

Application No: 20/00387/LBC Listed Building Consent

Site: South Lodge, Flexford Lane, Sway, Lymington, SO41 6DN

Proposal: Single storey extension; 1No. additional roof light; infill 1No. door
(Application for Listed Building Consent)

Applicant: Ms Butler

Case Officer: Katie McIntyre

Parish: SWAY

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area
Listed Building

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP2 General development principles
DP18 Design principles
DP36 Extensions to dwellings
SP16 The historic and built environment
SP17 Local distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Sway Village Design Statement

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 12 - Achieving well-designed places
Sec 16 - Conserving and enhancing the historic environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Sway Parish Council: Recommend refusal:

The flat roof is in contravention of the Sway Village Design Statement, and

the roof lantern contravening the dark skies policy.

8. CONSULTEES

8.1 Building Design & Conservation Area Officer: No objections to the amended plans subject to appropriate conditions

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 Single storey extension; 1No. additional roof light; infill 1No. door (20/00386) decision pending

10.2 External alterations (95/56917) granted on 17 July 1995

10.3 Alterations and additions to bungalow (NFR/08110) granted on 15 July 1959

11. ASSESSMENT

11.1 The application site is a grade II Listed Building which lies within the Sway Tower Conservation Area. The Conservation Area Character Appraisal describes the building as:

"The two lodges are lower status single-storey buildings, with South Lodge having an accompanying important gateway of curved concrete walls terminating at square plan gate piers with pyramidal tops and ball finials to the main gateway. The two buildings, unlike the two towers, are rendered and painted".

South Lodge is considered to be a distinctive form of building and is easily identifiable as a lodge by its roadside location adjacent to the driveway to Arnewood Court and its compact modest form and scale. The Lodge has been altered over time with rear and side single-storey additions, although the barrel vaulted ceilings remain internally under a mid C20 slate roof.

11.2 This application seeks listed building consent for a single-storey extension, rooflight and the infill of one door. Amended plans have been received during the course of the application addressing the Conservation Officer's concerns in relation to the size of rooflight proposed; a slimmer design which lies flat is now proposed. The relevant consideration is the impact upon the architectural character and significance of the lodge. The Parish Council have recommended refusal as they consider that the proposed flat roof design would conflict with the Sway Village Design Statement (they also object to the proposed roof lantern and its impact on the dark skies of the National Park - this issue is addressed in the corresponding planning application).

- 11.3 This is an unusual lodge being constructed of concrete and having been significantly extended in the late 1950s with a new roof and flat roofed extensions which wrap around the building. These additions have somewhat lost the original design and footprint of the lodge. The late 1950s infill extension to the rear has linked the building with an L-shaped outbuilding which was likely to have been constructed at the same time as the lodge and this now forms part of the habitable accommodation of the current dwelling. The form of the original barrel ceiling is evident externally within this original addition illustrating the moulded cornice that rises-up curving along the vault of the roof.
- 11.4 The proposed addition would be sited to the rear of the property and would infill the existing space to the right of the current flat roof extension and the now linked original outbuilding (as viewed from the rear). The proposed addition would have a flat roof, similar to the additions in situ, and would be set in from the side elevation reducing the visual impact of the extension as viewed from the front (east) elevation and the side (north) elevation. A rooflight would serve the proposed addition which would be set into the flat roof. The Authority's Conservation Officer has raised no objections to the proposal as the addition would be largely hidden from view and would not impact upon the view of the lodge as seen from the entrance drive. It would be located to the rear of the building where the character has already been largely altered, and would be in keeping and sit comfortably with the additions in situ. No objections have been raised either in relation to the proposed blocking of the doorway into bedroom two as this is not original historic fabric.
- 11.5 It is recognised that the Sway Village Design Statement states that flat roofs in future developments or extensions should be avoided (page 19); however, in this case, for the reasons outlined in the above paragraph, it is not considered that the proposed flat roof would have a detrimental impact upon the character of this listed building, or the contribution it makes to the surrounding Sway Tower Conservation Area. Furthermore, it is considered that a flat roof in this particular instance would have the least harmful impact upon the historic fabric of the building. This is because, under the current slate roof, parts of the original barrel and vaulted ceiling remain. Any addition which would require alterations to the slate roof in situ could have an adverse impact upon this original fabric.
- 11.6 To conclude, for the reasons above it is recommend permission is granted subject to suitable conditions.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this permission.

 To comply with Section 18 of the Town & Country Planning (Listed Buildings & Conservation Areas 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: 001, 041 Rev A, 042 Rev A, 045 Rev A, 047 Rev A, 048 Rev A, 049 Rev A, 050 Rev A, 051 Rev A, DR2B. 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 No windows/doors shall be installed until the following details have been submitted to, and approved in writing by the New Forest National Park Authority:

 a) Window and door sections at a scale of 1:10

 Reason: To protect the character and architectural interest of the building in accordance with Policies DP2, DP18 and SP16 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

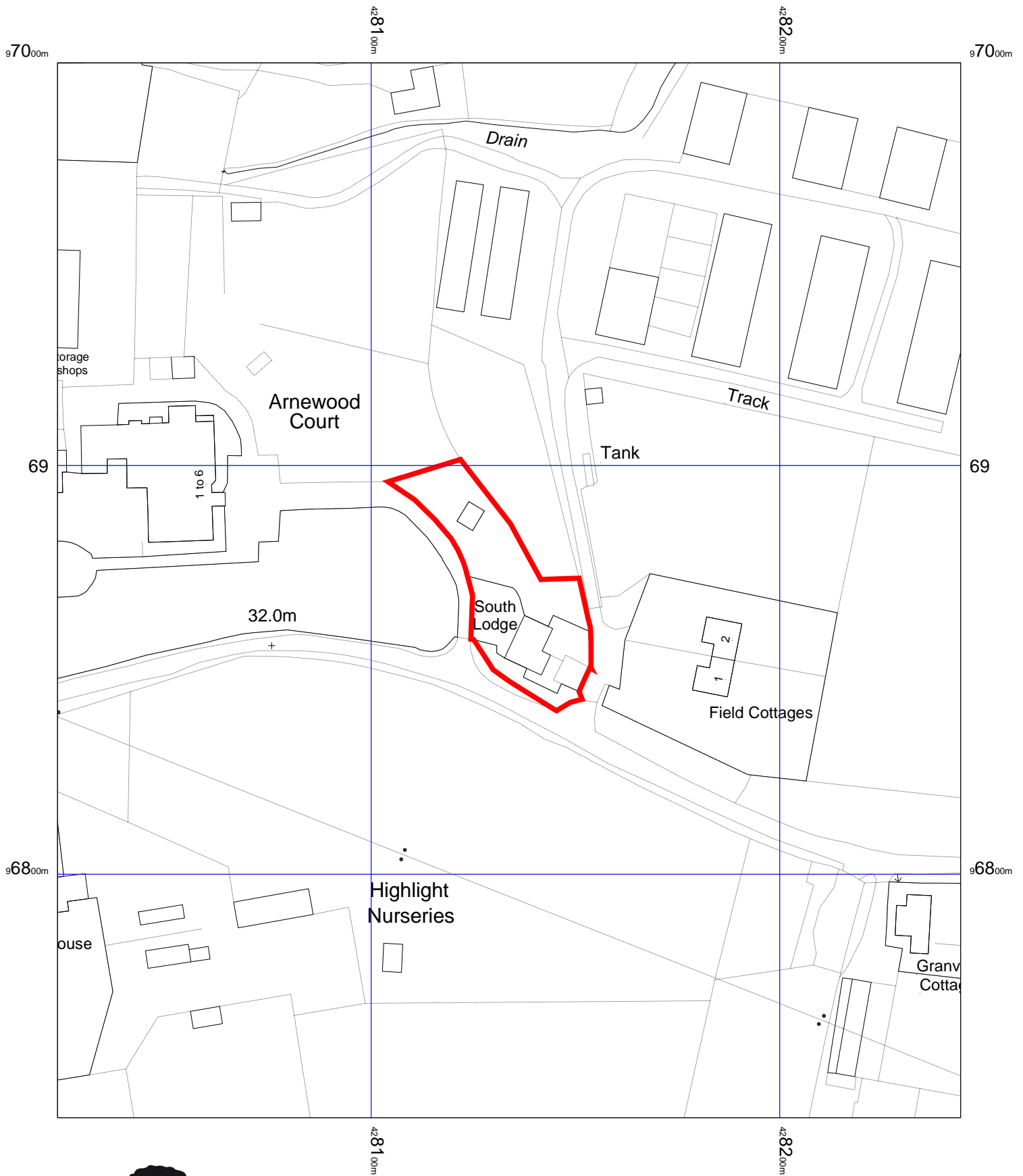
- 4 All new roof lights shall be of a 'Conservation' type and shall be fitted so that, when closed, their outer surfaces are flush with the plane of the surrounding roof covering.

 Reason: To protect the character and architectural interest of the building in accordance with Policies DP2, DP18 and SP16 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 5 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).



NEW FOREST
NATIONAL PARK

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

Tel: 01590 646600 Fax: 01590 646666

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Scale: 1:1250

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