

Application No: 20/00959/FULL Full Application

Site: Pastures Mead, Brighton Road, Sway, Lymington, SO41 6EA

Proposal: Single storey side and rear extension; roof alterations; flue; render; raised decking; demolition of existing conservatory

Applicant: Mr Kempster

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 (unanimous):

Another very large single storey, flat-roof extension with three upward

facing roof lanterns, presenting all the usual concerns. The demolition of the conservatory, it could be suggested, compensates for the roof lanterns, but the likely occupancy pattern of the new extension does not support this. Again, the proximity to the forest is a concern; being surrounded by other properties also throwing light along a road where the lighting is limited does not justify the increase in upward light. Light pollution is still pollution which should be minimised when the opportunity arises.

The reduction in garden space and proximity to the boundary are also concerns.

8. CONSULTees

8.1 Tree Officer: No objection subject to condition.

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 Single storey addition (demolish existing side lobby) (02/73976) granted on 18 March 2002.

11. ASSESSMENT

11.1 The application site contains a detached two storey dwelling with a detached outbuilding, set centrally within a modest plot within the defined New Forest village of Sway. The site is located to the southern end of Brighton Road and the surrounding area is residential in character, with neighbouring dwellings varying in size and appearance.

11.2 This application seeks consent for a single storey side and rear extension; a flue; roof alterations; render; raised decking; and the demolition of the existing conservatory and outbuilding. The relevant considerations relate to compliance with Policy DP36; the impact of the proposed development upon the dwelling, its curtilage and the local area; and impact upon neighbour amenity. By way of history, an application for a single storey addition and the demolition of the existing side lobby was granted in 2002 (our reference 02/73967). The side lobby was removed, however the extension was not built.

11.3 The existing dwelling features facing materials of tile hanging, render and facing brickwork. This application proposes to render the principal elevation of the dwelling, and to replace the existing roof tiles with slate tiles. These proposed alterations are considered to enhance the appearance of the dwelling and the facing materials to be used are appropriate to the surrounding streetscene and wider National Park, ensuring that the development would integrate appropriately with the surrounding built environment in accordance with Policy SP17.

- 11.4 The site is located within the defined village, and the dwelling is not a small dwelling. As such, there are no specific floorspace restrictions to adhere to. However, Policy DP36 of the Local Plan states that extensions to dwellings must be appropriate to the existing dwelling and its curtilage and regard will be given to the scale and character of the core element of the original dwelling in determining whether an extension is sympathetic to the dwelling.
- 11.5 The proposed single storey extension would be set back from the existing principal elevation of the dwelling and would extend, at the furthest point, to the rear of the existing outbuilding. It is proposed to demolish the existing conservatory upon the rear elevation of the dwelling. The proposed single storey extension would have a ridge height of 3.8 metres at the highest point and would feature a slate tiled parapet. The proposed extension would extend 3.5 metres in width from the existing side elevation, and would extend between 4 metres and 6.6 metres in depth from the existing rear wall of the dwelling. The proposal includes three rooflights upon the extension and modest glazing upon the side (south) and rear (east) elevations. The single storey extension would be finished with facing brickwork, so as to match the existing dwelling. The proposed extension would be in keeping with the character and proportions of the existing dwelling, and is considered to be suitably subservient. The proposal would be sympathetic to the dwelling and its curtilage, in accordance with Policies DP36, 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.
- 11.6 The proposed raised timber decking would cover an area of 14 square metres, and would feature a balustrade with glass panels. This is considered to be appropriate to the existing dwelling and its curtilage and would therefore be compliant with Policies DP2 and DP18.
- 11.7 With regard to the impact upon neighbour amenity, no representations have been received, and, due to the siting of the proposed extension in relation to the adjacent dwelling and the modest height, there would be no adverse impact upon neighbour amenity. The raised decking does not give rise to a harmful level of overlooking towards neighbouring dwellings in accordance with Policy DP2.
- 11.8 The proposed flat roof and light emissions from the proposed rooflights 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 the protection of the dark skies of the forest is a key policy objective, the property lies 570 metres from the SPA and is located in a residential area with other properties located between itself and the open forest. The extent

of the glazing proposed within the application is considered to be modest. Additionally, the demolition of the existing conservatory will result in a 51% reduction in glazing and an overall reduction of light emissions. Overall, the proposal will decrease the impacts of light pollution in accordance with Policy SP15. The Parish Council also raised concerns with regard to proximity of the development to the boundary of the curtilage of the dwelling, and overdevelopment of the plot. Whilst the proposal would reduce the space between the dwelling and the neighbouring property, due to the modest height of the proposed extension and the presence of a tall fence at the boundary, the proposal would not lead to overdevelopment of the plot, and sections of the proposed extension would replace the footprint of the existing outbuilding and conservatory.

11.9 The Authority's Tree Officer has been consulted due to the presence of a mature Oak tree on the northern boundary of the neighbour dwelling which is protected by a Tree Preservation Order. The proposed extension would encroach into the root protection area of the protected Oak. However, the encroachment is minimal and, given the presence of the existing conservatory, is considered acceptable providing the construction method statement and precaution detailed in the method statement are adhered to. There is therefore no objection from the Tree Officer, subject to the inclusion of a suitable condition.

11.10 For the reasons set out above, permission is recommended to be 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.

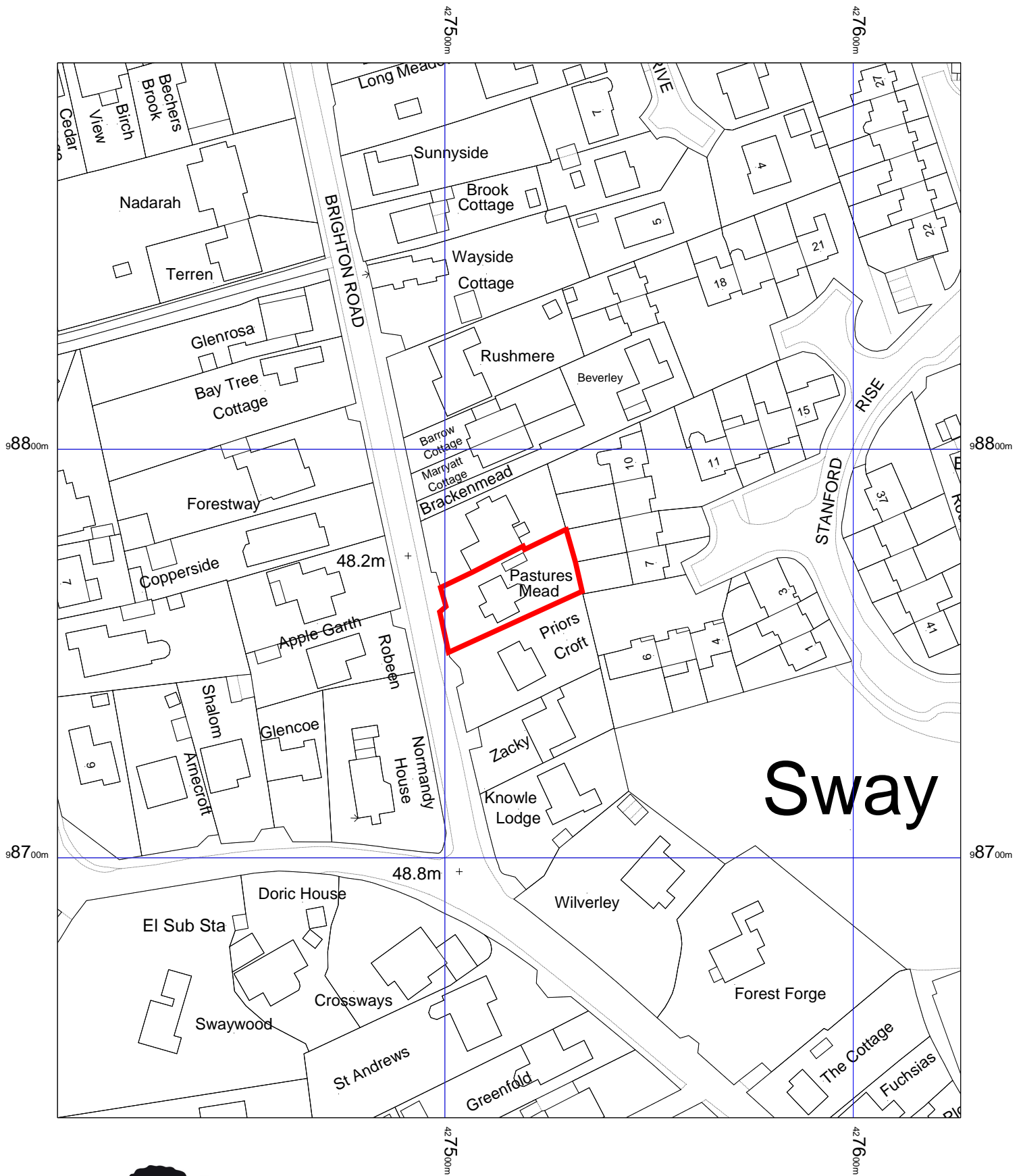
Reason: To ensure an acceptable appearance of the building in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 3 Development shall only be carried out in accordance with drawing nos: 01 Rev E, 02 Rev A, 04 Rev D, 05 Rev A (Site), 05 (Block), 06 Rev C, 08, WTP1 Rev 1. 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).

- 4 The trees on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the submitted Wadey Trees Arboricultural Method Statement and Tree Protection Plan (ref -WT P11379491 AIA Pastures Mead) while in accordance with the recommendations as set out in BS5837:2012.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).



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