

Application No: 23/00701FULL Full Application

Site: 15 Forest Gardens, Lyndhurst SO43 7AF

Proposal: Single-storey front, rear and side extensions; extension to front porch; balcony; cladding; render; demolition of existing attached garage.

Applicant: Mrs Ashworth

Case Officer: Claire Woolf

Parish: Lyndhurst Parish Council

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view.

2. POLICIES

Development Plan Designations

Conservation Area
Defined New Forest Village Lyndhurst

Principal Development Plan Policies

DP2 General development principles
DP18 Design principles
DP36 Extensions to dwellings
SP17 Local distinctiveness

NPPF

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

3. MEMBER COMMENTS

None received

4. PARISH COUNCIL COMMENTS

Lyndhurst Parish Council: Recommend refusal, for the reasons listed below, but would accept the decision reached by the National Park Authority's Officers under their delegated powers.

The Parish Council recommended refusal of the original proposals and it is considered that the proposed flat roofs to the front of the property

increase the detriment to the street scene within this particular miniature 'Garden City' type development. Specifically mentioned in the Lyndhurst Conservation Area Character Appraisal, it is felt that Item 4.4.15 should be adhered to if the area is not to be damaged. The above item states: 'Any future proposals for alteration of buildings in this planned development should be considered with particular care, to enable the garden city ethos and Arts and Crafts detailing to be retained and enhanced'

5. CONSULTEES

None required.

6. REPRESENTATIONS

None received.

7. RELEVANT HISTORY

Single storey front, rear and side extensions; extension to front porch; balcony; cladding; render; demolition of existing attached garage (21/01098FULL) granted on 19 April 2022.

8. ASSESSMENT

Application Site

- 8.1 The application site comprises a detached, two storey dwelling set centrally within a linear plot. Residential properties are sited to the north and south of the site, and agricultural land lies to the west. The site lies within the Lyndhurst Conservation Area. The dwelling is of no particular architectural merit and is substantially different in terms of its form to the other dwellings within Forest Gardens.

Proposed Development

- 8.2 Permission is sought to extend the dwelling at the front via a flat roof extension to the front of the dwelling to form a sitting room and store in place of the existing double garage and store. The east elevation would have an external appearance of vertical timber cladding with accents of brick for a chimney and a further smaller flat roof extension. A store would be added to the side of the house (and only accessed internally). It would have a lean-to roof with three rooflights. It would have an external appearance of brick. The south elevation would have a mix of timber cladding and render with two high level ground floor windows. A rear infill extension with a flat roof and render is proposed and in the process of being built. The development to the rear has already been granted (application reference: 21/01098).
- 8.3 By way of background, planning application reference: 21/01098 was granted for extensions of similar footprint and form. The current design would incorporate the same materials as in application reference: 21/01098, albeit the extension to the front of the dwelling had a rhythmic

appearance with several pitch and mono-pitch roof forms. The new roof form at the front of the dwelling would consist of two flat roofs. The design to the rear of the dwelling would remain the same. The north elevation would be similar, albeit the store would have three high level windows and different extent of materials. The south elevation would have alterations to the extent of the fenestration.

Consideration

- 8.4 The site is located within the defined New Forest village of Lyndhurst, and the dwelling is not a small dwelling. As such, there are no specific floorspace restriction to adhere to. However, Policy DP36 of the Local Plan, which relates to extensions to dwellings, states that extensions must be appropriate to the existing dwelling and its curtilage, and regard should be given to the scale and character of the core element of the original dwelling in determining whether an extension is sympathetic to the dwelling.
- 8.5 The existing dwelling features a flat roofed garage attached to the principal elevation, covering a footprint of approximately 44 square metres and with a height of 2.5 metres. It is proposed to alter the garage area, and for it to be converted into a sitting room and store, of the same internal floorspace as existing. An appropriate level of parking provision would be retained. The height of the altered garage area would be 3.3 metres in height. Additional fenestration would be added to the south and west elevation. A modest single storey extension is also proposed to the front elevation of the dwelling; the extension would cover a footprint of 10 square metres with a flat roof at 3.1 metres tall. The extension at the principal elevation would not extend beyond the existing forward most wall of the proposed dwelling. A modest single storey lean-to side extension would adjoin the northern elevation of the dwelling.
- 8.6 The proposed single storey extensions to the dwelling would appear appropriate in terms of their scale and form and would integrate appropriately with the existing dwelling. Although they would have a flat roof, the existing garage has a flat roof, and an additional modest area of flat roof, albeit 0.6 metres higher is not considered to result in a significantly greater impact or negative effect upon the character or form of the dwelling. It would therefore adhere to the requirements of Policy DP36.
- 8.7 The existing facing materials provide the dwelling with a suburban appearance. The proposed facing materials of natural timber cladding, facing brickwork, and render, would enhance the appearance of the dwelling. The extent of cladding was reduced in the previous application, and the extent of facing brickwork increased, following concerns that this would not appear appropriate to the surrounding semi-residential area. Additional render has been proposed on the south elevation in this application, and the formation of glazing, cladding and brick has altered on the front elevation. These changes would appear acceptable to the host dwelling and provide a level of rhythm and interest to the front elevation that would no longer be provided through the roof forms. It is recommended a condition is applied requiring the submission of the

external materials of the dwelling to ensure it assimilates appropriately into the character and appearance of the Conservation Area.

8.8 The proposed development would be appropriate to the existing dwelling and its curtilage and, whilst the design would be different to other dwellings within Forest Gardens, number 15 has a more suburban, non-characterful appearance. The choice in design and use of natural timber cladding would enhance the character of the dwelling, in accordance with Policies SP16, SP17 and DP18.

8.9 The proposed balcony to the rear has already been permitted and would not extend beyond the footprint of the existing balcony at the rear elevation of the dwelling. It is not considered that the proposed development would result in any adverse impacts relating to overlooking. As the extensions would be single storey, and would be well contained within the plot, there would be no adverse impact upon neighbour amenity with regard to visual intrusion or shading. Neighbour amenity would therefore be suitably retained in accordance with Policy DP2.

Conclusion

8.11 For the reasons outlined above, it is recommended that permission is granted subject to conditions

9. 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. Development shall only be carried out in accordance with

Drawing numbers: 01, 02, 03 Rev 01, 04 Rev 01, 05 Rev 02, 06 Rev 01, 07 Rev 01.

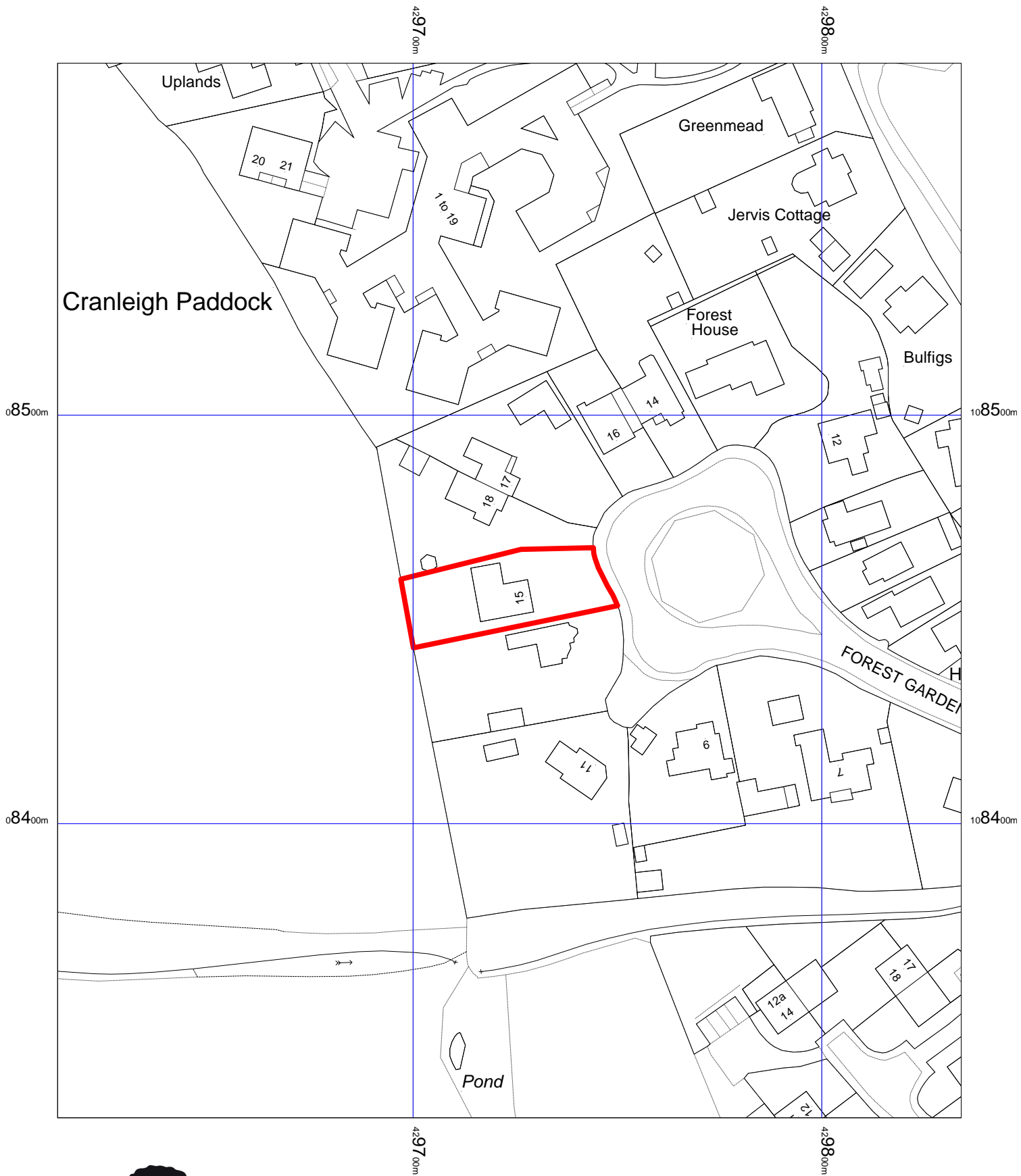
No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

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 cladding or render shall be applied 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 Policies DP2, SP16 and SP17 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).



NEW FOREST
NATIONAL PARK

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