

**Application No: 20/00277/FULL Full Application**

**Site:** Sunnydale, Pitmore Lane, Sway, Lymington, SO41 6BW

**Proposal:** First floor extensions; alteration to fenestration; demolition of existing single storey extension and conservatory

**Applicant:** Mr & Mrs Teather

**Case Officer:** Ann Braid

**Parish:** SWAY

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**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

No specific designation

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

SP17 Local distinctiveness  
SP15 Tranquillity  
DP2 General development 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: No decision required.

This proposal entails a significant remodelling and updating of a less than attractive building, enabling a reduced carbon footprint, so the applicant's

intention is entirely laudable. Unfortunately, the design includes 9 rooflights and 2 large roof lanterns which would not be acceptable.

A very constructive discussion took place with the applicant following which the applicant asked the Committee to defer consideration of the application pending the submission of amended designs.

#### AMENDED PLANS:

We recommend refusal for the reasons listed below:

The application still includes many rooflights. Sway will not support an application which includes a rooflight in contravention of the dark skies policy except in exceptional circumstances.

The inclusion of a flat roof element is contrary to the Sway Village Design Statement.

### **8. CONSULTTEES**

No consultations required

### **9. REPRESENTATIONS**

9.1 One letter of support

9.2 One letter commenting on the design of the extension, which would not be compatible with the Sway Village Design Statement, and how conspicuous the unusual roof form would appear from Pitmore Lane properties.

### **10. RELEVANT HISTORY**

10.1 None

### **11. ASSESSMENT**

11.1 Sunnydale is located at the end of a gravel track leading south from Pitmore Lane on a slightly sloping plot which is laid mainly to grass with mature planted boundaries. The house is built in buff brick and concrete tile and comprises a two-storey central section with single storey wings either side. There is an attached flat roofed garage on the eastern end of the dwelling and a paved parking area to the front (north) of the house.

11.2 This application seeks planning permission for alterations and extensions to the dwelling to provide additional upper floor space and the conversion of the existing ground floor bedrooms to a living room and a ground floor bedroom suite. It is proposed to clad the dwelling in timber and replace the roof with natural slate. The issues to assess are 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.

11.3 Policy DP36 of the New Forest National Park Local Plan 2016-2036 (August 2019) is the key policy relating to extensions to dwellings. The policy states that, for dwellings located outside of the defined New Forest villages that are not small dwellings, the floor area of the proposed development should not exceed that of the existing (as at 1982) by more than 30%. In this case, the existing floor area was 166.9 square metres and the development as proposed would be 209.7 square metres, an increase of 25%. The floor area limitations of Policy DP36 are met by this proposal.

11.4 With regard to the design of the extension, concern has been expressed locally regarding the cropped roof of the new two storey extension. This has been designed to ensure that the extension would be subservient to the existing two storey part of the house, as advised in both the adopted Design Guide SPD and the Sway Village Design Statement SPD. Although the Sway Village Design Statement also recommends avoidance of flat roofs, the relatively small area of flat roof would be concealed behind a small upstand in the roof slope. A neighbour has expressed concerns as the development will be visible from the rear of neighbouring properties in Pitmore Lane, but as these houses are 50 metres from the site, and there is an intervening paddock, a refusal on these grounds would not be sustainable. In design terms, therefore, the proposal would accord with Policy DP36, there would be no overdevelopment of the site and the proposal would be sympathetic to the dwelling and its curtilage. The impact of the development on the public realm would be minimal in the 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.

11.5 The issue of light emissions from the proposed roof lights has 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, amended plans show that this proposal would result in less roof glazing and a smaller area of glazing in the elevations. Following the original Parish comment, the applicant agreed to reduce the number of proposed roof lights and to omit the large lanterns that were proposed in the crown of the new roof. The relevant measurements are as follows:

Existing glazing 53.63 sq m  
Existing roof glazing: 11.73 sq m

Proposed glazing 41.52 sq m  
Proposed roof glazing 5.6 sq m. (Including the roof element of the bedroom windows).

Only one roof light would be located over a living room and the development includes the removal of an existing conservatory. Overall, the proposal would reduce the impacts of light pollution and would comply with Policy SP15 of the Local Plan.

- 11.6 The main concern expressed in the representations relates to the visual impact of the unusual design of the roof as noted in paragraph 11.4. The nearest neighbouring property lies to the west of the site, and this wing of the house is not proposed to be enlarged, or to have any additional overlooking windows. The proposal would comply with the requirements of Policy DP2 in respect of adverse impacts on residential amenity.

## 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; or

The carrying-out of any further extension or enlargement to the dwelling otherwise permitted under Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order subsequently revoking or re-enacting that Order;

whichever is the sooner.

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 and to ensure the dwelling remains of an appropriate size in accordance with Policies DP35 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 2 Development shall only be carried out in accordance with drawing numbers: 00-01, 03-00 REV B, 03-01 REV B, 03-02, 03-03 REV B, 03-04 REV B, 03-10 REV A, 03-11 REV A, 03-12, 03-20 REV A and 03-21 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 SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 3 No development shall take place above slab level until samples or

exact details of the facing and roofing materials have been submitted to and approved in writing by the New Forest National Park Authority.

Development shall only be carried out in accordance with the details approved.

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).

- 4 No development shall take place above slab level until the demolition of those areas of the property shown on the existing round floor plan number 01-02 to be demolished, namely the attached garage, workshop, utility area and conservatory has been carried out.

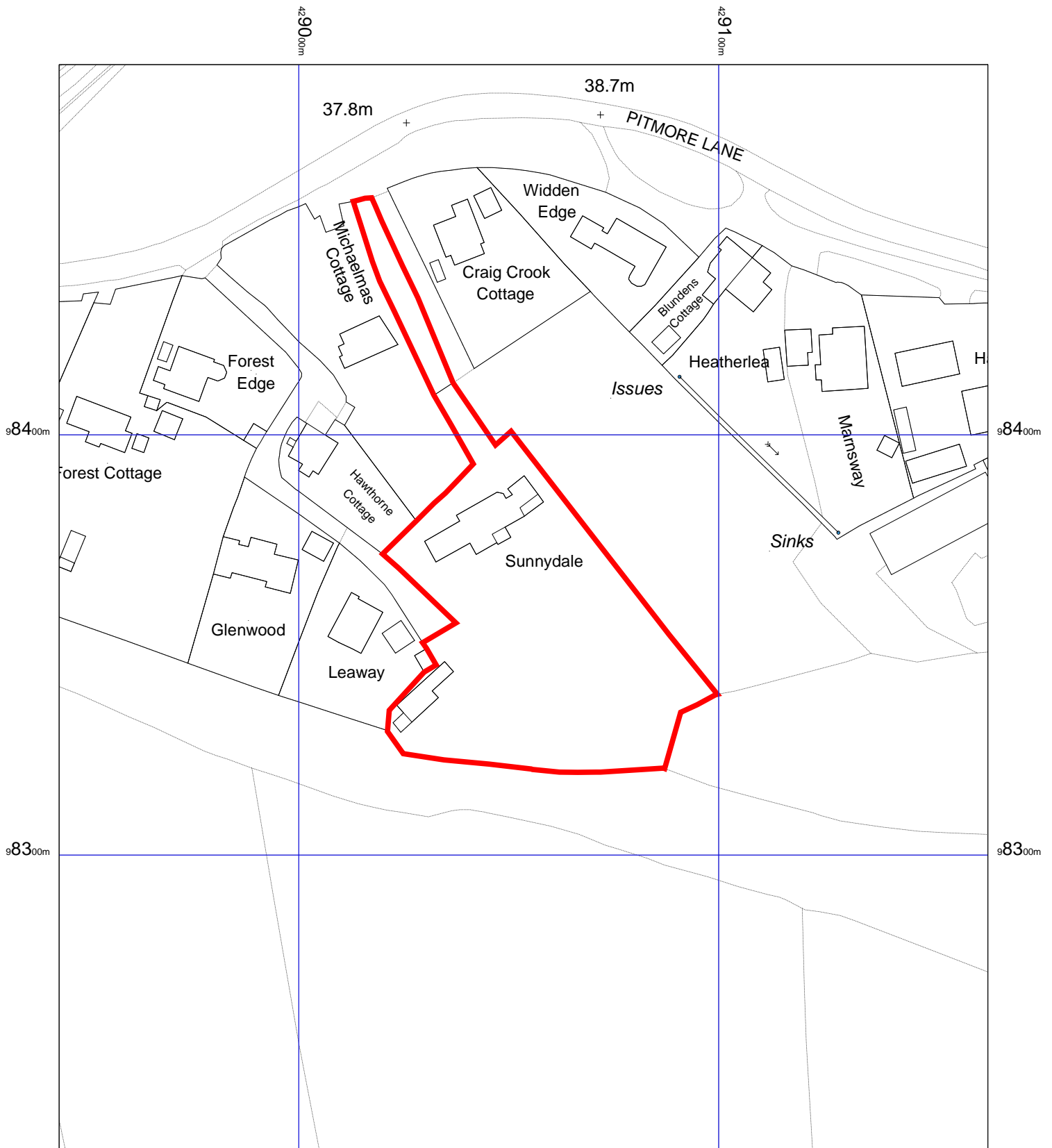
Reason: To ensure the dwelling remains of a size which is appropriate to its location within the countryside, to control the levels of artificial light emitted from the dwelling and to comply with Policies SP15 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) England Order 2015 (or any re-enactment of that Order) no extension (or alterations) otherwise approved by Classes A, B or C of Part 1 of Schedule 2 to the Order, shall be erected or carried out without express planning permission first having been granted.

Reason: To ensure the dwelling remains of a size which is appropriate to its location within the countryside, to control the levels of artificial light emitted from the dwelling and to comply with Policies SP15 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 6 No external lighting shall be installed on the site unless details of such proposals have been submitted to and approved in writing by the New Forest National Park Authority.

Reason: To protect the amenities of the area in accordance with Policies DP2 and SP15 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).



NEW FOREST  
NATIONAL PARK

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