

Application No: 20/00377/FULL Full Application

Site: 7 Cruse Close, Sway, Lymington, SO41 6AY

Proposal: 2No. dormer windows; 3No. rooflights and a window to facilitate first floor accommodation; Demolition of attached garage

Applicant: Mr & Mrs Scott

Case Officer: Emma Shaw

Parish: SWAY

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Defined New Forest Village

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:

- Do not support an application which includes rooflights in contravention of the dark skies policy except in exceptional circumstances.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

None received

10. RELEVANT HISTORY

10.1 3no. dormer windows; 3no. rooflights and a window to facilitate first floor accommodation (20/00146) refused on 28 April 2020.

11. ASSESSMENT

11.1 7 Cruse Close is a modest bungalow situated in a residential area within the Defined New Forest Village of Sway. The application site contains a small dwelling with an attached outbuilding. The surrounding area is characterised by properties of a similar size and design to the application property, some of which have facilitated additional floorspace at first floor level through the addition of dormer windows.

11.2 By way of background, planning permission was refused (ref. 20/00146) in April 2020 for a proposal for three dormer windows, and the addition of rooflights to facilitate habitable accommodation at first floor level. The proposal exceeded the floorspace restrictions outlined within Policy DP36 of the Local Plan with regard to small dwellings, and was considered to be of an inappropriate scale with regard to the existing dwelling.

11.3 This application seeks consent for two dormer windows, three rooflights, a window to facilitate first floor accommodation, and the demolition of the existing garage. The relevant considerations relate to the floorspace restrictions of Policy DP36, whether the proposed extension would be appropriate and sympathetic to the existing dwelling, its curtilage, and the local area, and whether there would be any impact upon neighbouring amenity.

11.4 The application site is situated within the defined New Forest village boundary, and the dwelling is a small dwelling, having had a total internal habitable floorspace of less than 80 square metres on 1 July 1982. As such, any extensions must not result in a total internal habitable floorspace exceeding 100 square metres. The proposed extension would result in a total floorspace of just under 100 square metres, and as such is compliant with this element of Policy DP36.

11.5 With regard to design, the Authority will have regard to the scale and character of the core element of the original dwelling in determining whether or not an extension is sympathetic to the dwelling. As aforementioned, the previously refused application

was considered to be of an inappropriate form and scale with regard to the existing dwelling. This application has sought to address this reason for refusal through the reduction of the number of dormer windows proposed. The reduction in the number of dormer windows ensures that the proposal would not appear out of scale with regard to the existing dwelling, and the proposed extension is now considered to be appropriate and sympathetic to the dwelling, adhering to Policies DP2 and DP18. The two proposed dormer windows would be set back toward the rear of the dwelling, and this would reduce their impact upon the streetscene.

- 11.5 With regard to the impact upon the local area, a number of properties within Cruse Close, and adjacent Anderwood Drive, have had similar dormer window extensions. It is therefore considered that the proposal would not have an adverse impact upon the streetscene, and would be in keeping with the local area. Given the style of the existing dwelling, the proposal would not appear visually incongruous, and the character of the area would therefore be preserved in line with Policy SP17.
- 11.6 In terms of neighbour amenity, the proposed dormer windows would front onto the blank roof planes of adjacent neighbouring dwellings, and it is considered that neighbour amenity would be suitably retained. No representations raising concerns have been received from neighbouring dwellings.
- 11.7 The inclusion of rooflights within the proposal has led to a recommendation of refusal from the Parish Council. However, it is considered that they would be appropriate to the design of the proposal and would not result in an excessive extent of glazing causing excessive light pollution. In terms of Policy SP15, the application site is situated within a residential area of the defined New Forest village, and as such the inclusion of the rooflights is not considered to have a detrimental impact.
- 11.8 The proposal complies with the floorspace restrictions set out within Policy DP36. Additionally, the amendments following the previously refused proposal have ensured that the extension would not have a detrimental impact upon the streetscene and ensured that it would be appropriate to the existing dwelling. For these reasons, it is recommended that permission is granted 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.

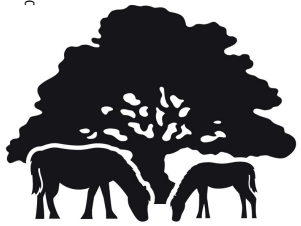
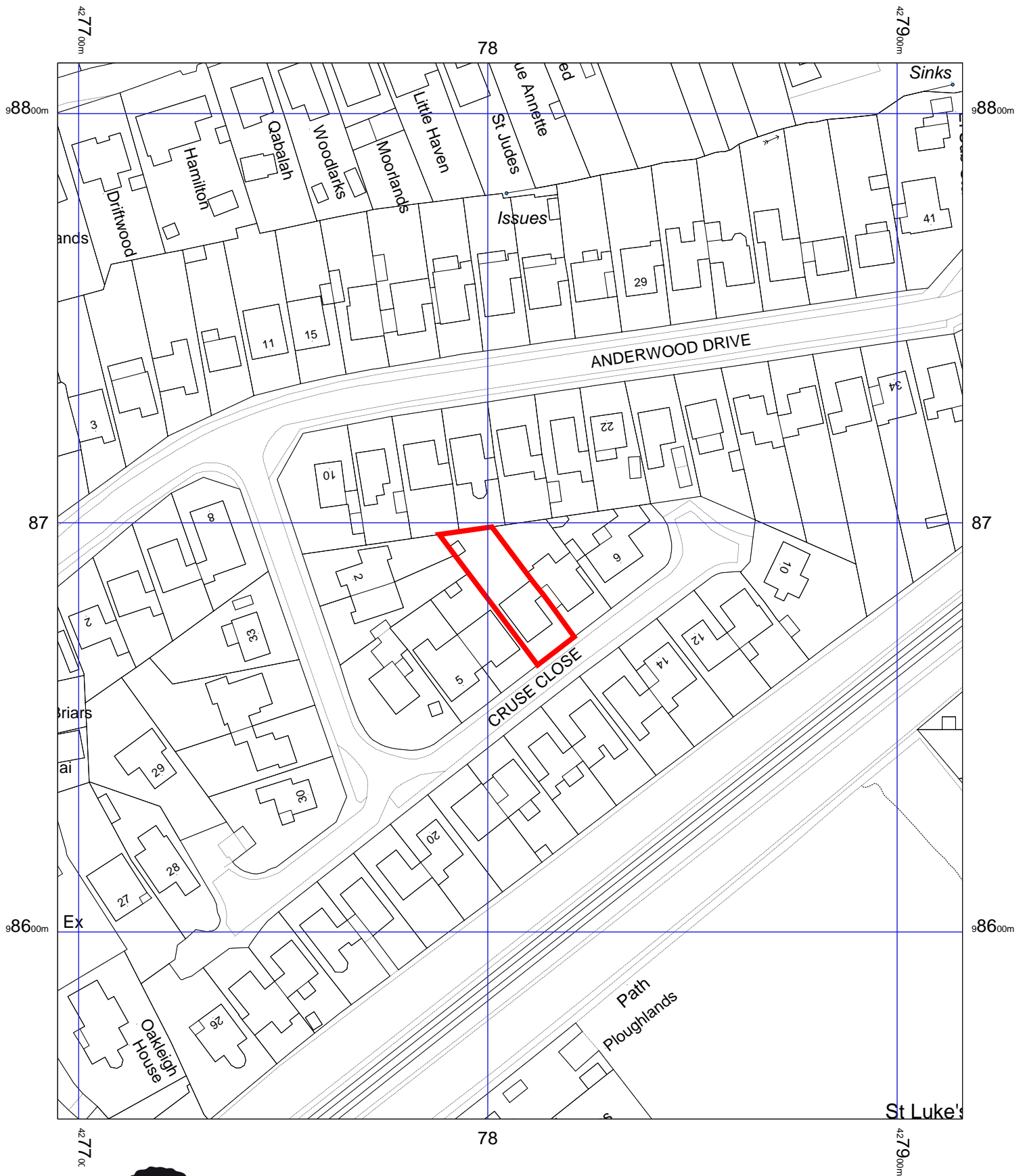
Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The external facing materials to be used in the development shall be as stated on the application form hereby approved and submitted drawings, 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).

- 3 Development shall only be carried out in accordance with drawing nos: 7692 PL 01 Rev A, and 7692 PL 02 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 SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).



NEW FOREST
NATIONAL PARK

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