

Application No: 20/00448/FULL Full Application

Site: Willow Cottage, Manchester Road, Sway, Lymington, SO41 6AP

Proposal: Single storey extension; roof alterations; demolition of conservatory

Applicant: Mr Cecil

Case Officer: Ann Braid

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
 DP36 Extensions to dwellings
 SP17 Local distinctiveness

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:

- Concerned at the large area of flat roof which is in direct contravention of the Sway Village Design Statement. This roof would be clearly visible from Manchester Road.
- The inclusion of the rooflights is unnecessary given the areas of vertical glazing proposed, and in contravention of the NFNPA's Dark Skies

Policy.

- Otherwise supportive of the principle of an extension to this dwelling but the extension proposed in this application is still not acceptable.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 Single storey rear extension; removal of conservatory (19/00785) granted on 29 November 2019

11. ASSESSMENT

11.1 Willow Cottage is a chalet style property located on a modest garden plot within the defined village of Sway. The house has been extended with a single storey flat roofed side extension. To the rear of the garden is a detached garage and there is a conservatory on the rear elevation of the house.

11.2 Consent is sought for a single storey extension. This would replace the conservatory with a flat roof extension of a similar footprint, and continue the extension across the rear wall of the existing sitting room. The existing flat roof at the side would be raised and it is proposed to add a small area of pitched roof towards the front of the extension above an existing external door.

11.3 Consent was granted in 2019 for substantially the same development. The extensions were granted under delegated powers as the Parish Council raised objections but did not veto a delegated decision. The difference between the approved plans and this case is that the applicant now wishes to install roof lanterns in place of the flat rooflights that have been approved. The applicant's agent has advised that work has commenced on the approved extension.

11.4 The statement submitted with the application indicates that artificial lighting may be installed in the extension in such a way that upward light emissions are reduced. Whilst this is to be welcomed, it would not be reasonable to include such requirements in a planning condition, as the works would be internal to the house, and planning conditions should not be used to control such matters as they fall outside the scope of planning control. The development should therefore be assessed as if the measures were not to be put in place.

- 11.5 The key issue is therefore the inclusion of the roof lanterns as the only difference between the approved development and the current proposal, and their impact on the dwelling and the locality. The Sway Village Design Statement SPD advises that rooflights on new builds or alterations should be in proportion to the building and not project above the roof surface. The area of roof glazing would be the same, and although the ridge of the lanterns would protrude 45 cm above the flat roof surface, the approved scheme is a material consideration in the determination of this case and needs to be weighed against the advice in the SPD. It is considered that the proposed lanterns would be in proportion to the building and the area of roof glazing would be the same as the approved scheme. The minimal area of glazing that would be discernible from the street would not materially add to the visual impact or to artificial light levels in this locality, which is situated in a residential street within the defined New Forest village. The proposed alteration to the design would not significantly increase the impact of the dwelling and it is considered that the revised design of the proposed extension, to include lanterns in place of roof lights, would be acceptable, subject to the re-imposition of previously applied conditions.

12. RECOMMENDATION

Grant Subject to Conditions

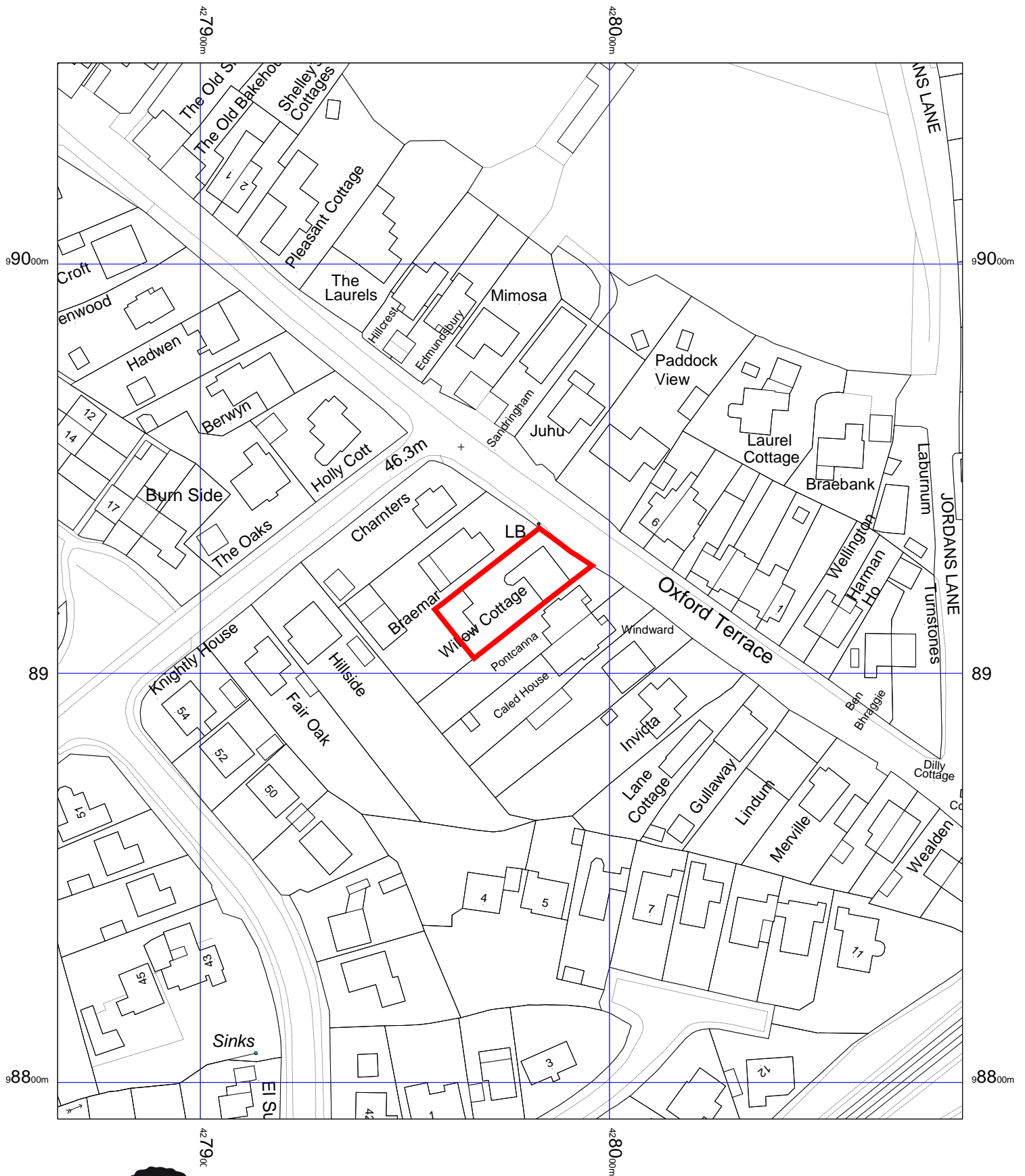
Condition(s)

- 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 Development shall only be carried out in accordance with drawing number: 19.280.01 Issue D. 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 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).



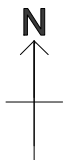
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