

Application No: 20/00888/FULL Full Application

Site: 14 Buldowne Walk, Sway, Lymington, SO41 6DU

Proposal: Single storey rear extension

Applicant: Mr & Mrs Fissler

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 summarised below:

This is a poorly designed proposal which takes no cognisance of the Sway Village Design Statement, in respect of a flat roof where a pitched roof

could have been included, and a very large and seemingly unnecessary roof lantern. Given the property's proximity to the open forest, adherence to the aims and objectives of the Dark Skies policy is essential.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 One representation received stating no objection to the application.

9.2 Additional comments received from the applicant, summarised as follows:

- The extension is for personal use as a conservatory.
- Its location on the north west elevation of the house means that it does not receive much direct sunlight and a solid roof should be avoided to reduce artificial lighting and energy costs.
- The roof lantern is energy efficient and will result in less light pollution than a full glass conservatory roof.
- Low energy LED downlights with dimmer control will be used for lighting.
- The extension cannot be seen from the road.
- A large number of properties in the vicinity have glass roofed conservatories or glazed roof lanterns.

10. RELEVANT HISTORY

10.1 None relevant.

11. ASSESSMENT

11.1 The application site is located in the defined New Forest village of Sway. The property comprises a two-storey dwelling with a porch and attached garage. The front boundary is a 6ft hedge. The rear boundary is enclosed by close boarded fencing with trees behind. Buldowne Walk is characterised by dwellings of a similar style and size.

11.2 Consent is sought for an orangery-style, single-storey extension. The extension would be 3.55 metre in depth and would be built using matching facing brickwork with a felt, flat roof and a glazed roof lantern. The key considerations are 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 on neighbouring amenity.

11.3 The property is located in a defined New Forest village and is not a small dwelling. Therefore the floor space restrictions contained

in Policy DP36 do not apply. However, the policy requires extensions to be appropriate to the existing dwelling and its curtilage. The extension would sit comfortably within the curtilage of the dwelling and would be a clearly subservient and proportionate addition to the two storey dwelling. The design of the proposal would have a parapet wall and would be similar in style to the porch on the principal elevation. The proposal would use matching materials. It is therefore considered that the proposal would be appropriate to the curtilage and original core of the dwelling in accordance with Policy DP36.

- 11.4 The Sway Village Design Statement recommends the avoidance of flat roofs. However, the flat roof would be to the rear of the dwelling and would be concealed by the pitched roof of the main dwelling. The proposed development is considered to be sympathetic to the dwelling 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 to the rear of the dwelling and the existing boundary treatment. The proposal would therefore accord with Policy SP17 which seeks to avoid the erosion of the character of the National Park.
- 11.5 The issue of light pollution from the glazed elements has been raised by the Parish Council. The proposed development would be approximately 288 metres from open forest to the east and 242 metres to the north. 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, the property is located in a residential area with other properties located between itself and the open forest. The applicant has indicated that they are seeking an energy efficient solution for an extension in this location (on the north west elevation) which would not be achieved from a solid roof. The extent of glazing proposed is not considered to be excessive and it is not considered that the proposal will give rise to excessive light pollution in this residential area or that a refusal on this grounds would be sustainable.
- 11.6 There would be no impact on neighbouring amenity due to the location of the development compared to neighbouring dwellings and the siting of the existing garage.
- 11.7 Consequently, permission is recommended subject to conditions, because the proposal is considered to comply with Policies DP2, SP15, SP17, DP18 and DP36 of the New Forest National Park Authority 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.

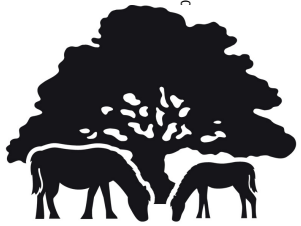
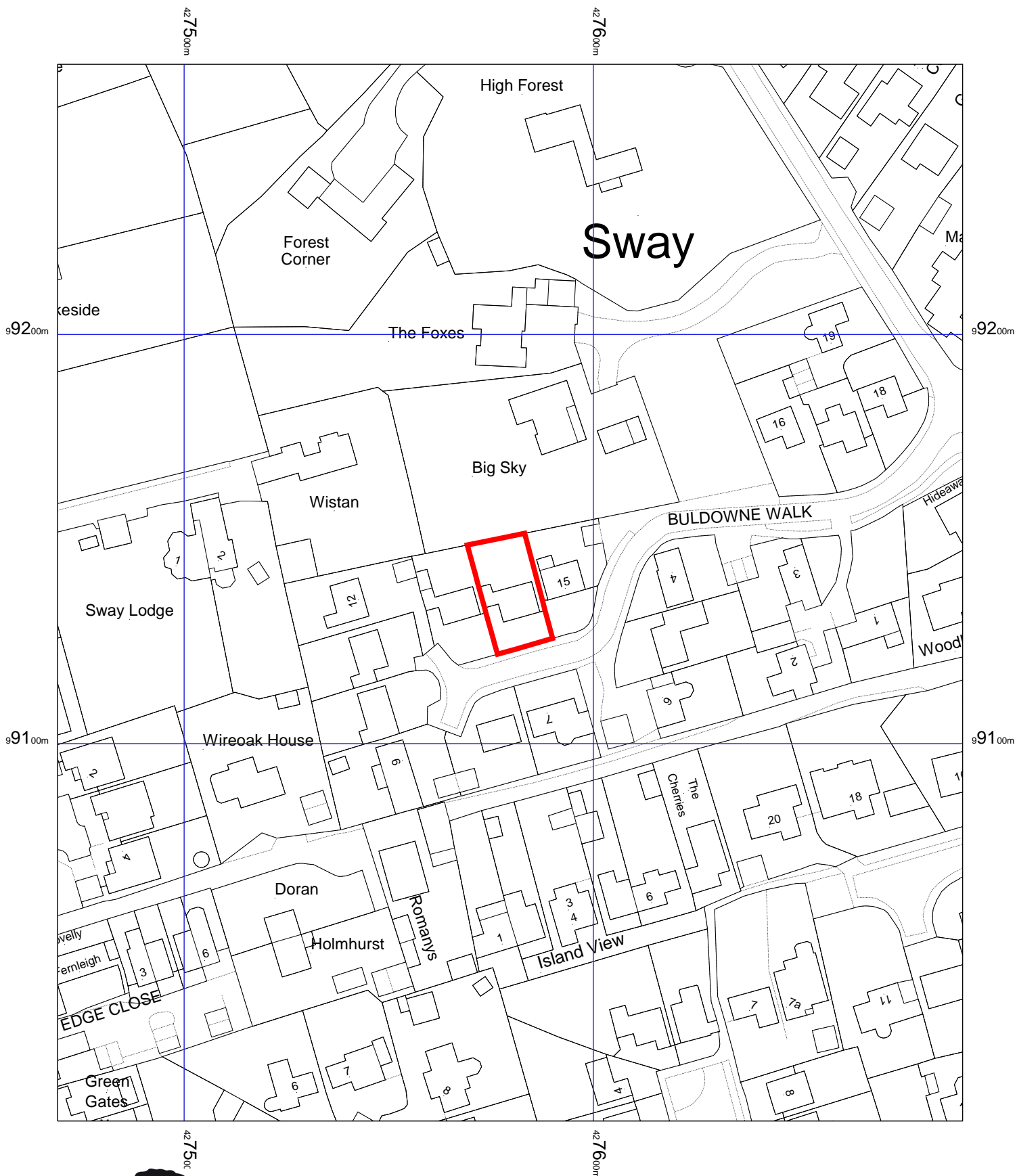
- 2 Development shall only be carried out in accordance with drawing numbers: 003, 004, DR1 and DR2.

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).



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NATIONAL PARK

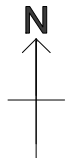
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