

**Application No: 21/00088/FULL Full Application**

**Site:** Meadowbank, South Sway Lane, Sway, Lymington, SO41 6DL

**Proposal:** Single storey extension; dormer with balcony; demolition of existing conservatory

**Applicant:** Mrs Walker

**Case Officer:** Emma Shaw

**Parish:** SWAY

**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

No specific designation

**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; this application is in contravention of the dark skies policy and in a very rural aspect of the parish

**8. CONSULTTEES**

No consultations required

**9. REPRESENTATIONS**

None received

**10. RELEVANT HISTORY**

- 10.1 Side conservatory (06/87044) Granted on 15 March 2003.
- 10.2 Roof alts and dormer to form room in roof (NFDC/96/59956) Granted on 12 March 1997.
- 10.3 Extension to bedroom and addition of living room and bedroom. Alterations to existing pedestrian/vehicular access (NFDC/85/29591) Granted on 23 August 1985.

**11. ASSESSMENT**

- 11.1 The application site is situated to the eastern side of South Sway Lane at an elevated level and consists of a detached dwelling. The surrounding area is rural in character with a sporadic pattern of residential development.
- 11.2 The dwelling has been previously extended, utilising the floorspace allowance permitted under Policy DP36 of the Local Plan. Following this, permission was granted for a conservatory as an 'exception' to policy and is the subject of a planning condition that limits its use as a conservatory.
- 11.3 This application seeks consent for a dormer with a balcony to serve the existing bedroom at the first floor level, and to replace the existing conservatory. 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.
- 11.4 The dormer window and balcony would not increase the habitable floorspace, and would therefore be compliant with Policy DP36. The relevant considerations therefore relate to the impact upon the dwelling, and impact upon neighbour amenity. The proposed balcony and dormer would be of a modest scale and would be in keeping with the design of the existing dwelling, adhering to Local Plan Policies DP36 and DP18. The balcony would be located to the rear of the dwelling, and would look onto the rear garden of the dwelling and land under the applicant's ownership. Neighbour amenity would be suitably retained, in accordance with Policy DP2.

- 11.5 The proposed replacement conservatory would comply with the conservatory definition as outlined within the sub-text of Policy DP36; half of the area of the external walls would be glazed, and three quarters of the area of the roof would be glazed. The use of timber cladding would ensure that the proposed development would be in keeping with the rural surroundings and wider National Park, adhering to Local Plan Policy SP17.
- 11.6 The Parish Council have recommended refusal due to the inclusion of rooflights within the conservatory. The proposed replacement conservatory would comply with the conservatory definition as set out within policy and would retain its use as secondary accommodation. Additionally, the development would result in a reduction in the extent of glazing. The impact of light pollution would therefore be reduced, in line with Policy SP15.
- 11.7 The proposed development is therefore considered compliant with Local Plan Policies and it is recommended that permission is granted subject to conditions.

## 12. RECOMMENDATION

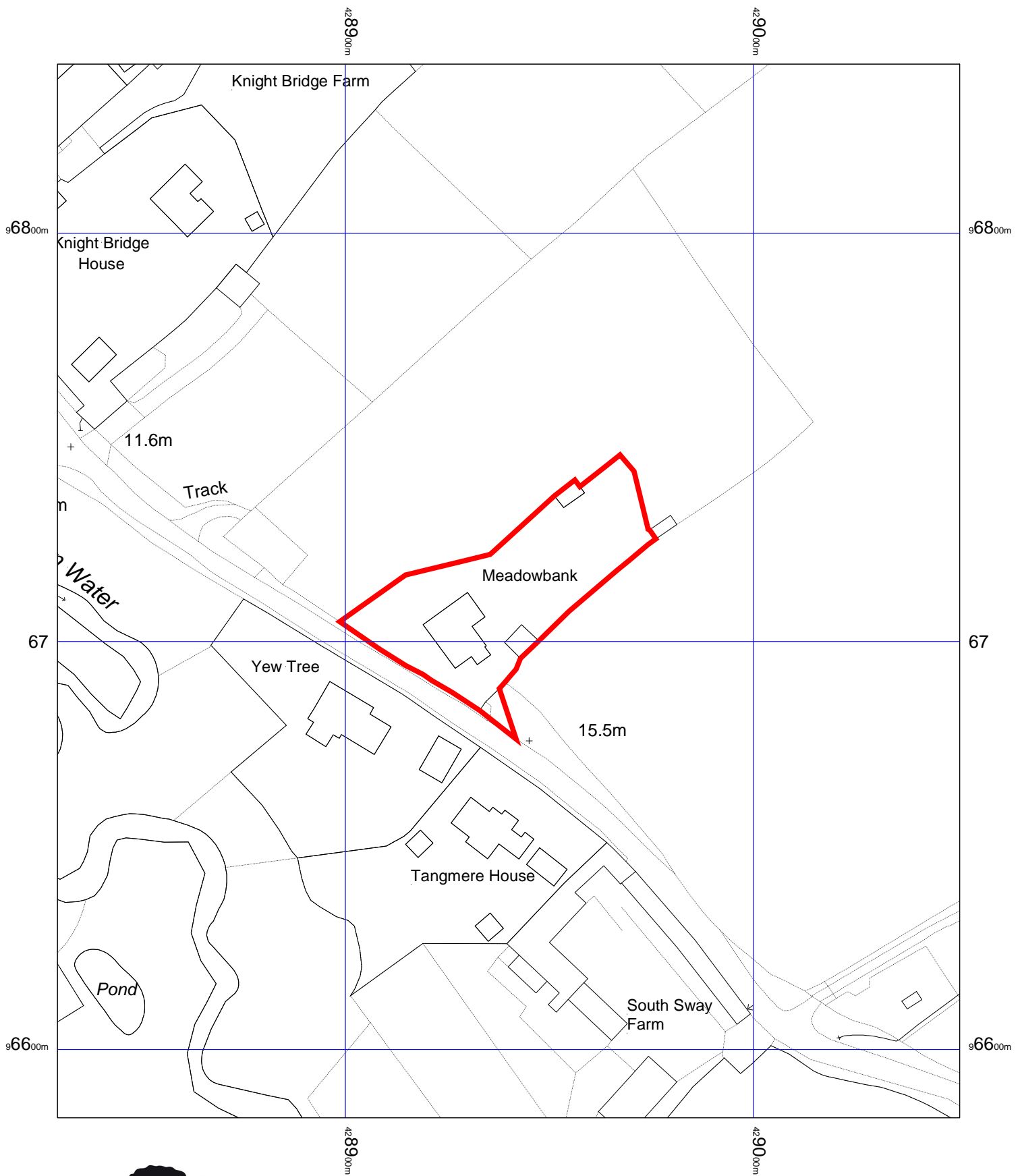
Grant Subject to Conditions

### 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: 377.11 Rev B, 377.12 Rev D, and 377.13. 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 conservatory shall only be constructed to the design and materials shown on the approved plans. No alteration shall subsequently be made to the external walls and roof of the building, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) England Order 2015 (or any re-enactment of that Order).

Reason: To ensure the dwelling remains of a size which is appropriate to its location within the countryside and to comply with Policies DP35 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).



NEW FOREST  
NATIONAL PARK

New Forest National Park Authority  
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Date: 25/05/2021

**Ref: 21/00088**

**Scale: 1:1250**

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