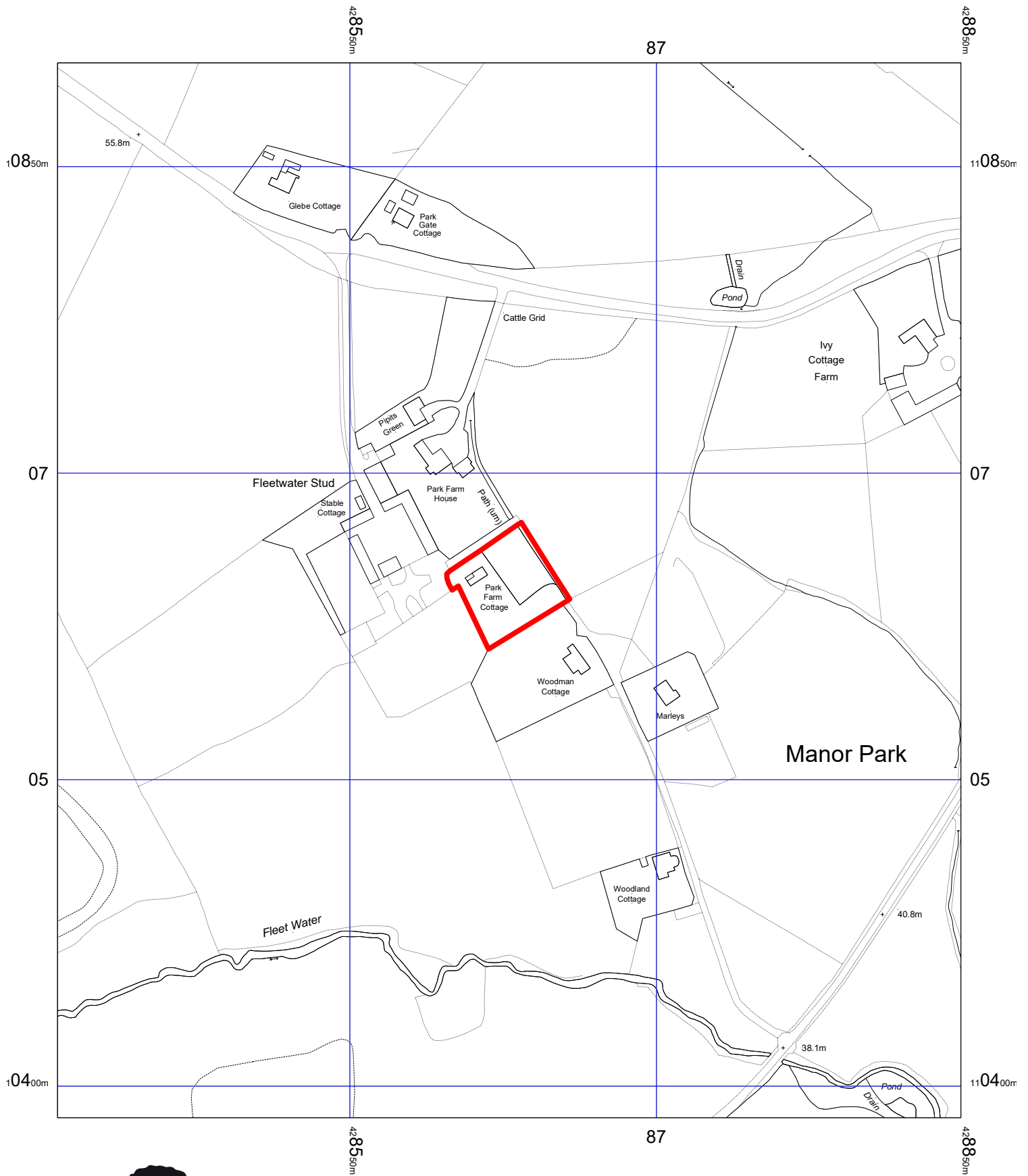
Reason: To ensure an acceptable appearance of the building in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 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 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).

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

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

Tel: 01590 646600 Fax: 01590 646666

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