

**Application No: 20/00294/FULL Full Application**

**Site:** Fern Bank, Adlams Lane, Sway, Lymington, SO41 6EG

**Proposal:** Single storey rear and side extensions; outbuilding. Revised design to planning permissions 18/00287 and 18/00867

**Applicant:** Mr & Mrs O'Grady

**Case Officer:** Daniel Pape

**Parish:** SWAY

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**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  
SP7 Landscape character  
SP17 Local distinctiveness  
DP18 Design principles  
DP36 Extensions to dwellings  
DP37 Outbuildings

**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: The Committee noted that this new application replaced a previously considered design, removing the first-floor element of

the extension. This made the previously approved flat roof even larger, but with a large roof lantern included.

Once again, the Committee reiterated its position that it would not recommend approval of a design which negatively impacted the night skies.

Without the roof lantern included in the design, Sway PC would respond:

DECISION: 3. We recommend permission for the reasons listed below (unanimous)

Whilst the Committee considered that the area of flat roof is contrary to the SVDS, the principle of it has been established by the extant consent. The roof lantern is contrary to the dark skies policy and is considered unnecessary. Its deletion would make the proposal acceptable in the circumstances.

But with the continued inclusion of the roof lantern, Sway PC would respond:

DECISION: 4. We recommend refusal for the reasons listed below (unanimous)

The roof lantern is contrary to the dark skies policy and is considered unnecessary.

## **8. CONSULTEES**

8.1 Tree Officer: The application would be acceptable subject to the provision of an updated Arboricultural Method Statement and Tree Protection Plan.

## **9. REPRESENTATIONS**

9.1 None received.

## **10. RELEVANT HISTORY**

10.1 2no. outbuildings (18/00867) granted on 21 December 2018.

10.2 Two storey extension; roof alterations to facilitate first floor extension; single storey extensions; cladding; alterations to fenestration and chimney (18/00287) granted on 04 August 2018.

## **11. ASSESSMENT**

11.1 Fern Bank (formerly Smugglers Way) is a detached two-storey dwelling built in the early 1980s. It is set back in the plot with a large gravel area to the front. The dwelling is sited within the defined village boundary of Sway and the lane is rural in character. Surrounding dwellings vary in character and size.

- 11.2 The applicant seeks consent for various extensions and alterations, to the front and rear of the dwelling, and an outbuilding to the side to be used as a garage. It is noted that two previous consents, 18/00287 and 18/00867, have been granted at the site that are similar to the current proposed scheme.
- 11.3 The proposed scheme to extend the dwelling is reduced in size to that consented under application 18/00287 with the two storey extensions and ground floor lean to omitted. Further, the rear flat roofed ground floor extension is to be smaller in depth. The garage proposed is located in a similar position to that consented under application 18/00867 but is slightly larger in size.
- 11.4 To the rear of the dwelling, it is proposed to remove the existing conservatory and replace this with a single-storey lead flat roofed extension which would include a roof lantern. The pitched roofs over the existing dormer windows would be replaced with lead flat roofs. To the front of the property, it is proposed to replace the existing lean-to porch with a flat roof. Fenestration throughout is proposed to be powder coated aluminium. Both windows at ground floor on the principal elevation are to be converted to bay windows. The side garage is to be constructed of Scandinavian Redwood, 3.7m high with a footprint of 18.6 sq m.
- 11.5 The relevant issues to consider are:
- The impact upon the character and appearance of the area and whether the additions are appropriate to the existing dwelling;
  - The potential impact upon the neighbouring properties amenities; and
  - The potential impact upon protected trees.
- 11.6 With regards to the floorspace restriction contained within Policy DP11, the property in question is not classified as a small dwelling and therefore as the property lies within the defined village of Sway it is not subject to the 30% floorspace limit. Notwithstanding this, the proposal must be appropriate in terms of scale, siting, design and form with the existing dwelling. The proposed alterations are similar in design to that previously consented, but the reduction in scale of the application is considered to be positive. As previously determined, it is considered that the proposal would not appear visually intrusive or overbearing within the street scene. The extension would be in keeping with the existing dwelling and would appear as a suitably subservient element. The Parish Council referenced that the flat roof extension is contrary to the Sway Village Design Statement but accept that a precedent has been set through the consent of the previous application. The materials chosen and overall design is acceptable in accordance with Policies DP2 and DP18. It is considered that the design would reflect the character of the

existing dwelling and area, ensuring that the National Park's landscape and character would not be adversely harmed in accordance with Policies SP7 and SP17.

- 11.7 The issue of light emissions from a proposed roof lantern is the sole reason for the 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, plans show that this proposal would result in less roof glazing. The relevant measurements are as follows:

Existing glazing: 40 sq m  
Existing roof glazing: 20 sq m

Proposed glazing: 40 sq m  
Proposed roof glazing: 3 sq m

The development includes the removal of an existing conservatory roof. Overall, the proposal would reduce the impacts of light pollution and would comply with Policy SP15 of the Local Plan.

- 11.8 The proposed outbuilding is clearly to be incidental in use and of subservient design to the main dwelling in accordance with Policy DP37. The garage would not impact upon the street scene or neighbour amenity adversely and is to use suitable natural materials.
- 11.9 With regards to neighbour amenity, the relationship with the neighbouring properties is such that it is not considered the proposal would result in undue loss of light or overlooking impacts. No representations from neighbours have been received.
- 11.10 The site is subject to a single Tree Preservation Order (17/97) that includes several trees on the front western boundary while a single Oak tree situated offsite in the neighbour's garden to the south is included within TPO 1230 and extends into the site. The root protection areas of the trees to the front of the property are already protected due to the presence of a hardstanding driveway. The New Forest National Park Tree Officer commented that the application would be acceptable subject to an updated Arboricultural Method Statement and Tree Protection Plan. A suitable condition is attached to reflect this.
- 11.11 Permission is recommended to be granted subject to condition.

## 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 building the subject of this permission shall only be used for purposes incidental to the dwelling on the site and shall not be used for habitable accommodation such as kitchens, living rooms and bedrooms.

Reason: To protect the character and appearance of the countryside in accordance with Policies DP36 and DP37 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 3 Development shall only be carried out in accordance with drawing numbers: 17.952.19, 17.952.20, 17.952.22, 17.952.23, 17.952.24. 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 No development, demolition or site clearance shall take place until the arrangements to be taken for the protection of trees and hedges on the site to be identified by agreement with the Local Planning Authority beforehand), have been submitted to and approved in writing by the Local Planning Authority.

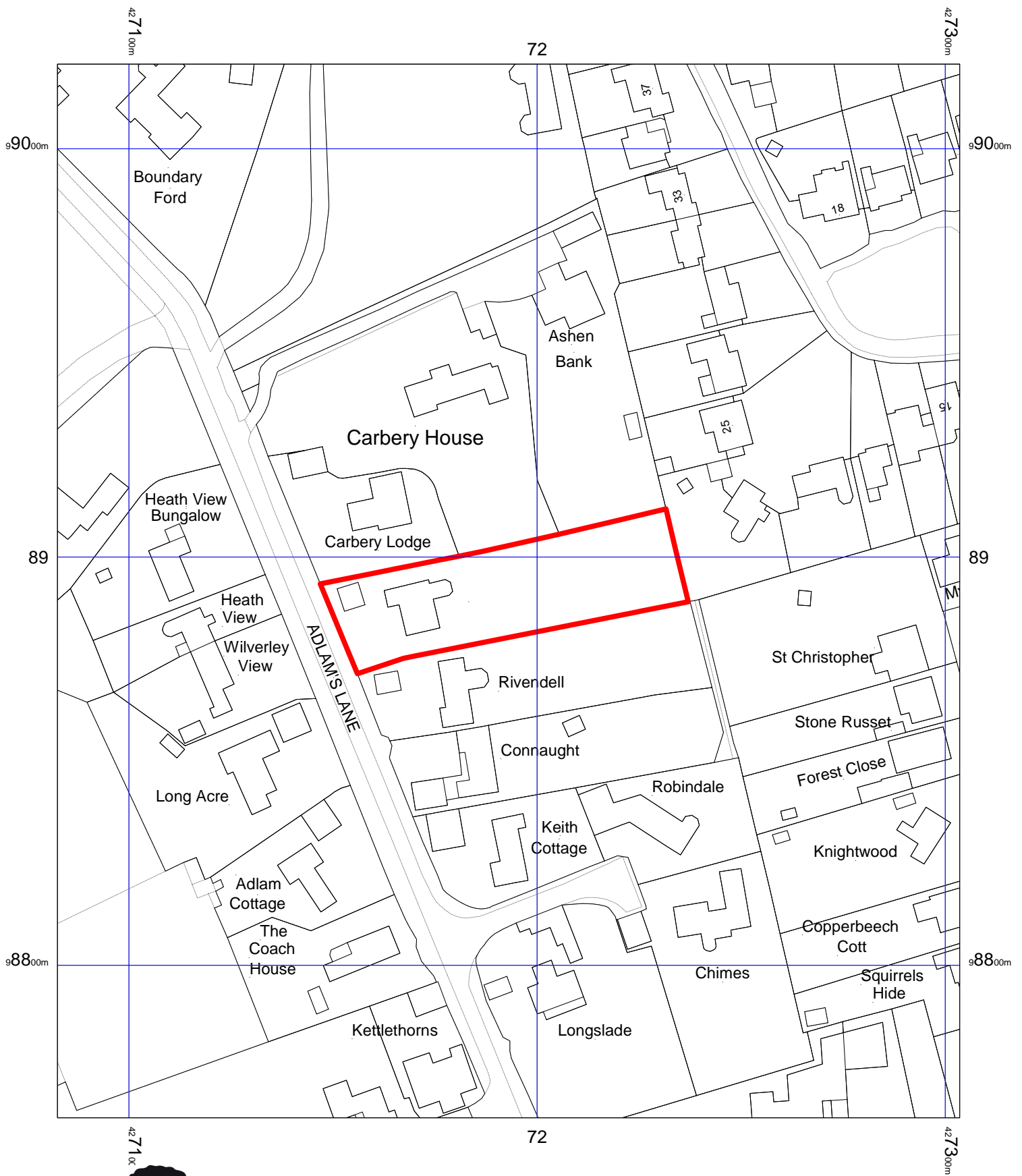
The agreed arrangements shall be carried-out in full prior to any activity taking place and shall remain in-situ for the duration of the development.

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).

- 5 The external facing and roofing materials to be used in the development shall be as stated on the application form and drawings hereby approved, 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).



New Forest National Park Authority  
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