

Application No: 19/00654/FULL Application

Site: Annexe Cobblers Corner, Coxhill, Boldre, Lymington, SO41 8PS

Proposal: 2no. new dormer windows; 2no new roof lights

Applicant: Mrs Austin

Case Officer: Clare Ings

Parish: BOLDRE

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP2 General development principles

DP36 Extensions to dwellings

SP7 Landscape character

4. SUPPLEMENTARY PLANNING GUIDANCE

Boldre Parish Design Statement

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 15 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Boldre Parish Council: Recommend refusal. Comment:

- This former billiard room should not be extended and consider the addition to the roof, in particular, to be clumsy
- Maintain objection on amended plans, as see no reason to change.

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

- 9.1 None received.

10. RELEVANT HISTORY

- 10.1 Application for Lawful Development Certificate for existing use of part of the building as a separate self-contained dwelling (19/00178) Certificate issued on 30 April 2019
- 10.2 Application for Lawful Development Certificate for existing use of part of the building as a separate self-contained dwelling (17/00454) Certificate not issued on 22 November 2017
- 10.3 Addition of a snooker room, freezer room, shower room and covered link (86/31677) approved on 22 May 1986

11. ASSESSMENT

- 11.1 The larger dwelling of Cobblers Corner lies close to the junction of Coxhill and the A337. It is a large, detached two-storey dwelling set in spacious grounds and is accessed via a short gravel service road. Adjacent to the dwelling (and formerly attached by a covered link) is a small building which currently comprises a living room, two bedrooms (one on the first floor), kitchen and bathroom and is now a separate unit of accommodation (see 10.1 above). A fence divides the garden and it is this later dwelling which is the subject of the current application.
- 11.2 The proposal is to insert two dormers into the roof to allow more light into the room at first floor level. During the process of this application, negotiations have taken place to change the design from the introduction of a hipped roof to the dormer and to ensure that there would be no increase in floorspace as a result of the proposal.
- 11.3 Policy DP36 of the Local Plan permits extensions to dwellings, but not where the existing dwelling is the result of a temporary or series of temporary uses or the result of an unauthorised use. As can be seen from the history, the presence of the dwelling has been confirmed by a certificate of lawfulness for an existing use meaning that it had originally been unauthorised. However, whilst the two dormers would comprise alterations to the roof structure, given its steep pitch, together with the position of the dormers fairly high up within the roof, there would not be any increase in the amount of floorspace. Ordinarily extensions would be contrary to policy, but in this case, as there would not be any extension in terms of habitable floorspace, it is considered that the change to the roof form would be acceptable.

- 11.4 In terms of design, the dormers are quite modest in scale and would have little impact on the dwelling itself or the adjoining dwelling, Cobblers Corner.
- 11.5 As the roof space has already been in use, there would not be any impact on ecology.
- 11.6 Permission is therefore recommended, subject to conditions.

12. RECOMMENDATION

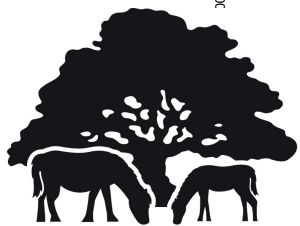
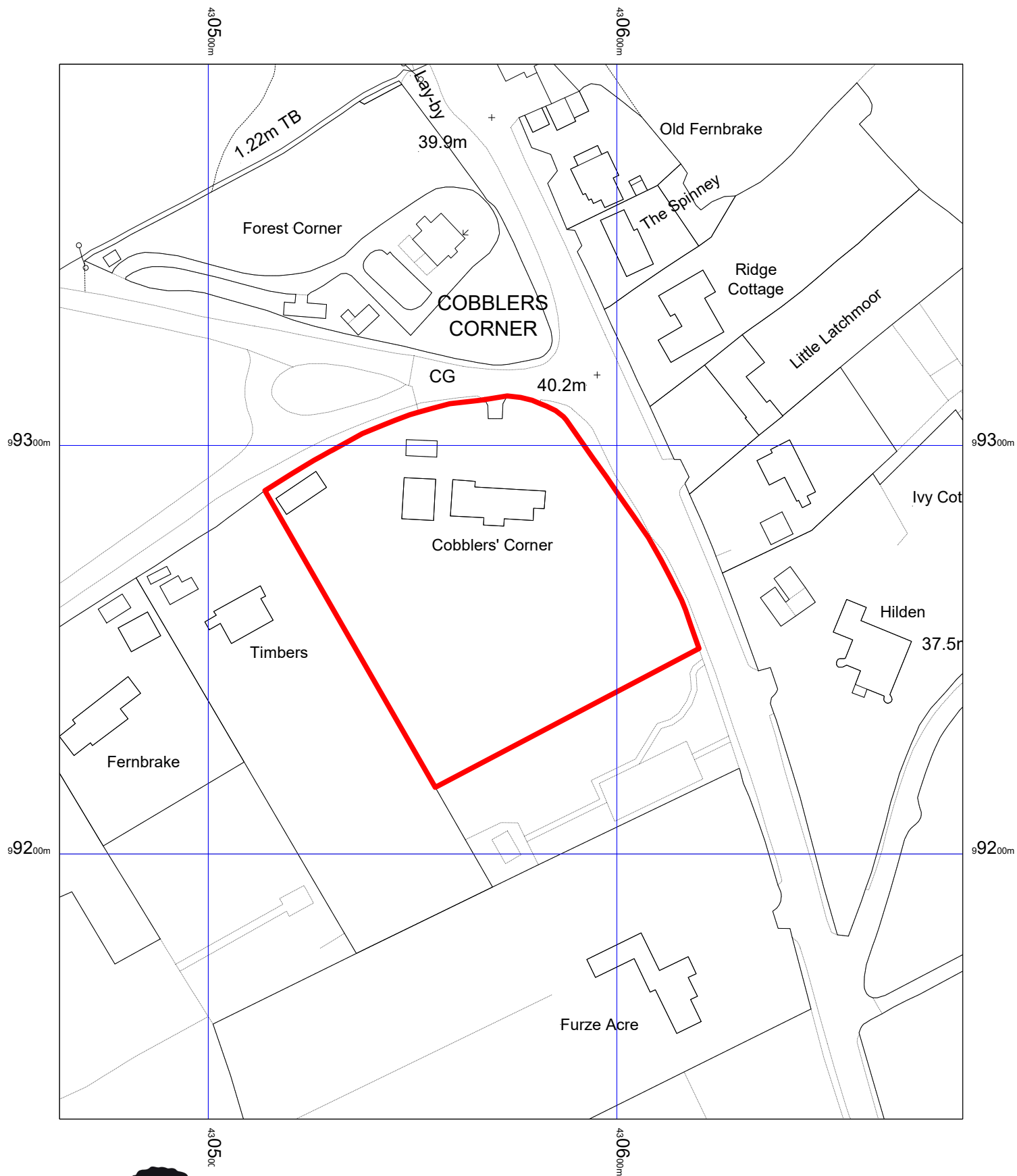
Grant Subject to Conditions

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: R104 Rev C, R105 Rev B and 010 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).
- 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 DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
- 4 No windows or rooflights other than those hereby approved shall be inserted into the roofspace of the dwelling unless express planning permission has first been granted.
- Reason: To ensure the accommodation provided on the site remains of a size appropriate to its location within the countryside and to comply with Policy DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
- 5 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 DP35 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).



NEW FOREST
NATIONAL PARK

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