

Application No: 19/00979/FULL Full Application

Site: Holme Leigh, Bull Hill, Pilley, Lymington, SO41 5RA

Proposal: Single storey extension; new porch; rooflight; removal of existing conservatory

Applicant: Mrs G Tose

Case Officer: Katie McIntyre

Parish: BOLDRE

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

- SP6 The natural environment
- DP2 General development principles
- SP7 Landscape character
- SP16 The historic and built environment
- SP17 Local distinctiveness
- DP18 Design principles
- DP36 Extensions to dwellings

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
 Boldre Parish Design Statement

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

None received

7. PARISH COUNCIL COMMENTS

Boldre Parish Council: Recommend refusal:

This proposal appears just as inappropriate as the previous one in the picturesque locality on the Open Forest.

8. CONSULTEES

8.1 Building Design & Conservation Area Officer. No objections to the amended plans

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 Two-storey extension; removal of conservatory; alterations to front porch (19/00795) withdrawn on 11 December 2019

10.2 Single-storey additions with room in roof and dormer; detached double garage / carport and manege (02/75997) granted on 28 October 2002

11. ASSESSMENT

11.1 The application site is a detached, 18th century cob thatched cottage which is sited outside of the defined New Forest Villages in the Forest South East Conservation Area and has been identified in the Conservation Area Character Appraisal as a non-designated heritage. The site is accessed via an un-made track and is surrounded by open forest. This application seeks consent for a single-storey extension, porch and rooflight; the existing conservatory would be removed.

11.2 The relevant considerations are:

- The impact upon the character and appearance of the locality and the conservation area; and
- Whether the proposal would be in keeping with the existing dwelling and its curtilage.

The relationship with the adjacent dwellings is such there would not be a greater impact upon their amenities.

11.3 By way of background, this application follows a previously withdrawn scheme for a two-storey addition and porch at the application site. This application seeks consent for a single-storey addition to the dwelling on the same footprint as the existing conservatory which it is proposed would be demolished. Consent is also sought in relation to a new porch. The drawings submitted with the application also originally sought consent for a larger replacement dormer window. Following concerns raised by

Officers, this element of the proposal has, however, been removed from the proposal and amended plans have been received. In order to allow extra light within this habitable room a conservation rooflight has been proposed on the north side elevation. Confirmation has also been received in relation to the rainwater goods which would be cast iron or zinc.

- 11.4 The proposed extension would have the same footprint as the conservatory in situ and would have an Oak timber frame with a brick plinth. The Conservation Officer has raised no objection to the proposed addition as it is considered that it would improve the overall appearance of the cottage and, as such, would not have any greater harm than the addition already in situ. With regards to light pollution and the impact upon the dark skies of the National Park, as the proposed addition would have a slate roof, rather than glazed as per the existing, the amount of light pollution would be reduced, which is also considered to be an overall enhancement. In terms of the proposed porch, this would replace the current front addition and is also considered to be of an acceptable scale and design which would not have an adverse impact upon the character of the cottage or the surrounding conservation area. It is therefore considered the proposal would comply with Local Plan Policies DP2, DP18, SP7, SP16 and SP17 and the National Planning Policy Framework.
- 11.5 With regards to the floorspace restriction set out in Policy DP36, the property when it was extended in 2002 utilised its full 30% allowance. The proposal comprises replacement floorspace and would not result in a net increase in floorspace above that currently in situ which would be considered acceptable and in accordance with Policy DP36. It is recommended that a condition is attached removing permitted development rights in relation to extensions and roof alterations to ensure that the property remains of a size which is appropriate to its location within the countryside in accordance with Policy DP36.

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 number: 01A, 02C, 05C and 06D. 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 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 DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 4 No windows/doors shall be installed until the following details have been submitted to, and approved in writing by the New Forest National Park Authority.

a) Typical joinery details of windows and doors at a scale of 1:5 section and 1:10 elevation.

b) Rainwater goods at a scale of 1:10

Development shall only take place in accordance with those details which have been approved.

Reason: To protect the character and architectural interest of the building in accordance with Policies DP2, DP18 and SP16 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 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 architectural interest of the building in accordance with Policies DP2, DP18 and SP16 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

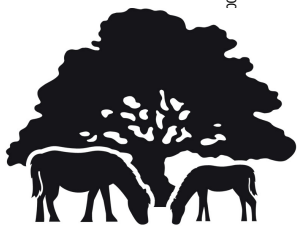
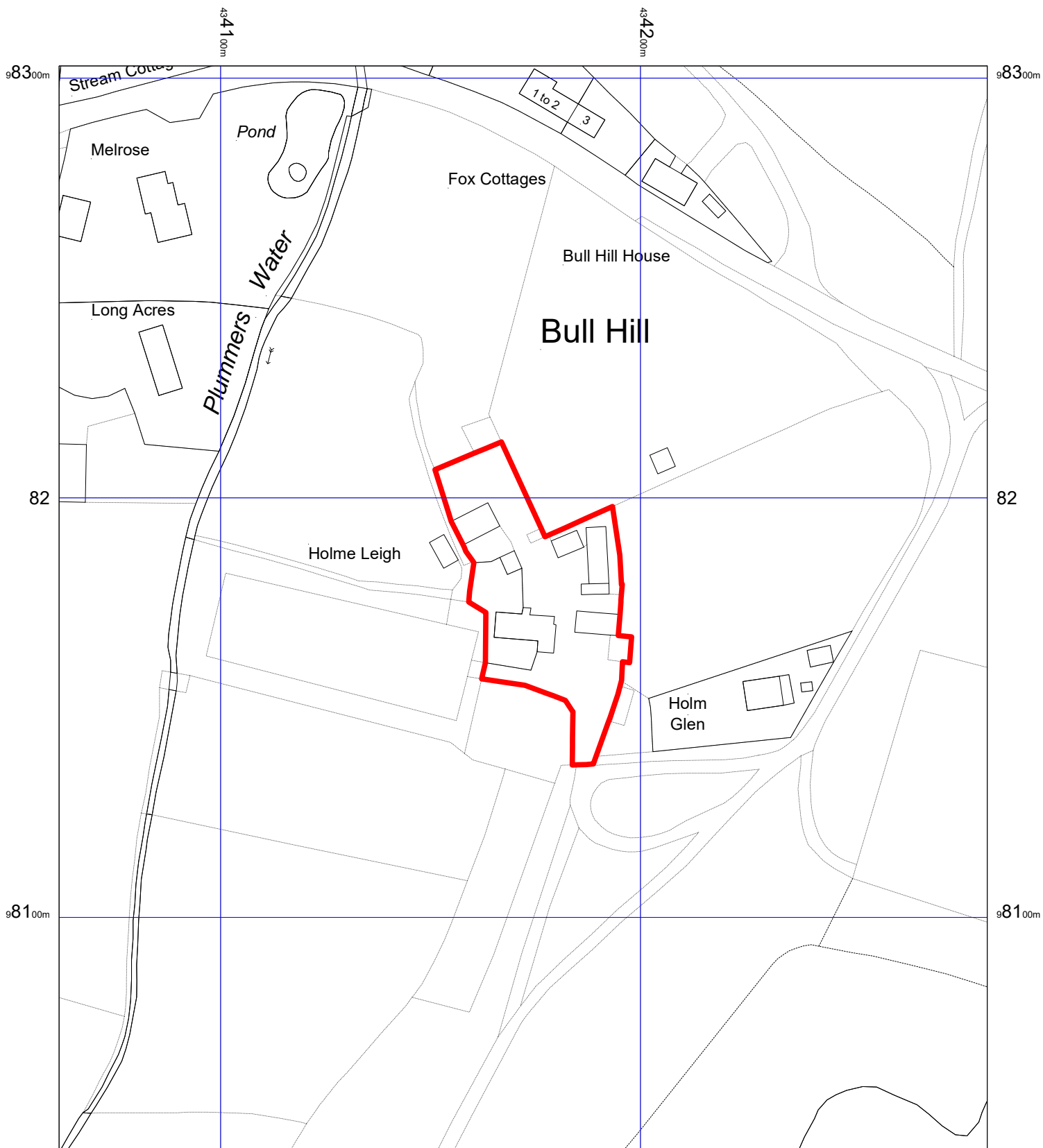
- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) England Order 2015 (or any re-enactment of that Order) no extension (or alterations) otherwise approved by Classes A, B or C of Part 1 of Schedule 2 to the Order, shall be erected or carried out without 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).

- 7 All materials, machinery and any resultant waste materials or spoil shall be stored within the red line application site unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of protecting the New Forest Site of Special Scientific Interest in accordance with Policy SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).



NEW FOREST
NATIONAL PARK

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Date: 02/03/2020

Ref: 19/00979 FULL

Scale: 1:1250

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