

Application No: 23/00616FULL Full Application
Site: 58 Romsey Road, Lyndhurst SO43 7AR
Proposal: Rear dormer roof extension, roof light (Amended Plans)
Applicant: Mr James Gannaway
Case Officer: Ethan Townsend
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

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

NPPF

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

Supplementary Planning Documents

Design Guide SPD

3. MEMBER COMMENTS

None received

4. PARISH COUNCIL COMMENTS

Parish Council: Recommend refusal for the reasons listed:

The reduction in size and design of the rear dormer is welcomed. However, all other matters appertaining to the parish council's previous recommendation for refusal remain. The revised proposed extended floor

area is now greater at 107m² which remains contrary to DP36 and so is unacceptable. Insufficient parking is available at the premises for the potential occupancy and, contrary to the information in the supporting documentation, there is not an abundance of on street parking available in the locality as the area in question is used to capacity by residents. Although reduced in size, the proposed rear dormer would result in an adverse effect on neighbour amenity through overlooking.

5. **CONSULTEES**

Building Design and Conservation Area Officer: No objections

6. **REPRESENTATIONS**

Four comments of objection have been received from neighbouring properties, raising the following:

- Overdevelopment of the plot;
- Use as a holiday let;
- Noise nuisance;
- Loss of privacy/ overlooking; and
- Impact upon the roofline.

7. **RELEVANT HISTORY**

Addition of toilet accommodation. (NFDC/85/29968) granted on 06 September 1985

8. **ASSESSMENT**

Application Site

- 8.1 The application site comprises a semi-detached property located in the defined New Forest village of Lyndhurst. The property is located within the Lyndhurst Conservation Area. The dwelling was constructed in the 1980s and its elevations are comprised of brick with plain tile hanging whilst the roof is comprised of concrete pantiles. Parking for the property is located to the rear of the site.

Proposed Development

- 8.2 The application seeks planning consent to install a dormer window in the roof space of the east elevation. Two rooflights would be inserted into the roof: one on the east elevation and one on the west. The dormer would be made of lead whilst the window would match the existing dwellinghouse. The proposal would add 23.5 square metres of habitable floorspace in the roof.

Consideration

- 8.3 The relevant considerations relate to compliance with Policy DP36; the impact of the proposed development upon the dwelling, its curtilage and the conservation area; and the impact upon neighbour amenity.

- 8.4 The property has been previously extended. In 1985 permission was granted for a ground floor toilet to the front of the property under application NFDC/85/29968. Discounting the ground floor toilet, the existing floorspace plans indicate that the property had a floorspace of 81 square metres on 1st July 1982. Therefore, the property is not a small dwelling. As the property is not a small dwelling and lies within the defined village of Lyndhurst, there is no floorspace restriction. However, Policy DP36 requires extensions to be appropriate to the plot and its curtilage. The proposal would not extend the footprint of the property outwards and the dormer has been reduced in size to be appropriate to the dwelling and its curtilage.
- 8.5 Policy SP16 requires proposals to not harm the special interest, character or appearance of a conservation area and Policy DP18 seeks development of high design standards. The Authority's Building Design and Conservation Area Officer has been consulted on the application and has no objections to the amended proposal. Amended plans have been received that have reduced the size of the dormer, so that it is modest in depth, and just as wide as the proposed window. The proposed dormer window would comply with the Authority's Design Guidance on dormer windows. The use of lead to line the sides and roof gives the dormer a more traditional appearance and reduces the bulk of the dormer. Overall, the design of the dormer window is considered to be appropriate. Whilst the proposal would not be largely visible from the street scene due to its positioning on the rear elevation, it is still set within a conservation area, where development should preserve the character of that area. Given that the dormer window adheres to the Authority's Design Guidance, by virtue of its modest size, width, and scale, and it is comprised of appropriate materials, it is not considered that the proposal would result in harm to the character or appearance of the conservation area. Neither the dormer window nor the proposed roof lights would appear incongruous with the surrounding roofscape. The neighbouring property (56 Romsey Road) features roof lights within their roof and therefore the introduction of two roof lights on this property would not appear out of keeping. The proposal is considered to accord with Policies SP16 and SP17.
- 8.6 Concerns have been raised regarding the use of the property and issues with parking. It is recognised that the property is being used as a holiday let, however, the use of the property as a holiday let does not require permission. The focus of this application is on the addition of the proposed dormer. The proposed floorplans indicate that there would not be a net increase in bedrooms at the property; the property would remain a three bed dwellinghouse. Given that the number of bedrooms is remaining the same, it is not considered that there would be an adverse increase in the levels of traffic/parking that the site currently experiences. There are two parking spaces located to the rear of the dwellinghouse that are associated with this house. The provision of parking would comply with the Authority's parking standards for a house of this size.
- 8.7 Concerns have also been raised with regards to overlooking and loss of privacy by the neighbouring properties 1 Racecourse View and 56 Romsey Road. The private amenity space at 1 Racecourse View is

located over 20 metres from this proposed dormer window. The existing first floor level windows already result in glimpses into this property's amenity space. There would be a level of additional overlooking into the amenity space located closest to 58 Romsey Road, however, this neighbouring property would still retain a suitable amount of amenity space that would remain private (which is set closer to the house). Whilst the proposed dormer window would result in overlooking into the private amenity space at number 56, this pair of semi-detached properties already present a high degree of overlooking due to their respective first floor level windows, therefore, the proposed dormer window is not considered to exacerbate the current levels of overlooking into the neighbouring properties garden to an unacceptable degree.

Conclusion

- 8.8 It is recommended that planning permission should be granted subject to conditions as the proposal would comply with Policies DP2, DP18 and SP16 of the adopted Local Plan.

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.

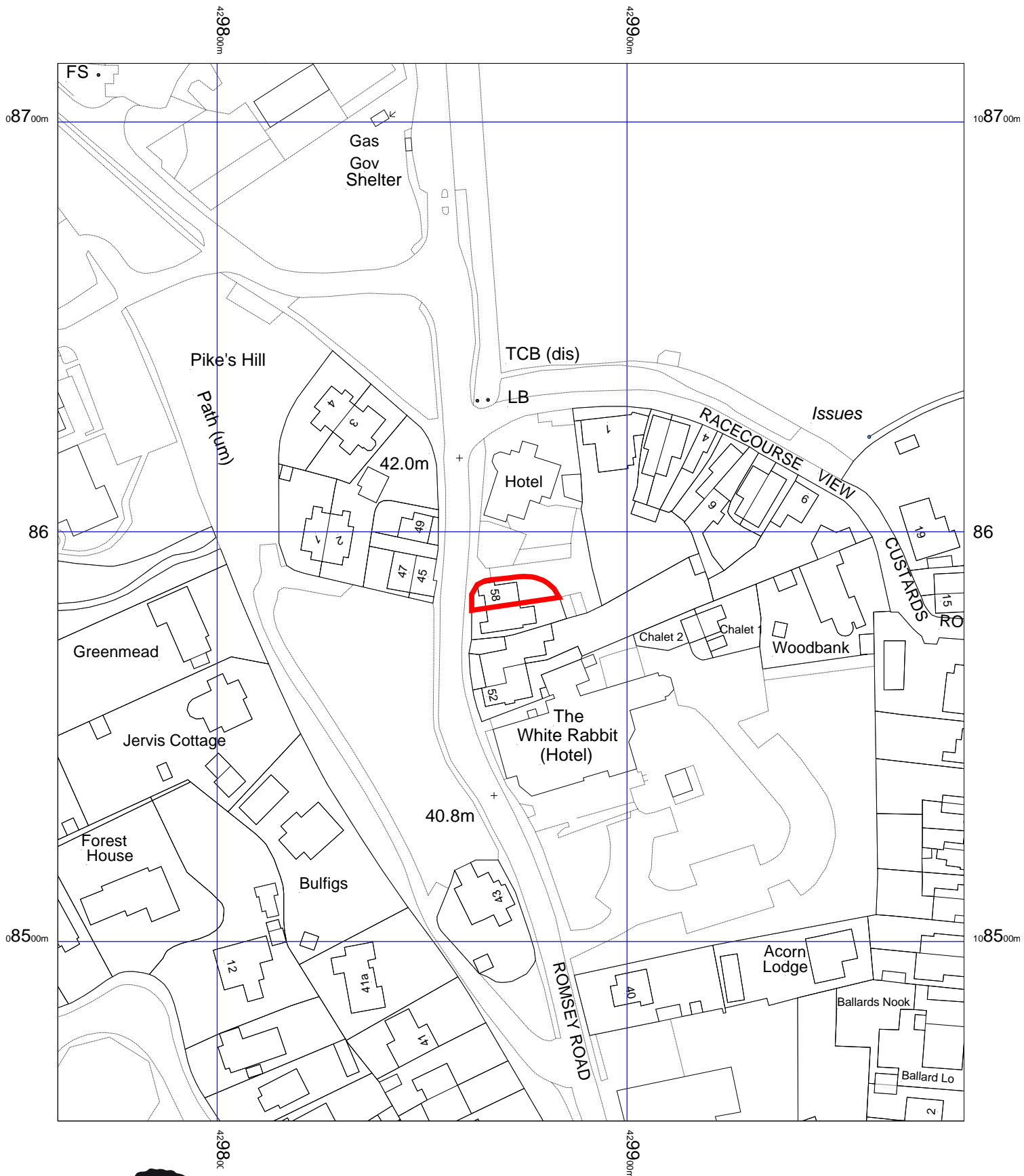
Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Development shall only be carried out in accordance with drawing nos: 8226/01b, 8226/P06a, and 8226/P07b. 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. The external facing 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 New Forest National Park Local Plan (2016 - 2036) (adopted August 2019)



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