

**Application No: 20/00487/FULL Full Application**

**Site:** Azalea Cottage, Church Lane, Sway, Lymington, SO41 6AD  
**Proposal:** Rear single storey extension; demolition of existing conservatory  
**Applicant:** Mrs S Baker  
**Case Officer:** Claire Woolf  
**Parish:** SWAY

**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  
 SP17 Local distinctiveness  
 DP18 Design principles  
 DP36 Extensions to dwellings

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Design Guide SPD  
 Sway Village Design Statement

**5. NATIONAL PLANNING POLICY FRAMEWORK**

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

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Sway Parish Council: Recommend refusal for the reasons listed below:

- The inclusion of a flat roof and the inclusion of roof lights; in contravention of the Sway Village Design Statement and the rooflights in direct conflict with SP15 (Tranquility) and the Dark Skies policy.

- Without the inclusion of the roof windows, the Committee would have recommended permission.

## **8. CONSULTTEES**

No consultations required

## **9. REPRESENTATIONS**

9.1 None received.

## **10. RELEVANT HISTORY**

10.1 No relevant history.

## **11. ASSESSMENT**

11.1 The application site lies within the Defined New Forest Village boundary of Sway. Azalea Cottage is a semi detached dwelling that was granted consent in 1998 as a set of semi-detached dwellings. The other half of the property is Rivendell, and is set at a lower level to Azalea Cottage.

11.2 Planning consent is sought for a rear extension covering the width of the rear elevation and would have a part flat roof with the remainder of the roof having a 15 degree pitch with two rooflights. The highest part of the roof of the extension would be 3.25 metres tall with eaves of 2.3 metres. The key considerations are whether the proposal would accord with policy DP36, be of appropriate design and materials and whether there would be a detrimental impact on neighbouring amenity.

11.3 Azalea Cottage is not a small dwelling and is sited in the Defined New Forest Boundary of Sway, therefore there is no restriction in terms of floorspace. In terms of whether the extension would be appropriate to the existing dwelling and curtilage, it would be of a similar height to the existing conservatory and mirror in depth the conservatory at neighbouring property, Rivendell. Whilst the roof design is unusual, being part flat-roofed and part pitched, this would ensure that the extension would remain relatively modest in scale in relation to the existing dwelling. In addition, this design would ensure that it would not have a significant impact on the first floor windows of the adjoining property, Rivendell, which is set at a lower height than Azalea Cottage. The facing materials are proposed to match the existing dwelling and are therefore considered acceptable.

11.4 The Parish Council have raised concerns relating to light pollution. The existing development at the rear is a conservatory and therefore the extension would result in a significant reduction in glazing and therefore would reduce light spillage into the night skies of the National Park.

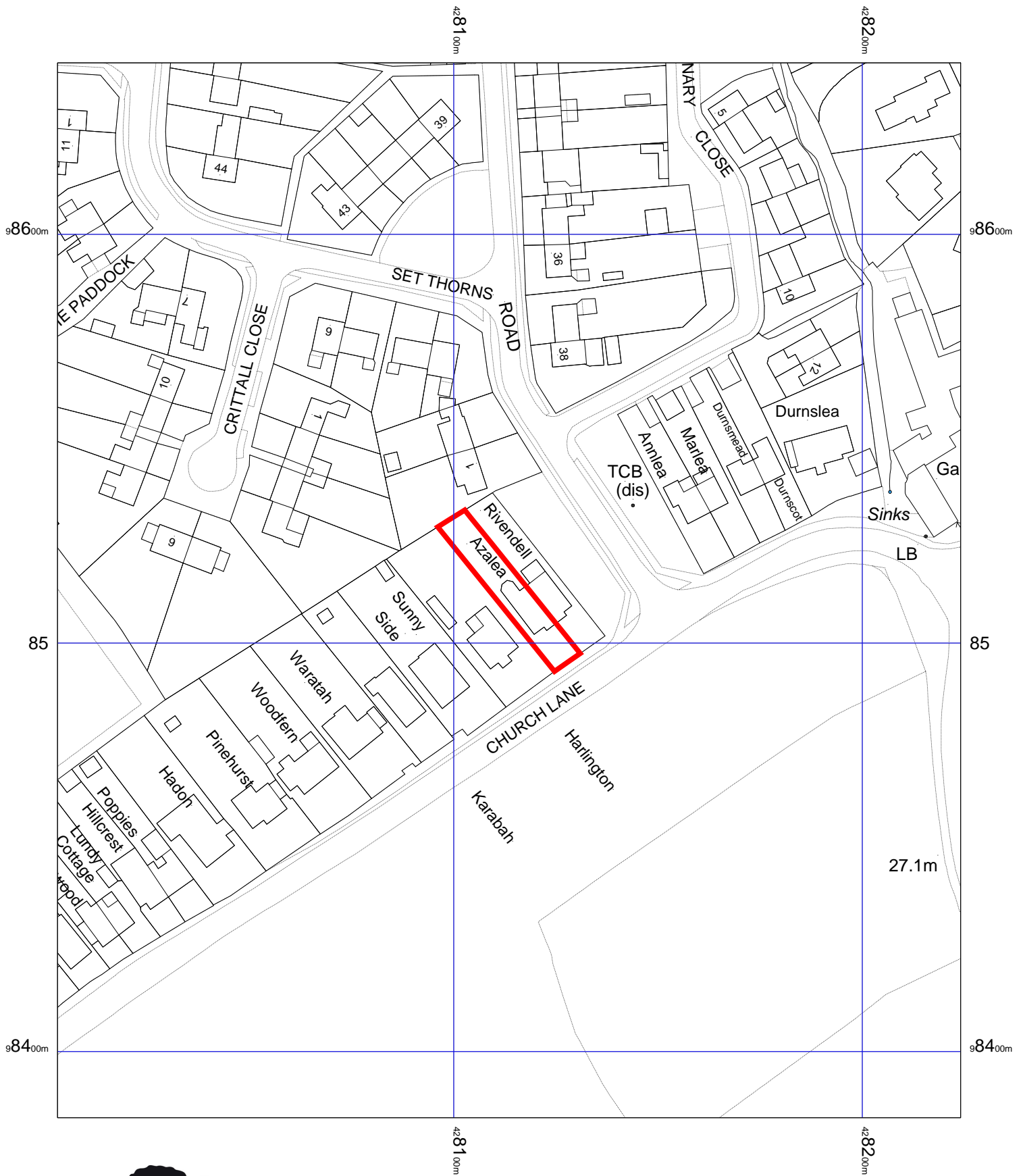
- 11.5 Consequently permission is recommended, because the proposal would comply with policies DP2, SP17, DP18 and DP36 of the New Forest National Park Local Plan 2016-2036 (adopted August 2019).

## 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: SB/P/02A, SB/P/03B, SB/P/04, SB/P/05, SB/P/06.
- 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).



New Forest National Park Authority  
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