

Application No: 20/00220/FULL Full Application

Site: Bramble Cottage, Arnewood Bridge Road, Sway, Lymington, SO41 6DA

Proposal: Single and two storey extension; alterations to fenestration and roof; removal of single storey extension and conservatory

Applicant: Mr & Mrs Wilshire

Case Officer: Ann Braid

Parish: SWAY

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

SP17 Local distinctiveness
DP2 General development principles
DP36 Extensions to dwellings
SP15 Tranquillity

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:

Sway PC agrees with the case officer's briefing note in that the existing

extensions to this building are less than sympathetic and their replacement would be beneficial. Unfortunately, the design of the proposal is not of high quality and no cognizance has been taken of the Sway Village Design Statement either in terms of flat roofs or light emissions.

Whilst noting that a significant part of the flat roofing shown on the drawings is as existing, the addition of a further area of flat roofing makes the total area excessive.

The incorporation of two roof windows and three very large upward facing glazed 'roof lanterns' into what is the main living area of the house is in too great a conflict with the dark skies policy to be acceptable.

Sway PC is sympathetic to what the applicants are trying to achieve but cannot support this application. It should be suggested to the applicants that they ask their architect to amend the design to accord with the SVDS.

AMENDED PLANS

Recommend refusal for the reasons listed below (unanimous)

Bramble Cottage is outside the defined village of Sway. The size of the proposal is not an issue. The area of flat roof is contrary to the Sway Village Design Statement but the members of the PaTC noted that the area had been reduced and in any event much of what remains is existing. The use of a green flat roof is not directly contrary to the Sway Village Design Statement.

The amended design retains two large roof lanterns, albeit now within a green flat roof, and one roof window within a pitched roof.

This upward facing glazing is in direct conflict with the NFNPA's Dark Skies policy and with the Sway Village Design Statement. The design of the proposal overall is not of a sufficiently high quality to merit any departure from these policy requirements which remain material considerations of considerable weight.

The members of the PaTC felt that the roof window could be beneficially replaced by a well-designed dormer window, but that the two roof lanterns are wholly unacceptable.

It was noted that the case officer considers the amendments made to the original application are such that officers feel that the case can now be supported. Sway Parish Council continues to take a contrary view because the amended proposal is in direct conflict with the Dark Skies policy contained within the Local Plan adopted just a year ago.

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

- 9.1 One letter of support, following the submission of the amended plans.

10. RELEVANT HISTORY

- 10.1 Conservatory (71227) granted on 10 April 2001

11. ASSESSMENT

- 11.1 Bramble Cottage is located on the north side of Arnewood Bridge Road on a level plot. The house is of traditional Forest cottage origins but has been extended at the rear with a two-storey flat roofed extension and a conservatory. The walls are white render and the roof is slate.
- 11.2 This application seeks planning permission for extensions to the rear of the house at both single and two storey level. At ground floor it is proposed to provide a kitchen/diner/family room and it is proposed to create a master bedroom suite above. The existing conservatory would be demolished. The extension would be timber clad at ground floor level with render above to match the existing walls. The development would comprise a mix of roof forms. The new pitched roof would be slate to match the original roof, there would be some remaining two storey flat roof and the single storey extension would have a flat green sedum roof. The issues to assess are whether the proposed development would be sympathetic to the dwelling and its curtilage and whether the proposal would lead to any adverse impacts on the locality or on neighbouring amenity.
- 11.3 Policy DP36 of the New Forest National Park Local Plan 2016-2036 (August 2019) is the key policy relating to extensions to dwellings. The policy states that, for dwellings outside of the defined New Forest villages that are not small dwellings, the floor area of the proposed development should not exceed that of the existing (as at 1982) by more than 30%. In this case, the existing floor area was 111 square metres and the development as proposed would be 144 square metres, an increase of 29.7%. The conservatory, which post-dates 1982, has been omitted from these calculations. The floor area limitations of Policy DP36 are met by this proposal.
- 11.4 With regard to the design of the extension, concern has been expressed locally regarding the flat roofed elements, which would be contrary to the advice contained in both the adopted Design Guide SPD and the Sway Village Design Statement SPD. The agent has advised that, at the time the plans were first drawn up, they did consider whether a flat roof was appropriate to the property, but felt that a pitched roof was not complimentary to the design or massing of the building. Instead, they have proposed a

green roof which, they state will not only offer benefits to the building in terms of energy saving and the regulation of the indoor temperature but will also actively encourage biodiversity to the site and surrounding area. Sustainability of design is a requirement of Policy DP18 of the Local Plan. The area of flat roof at two storey level would be reduced by the proposal and none of the development would have a material impact outside the site. In design terms, therefore, given the existing unsympathetic extensions, the proposal would accord with Policy DP36 as it would not overdevelop the site and the proposal would be an improvement over the existing. The impact of the development on the public realm would be minimal in the light of its location to the rear of the site and the proposal would accord with Policies DP2 and SP17 which seek to ensure all development is appropriate and to avoid the erosion of the character of the National Park.

- 11.5 The issue of light emissions from the proposed roof lights has led to a recommendation of refusal from the Parish Council. Whilst Parish Council support for Policy SP15 of the Local Plan is welcomed and the protection of the dark skies of the Forest is a key policy objective, amended plans show that this proposal would result in less roof glazing and a smaller area of glazing in the elevations. Following the original Parish comment, the applicant agreed to reduce the number of proposed roof lights. The relevant measurements have been calculated by the agent for the case as follows.

Existing window glazing 22.37 sq m
Existing roof glazing: 16.28 sq m

Proposed window glazing 17.49 sq m
Proposed roof glazing 3.98 sq m.

These calculations exclude the front elevation which would remain unchanged.

Two lantern roof lights would be located over a living room, but the development includes the removal of an existing substantial conservatory. Overall, the proposal would reduce the impacts of light pollution as required by Policy SP15 of the Local Plan.

- 11.6 With regard to neighbouring amenity, the proposal would not have any overbearing impact on neighbours through loss of outlook or shading. The inclusion of a side facing window at first floor level, in place of the previously proposed dressing room rooflight should be the subject of a condition to ensure it remains obscure glazed and fixed shut. The immediate neighbour to this side of the development has written in support of the proposal. The development would be appropriate and sympathetic, with no adverse impacts and would comply with Policy DP2 of the Local Plan.

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; or

 The carrying-out of any further extension or enlargement to the dwelling otherwise permitted under Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order subsequently revoking or re-enacting that Order;

 whichever is the sooner.

 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 and to ensure the dwelling remains of an appropriate size in accordance with Policies DP35 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 2 Development shall only be carried out in accordance with drawing numbers: P3-002 Rev A, P3-003 Rev B, P3-100 Rev B, P3-101 Rev B, P3-105 Rev B, P3-200 Rev B, P3-201 Rev B and P3-202 Rev B. 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 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).

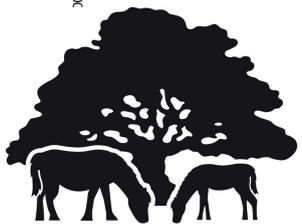
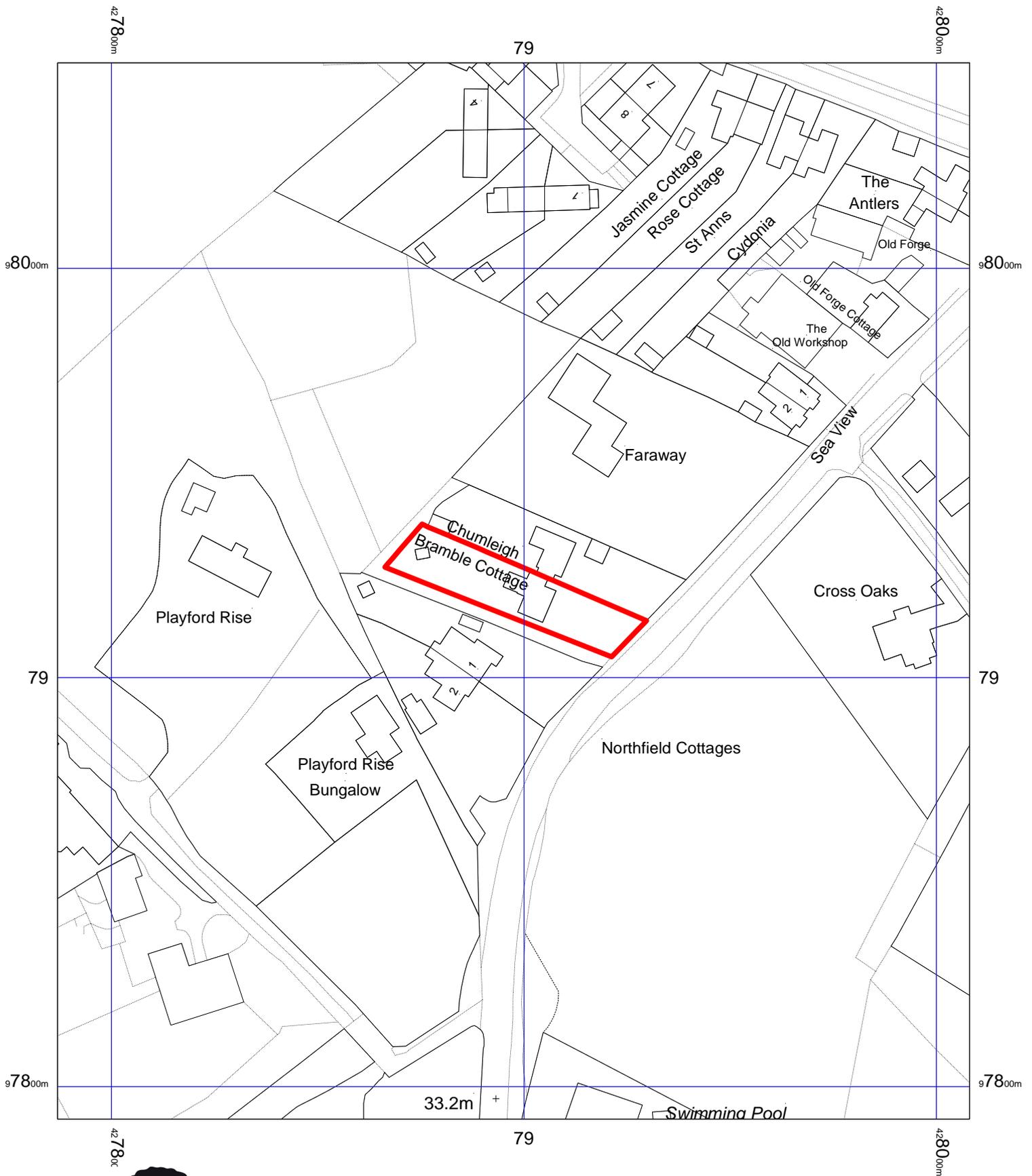
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any

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 Policy DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 5 The first floor window on the north elevation hereby approved shall at all times be obscurely glazed.

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).



NEW FOREST
NATIONAL PARK

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