

Application No: 23/00657FULL Full Application

Site: Cheriton, Middle Road, Sway, Lymington SO41 6AT

Proposal: Replacement bungalow; demolition of existing bungalow
(AMENDED PLANS)

Applicant: Mr & Mrs Clements

Case Officer: Liz Marsden

Parish: Sway Parish Council

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. POLICIES

Development Plan Designations

Defined New Forest Village Sway

Principal Development Plan Policies

SP17 Local distinctiveness
DP2 General development principles
DP18 Design principles
DP36 Extensions to dwellings
DP35 Replacement dwellings
DP34 Residential character of the Defined Villages
SP14 Renewable energy

Supplementary Planning Documents

Design Guide
Sway Village Design Statement

NPPF

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

3. MEMBER COMMENTS

None received

4. PARISH COUNCIL COMMENTS

Sway Parish Council: Recommend refusal for the reasons listed below: The applicants have returned with a design that appears to be slightly bigger upstairs. They have taken on board a couple of our previous comments regarding design features, and have included a bat survey, as requested. However, they haven't addressed the main issue, which is still the enormity of the house compared to what it is replacing. This will still dominate over the houses around them. The parking has been reduced from four to two, despite the application form saying there was no change.

5. CONSULTEES

Ecologist: No objection subject to appropriate enhancement measures.

6. REPRESENTATIONS

Two letters from neighbouring properties raising concerns over:

- Potential overlooking of rear gardens due to upper floor windows and building extending further towards rear boundary.
- Issues with surface water drainage due to increased footprint of the dwelling.

7. RELEVANT HISTORY

No recent planning history

8. ASSESSMENT

Application Site

- 8.1 The application site consists of a bungalow and a flat roof garage adjacent to the dwelling. The existing dwellinghouse is comprised of painted brickwork with quoin details set under a slate pitched roof. The site is located off Middle Road, which is a residential road within the defined New Forest village of Sway with a variety of property styles and sizes.

Proposed Development

- 8.2 This application seeks planning consent for a replacement dwelling and the demolition of the existing bungalow. The replacement dwelling would have a gross internal floorspace of approximately 213.5 square metres. It would be 13.85 metres in width and have a ridge height of 6.85 metres. The roof would be comprised of grey slate tiles, whilst the external walls would be part render and part brickwork. Amended plans have been received to reduce the width and depth of the replacement dwelling and alter the dormer windows. The roof would have cropped hips at both ends.

Consideration

- 8.3 The existing dwelling lies within the defined village of Sway and is not a small dwelling for the purposes of Policies DP35 and DP36 and there is therefore no objection in principle to a larger replacement. The key issues are:
- Whether the development would be appropriate and sympathetic to the site and its surroundings;
 - Whether there would be any adverse impact on the amenity of occupants of neighbouring properties; and
 - Any impact on ecology.
- 8.4 The scale of the proposed replacement dwelling should be sympathetic to the site and appropriate to the surrounding area. Amended plans have been received which reduce the width and depth of the replacement dwelling by a metre. Whilst the replacement dwelling would be larger than the existing bungalow, its width and depth are now seen to be acceptable within the plot and not appearing unduly large or obtrusive. The width of the proposal was reduced to ensure that the dwellinghouse would not appear cramped within the plot and to ensure that there would be a sufficient gap between the dwellinghouse and its neighbours. The street scene on Middle Road is characterised by the spaces between the dwellinghouses, providing a sense of openness. The replacement dwelling would be wider than the neighbouring properties, however, this site has a wider plot and therefore it can accommodate this width whilst still retaining a sufficient gap between the dwelling and its neighbours, similar to those along the road. The width and depth of the proposal would not be out of keeping within the pattern of built form in the vicinity nor be detrimental to its character and appearance. The increase in ridge height would be acceptable, and the cropped hips at either end of the roof would assist in reducing the visual bulk of the dwellinghouse. Middle Road has a variety of different house sizes, so the increased footprint and height would not appear out of keeping.
- 8.5 The existing dwellinghouse is not of any architectural merit and therefore its replacement in principle is acceptable. The existing dwellinghouse has a flat roofed, single storey extension and flat roofed garage which detract from the dwelling. Whilst the design of the proposed replacement would be fairly standard, it would result in a more coherent appearance compared to the existing property. The use of render and slate roof are common within the National Park and are supported by the Authority's Design Guide. The development would comply with Policies SP17 and DP18 which seek to ensure that development would be of an appropriate design and sympathetic to its surroundings and would not have any adverse impacts on the special character of the National Park.
- 8.6 In terms of the impact on neighbouring amenity, the property most affected would be 'Argoed' to the west of the site. This is a bungalow with large, flat roofed dormer windows in each side elevation, creating accommodation at first floor level. At present the dormer facing the application site looks out to the rear of the existing bungalow, with the roof sloping away and therefore not impinging in the outlook from or light to the window. The proposal, due

to the increased depth of the building, would extend across the window so that it would be looking at the gable end and side of the dormer window. The amended plans, by moving the dwelling slightly further from the boundary, hiping the gable end and lower height of the dormers would reduce the impact slightly, though it would still be clearly apparent in views. However, there would be a gap of around 5m between the window and the roof, sufficient to ensure that there would be no undue loss of natural light available to it, and oblique views of the open area beyond the rear of the proposed dwelling. It is not considered that the new building would be so imposing in the outlook from the window to justify a refusal on these grounds.

- 8.7 To the east, the building would have much the same relationship with 'Ferndale', a full two-storey house, as the existing property, and it is not considered that the increased height of the gable end would have a significantly greater impact or loss of light to that property. Concern has been raised about the potential for overlooking of properties to the rear (south) of the proposal due to the addition of windows at first floor level and being set further back on the site. However, the closest distance between the existing and proposed dwellings would be in excess of 50m and there would be no unimpeded lines of sight due to intervening trees. As such it is not considered that there would be an unduly adverse impact on the amenities of the occupants of these properties and it would not be possible to sustain a reason for refusal on this basis.
- 8.8 A preliminary ecological and bat survey has been carried out and confirms that there is no evidence of any bats or bat roost within the building and that there is negligible potential for it to do so. Therefore, subject to the implementation of the enhancement measures set out in the ecology report, the proposal would not result in loss of, or harm to, the ecology of the area.

Conclusion

- 8.9 The proposed development is capable of being accommodated without adverse impact on the character and appearance of the site, the surrounding area, neighbour amenity and would not have an adverse impact on ecology. It is therefore in accordance with Policies DP2, SP6, SP17, DP18 and DP35 and DP36 of the adopted Local Plan 2016-2036.

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 plans:

004 - Location plan

021 - Proposed site plan

017 - Proposed plans and elevations

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 shown on the approved plan and specified on the application form, 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).

4. Prior to the commencement of development above slab level, measures for ecological mitigation and enhancement (including timescales for implementing these measures) shall be submitted to and approved in writing by the National Park Authority. The measures thereby approved shall be implemented and retained at the site in perpetuity. The measures shall be based on the recommendations set out in the ecological report approved as part of this planning application.

Reason: To safeguard protected species in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

5. 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, garage or other outbuilding otherwise approved by Class E 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 site 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

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