

**Application No: 20/00835/FULL Full Application**

**Site:** North Lodge, Pylewell, East End, Lymington, SO41 5SJ

**Proposal:** Extension to dwelling; extension to outbuilding; cladding

**Applicant:** Mr Fraser

**Case Officer:** Emma Shaw

**Parish:** BOLDRE

**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

Conservation Area

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

- DP2 General development principles
- SP16 The historic and built environment
- SP17 Local distinctiveness
- DP18 Design principles
- DP36 Extensions to dwellings
- DP37 Outbuildings

**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: Agree with the comments of the previous Conservation Report in 2019 objecting to this planning application and the proposed use of the outbuilding which, once again, is contrary to NPA

Local Plan Policy DP37.

## **8. CONSULTEEES**

8.1 Building Design & Conservation Area Officer: No objections

8.2 Landscape Officer: No objections

8.3 Archaeologist: Support subject to conditions

## **9. REPRESENTATIONS**

None received

## **10. RELEVANT HISTORY**

10.1 Single storey extension; single storey extension to existing outbuilding (19/00248) withdrawn on 13 May 2019.

## **11. ASSESSMENT**

11.1 North Lodge lies at the principal entrance to Pylewell Park, a Grade II\* listed country house set within the Grade II\* listed park and gardens. The lodge is considered to be within the curtilage of the house and lies within the Forest South East Conservation Area in the village of South Baddesley.

11.2 This application seeks consent for an extension to the dwelling and an extension to the existing outbuilding. The relevant considerations relate to compliance with Policies DP36 and DP37; and the impact of the proposed development upon the historic cottage and its setting and the heritage assets.

11.3 The application site is located outside of the four defined New Forest villages and as such any proposed extensions would need to adhere to the floorspace restriction contained within Policy DP36 of Local Plan. In accordance with the wording of Policy DP36, the base point for calculating the floorspace is the property as it stood on 01 July 1982. The Authority's records indicate that the property had an existing floorspace of approximately 123 square metres. The dwelling has not been the subject of any extensions since this date. Calculations indicate that the proposal would result in an increase of approximately 14 square metres, an increase of approximately 11%. The proposal would therefore comply with the floorspace requirements contained within Policy DP36.

11.4 The lodge has a simple plan of relatively small sized rooms. The proposed single storey rear extension has been designed to be subservient in size to the principal building, and has been carefully sited at the rear, so that the important western and southern elevations are not impacted upon. The proposed

extension would have a height of approximately 3.5 metres, and the glazed lantern would be entirely hidden behind the parapet. The Authority's Senior Building Design and Conservation Officer has been consulted and has no objection to the proposed works. The palette of materials chosen are noted reflect those on the lodge. The works are considered to be of less than substantial significance to the setting of the cottage and the heritage assets. The changes inside the cottage are considered to be relatively minor and acceptable. In summary, the design of the proposed extension is considered to be contextually appropriate, in line with Policies DP2, SP16, SP17 and DP18.

- 11.5 This application includes a proposed extension to the existing outbuilding. The extension would result in an increase of approximately 8 square metres, and the outbuilding would be used to facilitate a home office and studio. The outbuilding would use facing materials of black stained vertical boarding with timber fenestration and a clay tile roof to match the existing. Policy DP37 of the Local Plan states that domestic outbuildings will be permitted for incidental use where they are sited within the residential curtilage, and the siting, scale, massing and design are proportionate and clearly subservient to the dwelling they are to serve. They should be used for incidental purposes and not contain any habitable accommodation. In addition, they should not affect the amenity space of the dwelling. The proposed extension to the existing outbuilding would result in an outbuilding which remains suitably subservient to the dwelling, and would be of an appropriate scale, design and appearance. The extension to the outbuilding would not affect the amenity space relating to the dwelling. The proposed extension to the outbuilding would therefore meet the requirements of Policy DP37. The proposed materials are considered to be appropriate to the cottage and its setting and would ensure that the character of the area is maintained, in accordance with Policies SP16 and SP17.
- 11.7 There are no objections to the proposed development from the Authority's Landscape Officer. The proposed extensions are considered to be modest and would not impinge upon the landscape setting of the immediate locality or wider area. A suitable condition has been included relating to external lighting, to ensure that the development does not adversely impact upon the rural setting of the application site.
- 11.8 The Authority's archaeologist has reviewed the application due to the proximity of the application site to known areas of archaeological importance. As a result, a suitable condition has been included.

## 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        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).
  
- 3        The outbuilding the subject of this permission shall only be used for purposes incidental to the dwelling on the site and shall not be used for habitable accommodation such as kitchens, living rooms and bedrooms.  
  
Reason: To protect the character and appearance of the countryside in accordance with Policies DP36 and DP37 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
  
- 4        Development shall only be carried out in accordance with drawing numbers: 1226.P1, 1226.P5, 1226.P6, 1226.P7 Rev A, 1226.P8, 1226.P9, and 1226.P10. 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).
  
- 5        No external lighting shall be installed on the site unless details of such proposals have been submitted to and approved in writing by the New Forest National Park Authority.  
  
Reason: To protect the amenities of the area in accordance with Policies DP2 and SP15 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

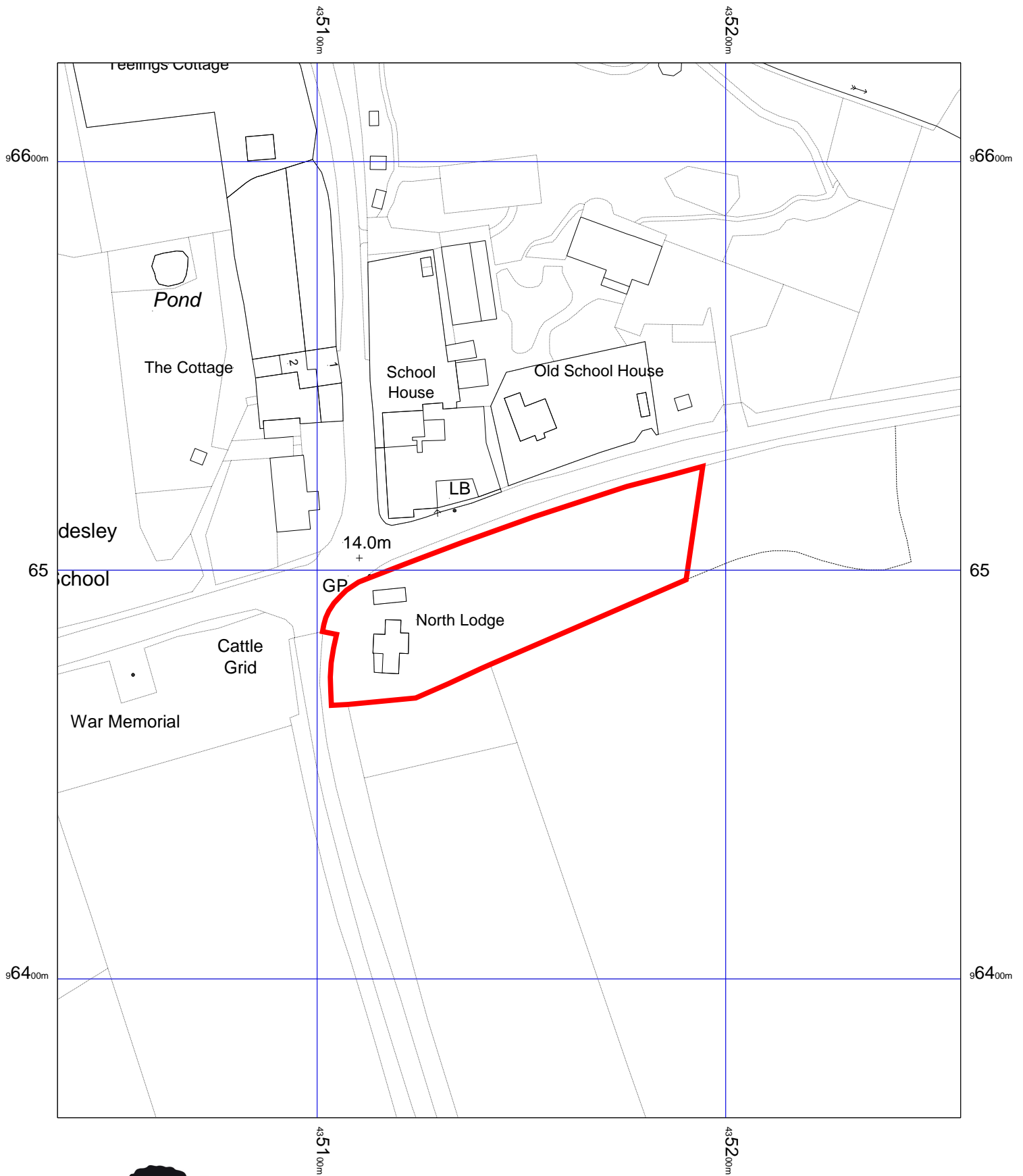
6 No demolition or development shall take place until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

No demolition or development shall take place other than in accordance with the Written Scheme of Investigation approved in writing by the New Forest National Park Authority.

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: The development is located in an area of archaeological significance where the recording of archaeological remains should be carried out prior to the development taking place in accordance with Policy DP2 and SP16 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).



NEW FOREST  
NATIONAL PARK

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

Tel: 01590 646600 Fax: 01590 646666

Date: 29/01/2021

**Ref: 20/00835**

**Scale: 1:1250**

© Crown copyright and database rights 2021 Ordnance Survey 100014703

