

Application No: 21/00558/FULL Full Application

Site: The Thatched House, Hundred Lane, Portmore, Lymington, SO41 5RG

Proposal: Replacement roof; replacement porch; external chimney

Applicant: Mr Howell

Case Officer: Carly Cochrane

Parish: BOLDRE

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

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

Boldre Parish Design Statement
Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 12 - Achieving well-designed places
Sec 15 - Conserving and enhancing the natural environment
Sec 16 - Conserving and enhancing the historic environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Boldre Parish Council: Recommend refusal. Although approving the retention of a thatched roof, the increased height is still of concern as in the

previous application. Question the reason for this substantial increase which alters the whole proportion of this heritage asset.

8. CONSULTEES

8.1 Building Design & Conservation Area Officer: No objection, subject to conditions

8.2 Tree Officer: No objection

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 Replacement roof from thatch to tiled; extension; chimney; alterations to doors and windows; 1no. window; demolition of existing porch (21/00149) withdrawn on 13 April 2021

10.2 Single-storey addition (retrospective) (NFDC/94/54890) granted on 12 October 1994

10.3 Alterations and rear extension (NFDC/87/33915) granted on 25 March 1987

11. ASSESSMENT

11.1 The application property is located to the northern side of Hundred Lane, and comprises a detached dwelling set within a large, level plot. The site is within the Conservation Area, and the dwelling has been identified as a non-designated heritage asset. By way of background, a previous application (21/00149) was withdrawn following concerns raised by the Conservation Officer. That scheme proposed the replacement of the thatched roof with tile, as well as an extension. Pre-application advice was sought and further consultation with the Conservation Officer had, which has resulted in the current proposal.

11.2 This application therefore seeks permission for the replacement of the thatched roof, with an increased eaves and ridge height from 3.3 metres and 6.5 metres to 4.2 metres and 7.9 metres respectively in order to create the minimum pitch required to accommodate thatch, as well as meeting building regulations requirements and to allow for improved internal insulation, and the replacement of the existing front porch, with one of a larger scale, constructed using an oak frame and timber cladding.

11.3 Whilst no extension works are being proposed, the porch would be enlarged, and the increase in the eaves and ridgeline height of the main roof has the scope to result in additional floorspace (over

1.5 metres) at first floor level. The property is not a small dwelling, and therefore it is subject to the 30% additional floorspace limitation of DP36 of the Local Plan. The property has been extended since the baseline date of 01 July 1982, however it is calculated that the total enlargement would not exceed 30%. The proposal is therefore policy compliant in this respect. However, whilst the original rear elevation appears to currently be obscured by later additions, there may be scope to enlarge the dwelling beyond the floorspace limitation, and as such, it is considered reasonable and necessary to remove permitted development rights, in order to ensure the objectives of Policy DP36 are upheld.

- 11.4 Boldre Parish Council have recommended refusal on the basis that the increase in height of the thatched roof is considered to alter the proportions of the non-designated heritage asset. By way of background, following a fire at the property in 1986 the existing thatch is not historic or of archaeological significance and the roof structure is also modern. Therefore, to raise the eaves and ridge would not disturb the historic fabric. The proposed roof design reflects advice previously provided by the Conservation Officer, and the altered form maintains the deep reveal dormer definition whilst achieving a suitably steep pitch in order to accommodate the thatch. It is not considered that the increased eaves and ridge height would result in a 'top heavy' or disproportionately large roof in comparison with the scale of the house. Similarly, the new chimney stack upon the western elevation would not disturb any historic fabric, and would improve the symmetry and balance of the dwelling. The existing stack is modern and not in keeping with the character of the dwelling. Properties in the area are a mix of scale, design and materials; the Thatched House is set back from Hundred Lane and does not form part of the street scene as it is obscured by properties to its south. The increase in the height would therefore not appear incongruous, nor would it appear unduly prominent or dominant. Overall, it is not considered that the change to the roof height would result in any significantly adverse impact upon the character or appearance of the non-designated heritage asset, or conservation area.
- 11.5 The proposed porch has been reduced in scale during the course of the application in response to the Conservation Officer's comments. The scale of the porch is now considered to be proportionate in comparison with the dwelling, and the materials would be appropriate.
- 11.6 Due to the nature of the development, it is not considered that the proposal would result in any adverse impact upon neighbouring amenity.
- 11.7 There is a large Oak tree adjacent to the boundary with the neighbouring property, which is protected by a TPO and by virtue of the location within the Conservation Area. It is not considered

that the proposal would result in any direct impact upon these trees, and therefore the Tree Officer has raised no objection.

- 11.8 It is therefore recommended that permission be granted, as the proposal is in accordance with Policies DP2, DP18, DP36, SP16 and SP17 of the adopted Local Plan 2016-2036.

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 nos: howe sht 4 Rev A, howe sht 5 Rev A, howe sht 6 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 SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
- 3 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 and to comply with Policies DP35 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 4 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).

- 5 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.

Typical joinery details including window/doors, eaves, verge, bargeboards, at a scale of 1:10 elevation, and 1:5 section

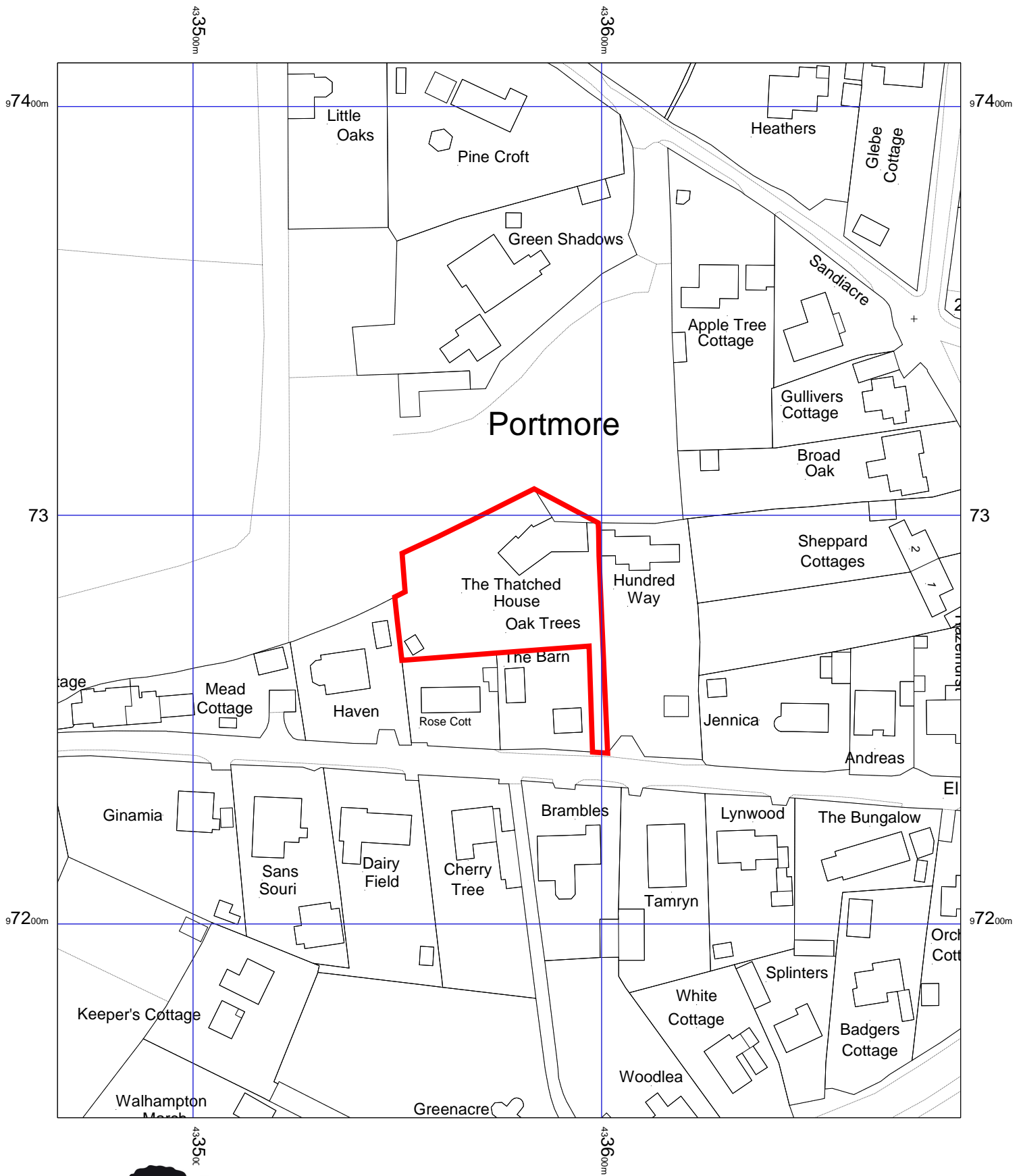
Development shall only take place in accordance with those details which have been approved.

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).

Informative(s):

- 1 The Authority has considered the application in relation to its adopted Local Plan, the National Planning Policy Framework and any other relevant material planning consideration and has recommended changes which have been accepted by the applicant to ensure the development is compliant and does not harm the character and appearance or amenities of the area.
- 2 All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 41 of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All

contractors on site should be made aware of this requirement and given the relevant contact number for Natural England, which is 0300 060 3900.



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

Tel: 01590 646600 Fax: 01590 646666

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