

Application No: 20/00221/FULL Full Application

Site: 32 Cruse Close, Sway, Lymington, SO41 6AY

Proposal: Single storey extension; demolition of existing conservatory

Applicant: Mr Wright

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

Sway Village Design Statement
Design Guide SPD

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 contravenes the Sway Village Design Statement. Sway will not support an application which includes a rooflight in contravention of the dark skies policy except in exceptional circumstances.

8. CONSULTEEES

No consultations required

9. REPRESENTATIONS

9.1 Two representations received, supporting the application.

10. RELEVANT HISTORY

10.1 Addition of a conservatory (NFDC/88/39314) granted on 26 September 1988.

10.2 Addition of a bedroom, shower room and sun lounge (NFDC/87/35745) granted on 10 December 1987.

11. ASSESSMENT

11.1 The application site is a single storey small dwelling located on Cruse Close within the defined New Forest village of Sway. There is an attached flat roof garage on the southern side of the dwelling.

11.2 This application seeks planning permission for the replacement of the existing conservatory. The relevant considerations relate to 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. The proposed development would not result in an increase in floorspace, and as such would be compliant with Policy DP36 of the Local Plan.

11.3 With regard to the design of the development, the proposal comprises replacement floor space with a flat roof. Glazing is proposed on the west elevation and one rooflight is proposed. The Sway Village Design Statement recommends the avoidance of flat roofs, however, the flat roof would be to the rear of the dwelling, would be concealed by the pitched roof of the main dwelling, and is to replace an existing flat roof. A neighbour expressed initial concerns to the applicant regarding the height of the proposed roof lantern, however, this element of the proposal has since been amended to a rooflight which will be almost flush to the roof of the proposed development. The proposal would therefore be sympathetic to the dwelling and its curtilage, in accordance with Policies DP2 and DP18 of the Local Plan. The impact of the development on the public realm would be minimal in light of its location, and the proposal would accord with Policy SP17 which seeks to avoid the erosion of the character of the National Park.

11.4 The proposed flat roof and light emissions from the proposed rooflight have led to a recommendation of refusal from the Parish

Council. Whilst Parish Council support for Policy SP15 of the Local Plan is welcomed and 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 than is currently present. Following the original Parish comment, the applicant agreed to reduce the proposed roof lantern to a rooflight which is almost flush to the proposed flat roof; omitting the large lantern that was previously proposed. The relevant measurements are as follows:

Existing glazing: 9.83 sq m
Existing roof glazing: 12.71 sq m

Proposed glazing: 7.42 sq m
Proposed roof glazing: 2.54 sq m

Overall, the proposal would result in a lesser extent of glazing and would comply with Policy SP15 of the Local Plan.

- 11.5 With regards to neighbour amenity, the relationship with the neighbouring properties is such that it is not considered the proposal would result in undue loss of light or overlooking impacts.

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.

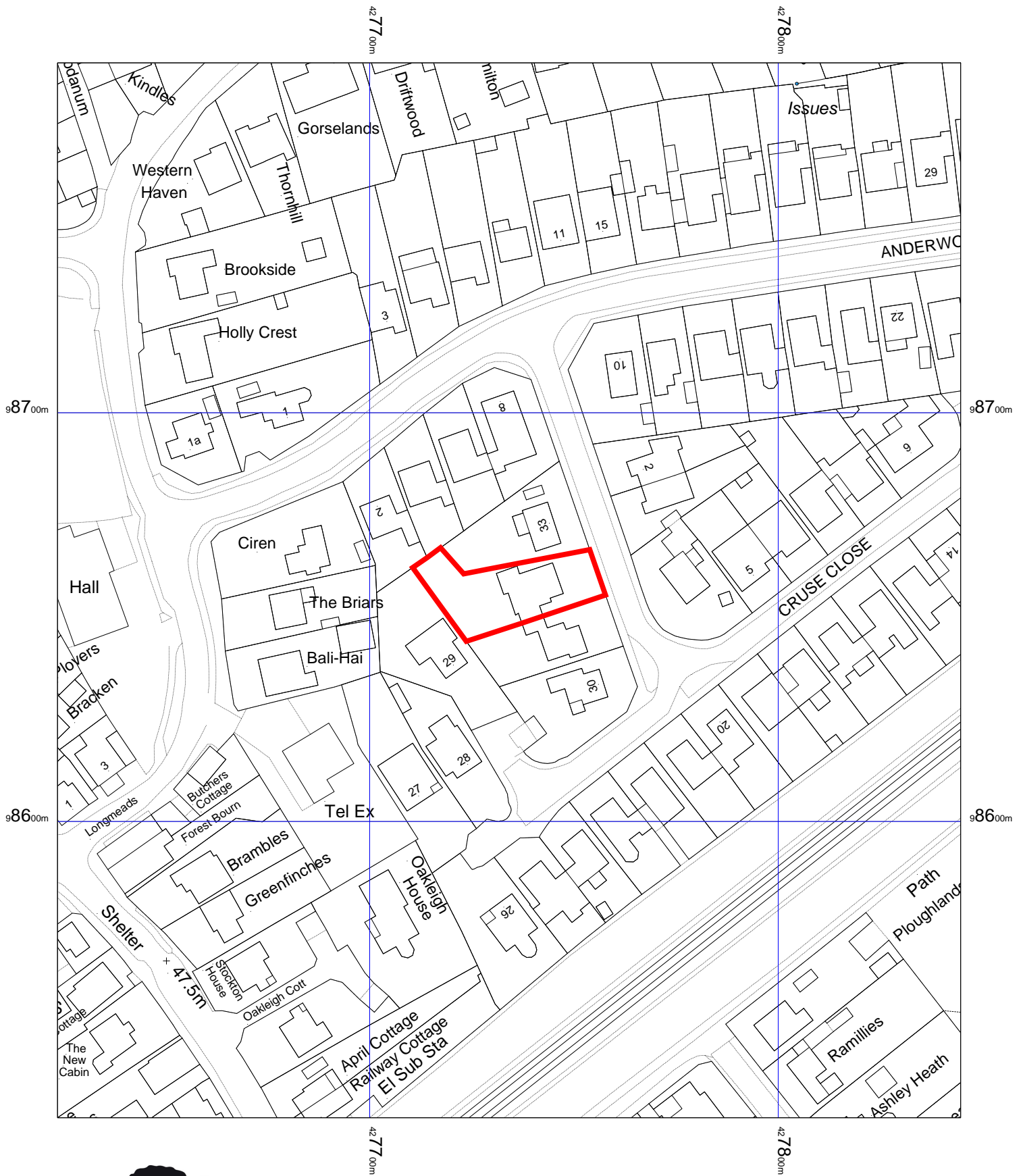
Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 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: 001, 003, and 004A. 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

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

Tel: 01590 646600 Fax: 01590 646666

Date: 07/07/2020

Ref: 20/00221

Scale: 1:1250

© Crown copyright and database rights 2020 Ordnance Survey 100014703

