

**Application No:** 23/01681FULL Full Application

**Site:** Forest End, Norley Wood Road, Norley Wood, Lymington SO41 5RX

**Proposal:** Single-storey extension; outbuilding; alterations to windows; cladding; rendering; solar panels; air source heat pump; demolition of existing conservatory and outbuilding

**Applicant:** Mr & Mrs McCarthy

**Case Officer:** Lindsey Chamberlain

**Parish:** Boldre Parish Council

**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view.

**2. POLICIES**

**Development Plan Designations**

Conservation Area

**Principal Development Plan Policies**

- DP2 General development principles
- DP18 Design principles
- DP36 Extensions to dwellings
- DP37 Outbuildings
- SP14 Renewable energy
- SP15 Tranquillity
- SP16 The historic and built environment
- SP17 Local distinctiveness

**Supplementary Planning Documents**

Design Guide SPD

**NPPF**

- Sec 2 - Achieving sustainable development
- Sec 12 - Achieving well-designed and beautiful places
- Sec 15 - Conserving and enhancing the natural environment
- Sec 16 - Conserving and enhancing the historic environment

### **3. MEMBER COMMENTS**

None received

### **4. PARISH COUNCIL COMMENTS**

Boldre Parish Council: Recommend refusal, for the reasons listed.

It is evident from the plans and the history of the site that this application would result in an increase of more than 30% and is therefore contrary to permitted increase. No case notes available online.

### **5. CONSULTEES**

Building Design and Conservation Officer: Support subject to conditions.

- The existing house is dated in its design, the proposals offer a valuable opportunity to update the exterior elevations of the bungalow whilst significantly upgrading the energy efficiency of the dwelling.
- The retention of an existing dwelling over its demolition and replacement is welcomed.
- The proposed use of further timber cladding and render will enable insulation to be provided within the existing structure.
- The use of dark window frames will also help the building recede into the landscape and enhance the character and appearance of the conservation area.
- Overall, this is a well-considered scheme, which is attempting to significantly enhance the energy efficiency of a dated and poorly performing dwelling, whilst modernising its exterior.

Ecologist: Comment:

- The reports that accompany this application establish the presence of bat species associated with the property.
- The proposal results in the destruction of a known roost and also other features of high bat potential and thus the tests of the Habitats Regulations must be engaged.
- The use by protected species is a significant one (maternity roost) whilst the works will be supported by a full licence, currently the Authority would have no locus in terms of post completion checks or monitoring the functionality of the compensation. I would recommend that a suitable condition secures such information be provided to the Authority but would accept the case officer's decision in this respect.
- Overall, though, I would have no objection, subject to works being conditioned to be carried out strictly in accordance with the recommendations and specifications of the report unless otherwise agreed in writing.

### **6. REPRESENTATIONS**

1No. Objection:

- The 1989 planning application saw a massive increase to the gross internal area of Forest End above the properties 'original' gross internal area (measured as at 1 July 1982) of 155m<sup>2</sup>.

- Albeit marginal, this application seeks to further increase the floor area of the property. Given the gross internal area of the house is already far in excess of 30% greater than the internal area as at 1 July 1982 this application should be refused.

## **7. RELEVANT HISTORY**

Two single-storey additions, porch and conservatory (NFDC/89/41369) granted on 18 April 1989.

## **8. ASSESSMENT**

### **Application Site**

8.1 Forest End, is located in a rural setting in the conservation area, adjacent to Ramsar, SPA, SAC and SSSI designated sites. There is a dense area of foliage and trees that screens the property from the road, in addition, the property is set down from the road. The property is a bungalow that consists of both brick and vertical cladding to the walls with a copper roof. To the rear of the property are a large set of glazed doors that provide views over the garden to the side, the south of the property, this side elevation is the location of the existing conservatory. Permission was granted in 1989 (NFDC/89/41369) for two single-storey additions, porch and conservatory, this footprint is unchanged to today.

### **Proposed Development**

8.2 The proposal seeks to remove an existing conservatory at the side of the property and replace it with an Oak framed sun room with copper roof. There would be no change to the existing floor area. A solid copper roof, matching the main dwelling, is proposed to this addition. This replacement of the conservatory would be 3.4 metres in height, 0.5 metres below that of the main dwelling and only 0.1 metres above that of the current conservatory. The width of the proposed extension that would replace the conservatory is 5.15 metres, this would be narrower than that in situ, which is 5.6 metres wide, to allow for the squaring off of the edges but yet remaining at the same floor area to that which was granted in 1989.

8.3 In addition to the above, the following development is proposed:

- Solar panels are proposed to the south elevation, 15 No. panels in total.
- An air source heat pump is proposed to replace the existing, located on the side elevation, to the north, no specification details are provided currently.
- Render to parts of the main dwelling on each elevation, together with replacing the cladding with cedar cladding, again part on each elevation.
- All windows are proposed to be replaced with grey aluminium framed windows.
- Proposed alterations to the windows:

- Front elevation, enlargement of the existing high-level window and obscuring of four panes of glass on this elevation.
  - Side elevation to the north, removal of one small window.
  - Side elevation to the south, the area beneath the proposed solar panels currently has eight glazed panes, these are to be replaced with four larger panes, however, the amount of glazing remains unaltered, just reconfigured.
- 8.4 Together with the proposed alterations to the main dwelling, an outbuilding, denoted as a studio, is proposed to be sited in the north-eastern corner of the site, there are three existing outbuildings currently in this location consisting of two timber sheds and a greenhouse. The proposed block plan indicates that only the studio would be located in this area. This proposed studio would have a footprint of 20.5 sq. metres and an overall height of just over 3 metres.
- 8.5 The key considerations when assessing this application are:
- Whether the materials and design of the proposals would be aligned to policy (DP18).
  - Whether the proposed extension to dwelling has regard to the scale and character of the core element of the original dwelling (DP36).
  - Whether the outbuilding, together with any other buildings on the site, would appear proportionate and subservient to the main dwellinghouse (DP37).
  - The impact on the character and appearance of the conservation area (SP16).
  - Whether the development is sympathetic in form and the material and treatments used are appropriate to the site and its setting and if there would be any adverse impact upon neighbouring amenity (DP2).
  - Whether there would be any adverse impacts on the Park's local character and distinctiveness (SP17).
  - If there would be any adverse impact on the tranquillity of the National Park in terms of light pollution (SP15).
  - Whether the development for renewable energy generation is small-scale and provides energy for the individual household, located and designed to have minimal visual impact and have no adverse impact on the landscape character, natural beauty, wildlife, tranquillity or other special qualities of the National Park (SP14).

### **Consideration**

- 8.6 Prior to the 1989 the existing dwelling had an internal floor area of approximately 155 sq. metres. Following the 1989 application, NFDC/89/41369, this enlarged the property beyond that of the limitations of Local Plan Policy DP36 and thus the total floor area that exists today is 265 sq. metres. This is over the 30% tolerance

as detailed in Policy DP36. However, whilst this is contrary to the policy that exists today, this approval was granted in 1989 prior to the current policy context. Whilst the Parish Council and one representation have been received objecting to the proposal on the grounds of floor area, these comments were received prior to the plans being revised. The updated plans have addressed these concerns bringing the proposed side extension in line with the floor area of the property that exists today, that approved in 1989. The proposal therefore comprises a reconfiguration of the 1989 floor space and would not increase the habitable floor space any further beyond the 30% than currently exists. It would be unreasonable to remove any of the habitable floorspace as it now exists. However, a condition would be reasonably applied removing permitted development rights as the rear wall is still intact.

- 8.7 In respect of design considerations, the existing side conservatory is more of a traditional design and the proposal seeks to replace this structure with a square-sided sun room. The proposal would be narrower in width to accommodate for the change in shape and need to adhere to the floor area that exists today. The proposed structure would replicate the copper roof that exists on the main dwelling, this is considered acceptable given this replaces a polycarbonate roof and given the location of the site within the conservation area and the impact of light pollution is of concern. An Oak frame is proposed, and the use of natural traditional materials is favourable, aligning to the Authority's Design Guide. The materials used in the construction would be sympathetic to the main dwelling and act as a reflection of the main dwelling's copper roof, whilst being subservient, continuing the character which would preserve and enhance the character and appearance of the conservation area. This proposed extension would be sited to the side of the dwelling concealed by dense foliage and trees, thus there would be no adverse impact on neighbouring amenity.
- 8.8 The existing property consists of vertical cladding and facing brickwork, the proposal seeks to replace and extend the areas of clad timber, that will be left to naturally silver, with the remaining brickwork being rendered as detailed on the proposed elevations in white render. It is noted by the Authority's Building Design and Conservation Officer that it is favoured to allow the timber to naturally silver, in addition whilst the render is acceptable, the colour should be softened to a neutral colour, cream or light beige, rather than a pure white. As such, the materials and finish will be controlled by condition. These alterations are not considered to cause any adverse impact upon the local distinctiveness of the New Forest National Park.
- 8.9 There are a number of alterations proposed to the fenestration at the property, with the replacement of all the windows with grey aluminium framed alternatives. The property already has significant glazing and the proposal seeks to alter the configuration of the larger paned windows, remove one window on the north elevation and enlarge another to the front, eastern elevation.

There is no increase in the glazing to the property and therefore there is no further adverse impact from light pollution.

- 8.10 A Preliminary Roost Assessment has been undertaken and there are a number of roosts identified. Following consultation from the Authority's Ecologist it is noted that an ecology report has been provided by a suitably qualified and experienced ecological professional and that the presence of bat species has been identified. This proposal does result in the destruction of a known roost and other features of high bat potential, thus the tests of the Habitats Regulations must be engaged. The Authority must therefore be satisfied that the three tests for obtaining such a licence would be met. The first and second tests relate to the work being in the public interest (this is met by its being in compliance with adopted Policy) and there being no satisfactory alternative (the development is the appropriate means of meeting the homeowners' requirements). The third test relates to the maintenance of the conservation status of the population of protected species. Overall, providing the works are carried out in strict accord with the recommendation and specifications of the report, this test is capable of being met. A condition to secure the recommendations of the ecological report to be submitted to the Authority is appropriate to ensure that the proposed development would be in accordance with Policy SP6. In addition, a condition will be applied in that monitoring and post-completion checks are to be supplied within a timely period.
- 8.11 With regards to the renewable energy that is part of the proposal, the property already has an air source heat pump and this application seeks to replace this unit, no details are currently available, therefore to ensure the unit is for small scale, as that already installed, for the use of the individual household, this installation is acceptable, however, the details of the unit will be controlled by condition to ensure there is no adverse impact on the conservation area or that of neighbouring amenity with regards to the noise implications. In addition to the air source heat pump, 15 no. solar panels are proposed to the southern elevation roof, this aspect is away from the open forest and that of the neighbouring amenity and the installation would be beneficial with regards to renewable energy generation.
- 8.12 Lastly, this application seeks the addition of a studio, this studio is proposed to be sited behind the property on the western elevation. There are currently outbuildings in this location. However, the plans indicate that the proposed outbuilding, noted as being a studio, not for additional habitable accommodation and given the siting at the rear of the property, will not adversely impact parking or private amenity in any respect. The height and mass of the studio would be subservient to the main host dwelling, and materials used in the construction considerate to the site. The proposal would comply with Policy DP37.

## **Conclusion**

8.13 It is therefore recommended that permission be granted subject to conditions, as the proposal is in accordance with Policies DP2, DP18, DP36, DP37, SP6, SP14, SP15, SP17 and SP16 of the adopted Local Plan and the National Planning Policy Framework.

## **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; 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 the following supporting documents and plans:
  - Proposed Ground Floor Plan, DWG No.: DAK/NW/07 Rev D
  - Proposed Elevations, DWG No.: DAK/NW/08 Rev D
  - Proposed Inset Elevations, DWG No.: DAK/NW/11 Rev B
  - Proposed Roof Plan, DWG No.: DAK/NW/13 Rev B
  - Location Plan, DWG No.: DAK/NW/01
  - Proposed Block Plan, DWG No.: DAK/NW/03
  - Proposed Floor Plan & Elevations – Outbuilding, DWG No.: DAK/NW/09
  - Sustainability Statement

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 roofing materials, to be used in the development shall match those used on the existing building, 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. All materials, machinery and any resultant waste materials or spoil shall be stored within the red line application site unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of protecting the New Forest Site of Special Scientific Interest in accordance with Policy SP6 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

5. The outbuilding denoted as a studio, the subject of this permission, shall only be used for purposes incidental to the dwelling on the site and shall not be used for habitable accommodation such as kitchens, living rooms and bedrooms.

Reason: To protect the character and appearance of the countryside in accordance with Policies DP36 and DP37 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

6. No external lighting shall be installed on the site unless details of such proposals have been submitted to and approved in writing by the New Forest National Park Authority.

Reason: To protect the amenities of the area in accordance with Policies DP2 and SP15 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

7. No development shall take place above slab level until the specification of the air source heat pump to be installed 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 SP14 and DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).



8. No development shall take place above slab level until samples or exact details of the facing materials; timber cladding and render, 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).

9. Unless otherwise agreed in writing by the National Park Authority, development shall only take place in accordance with the recommendations for ecological mitigation and enhancement which are set out in the ecological report: Ecological Impact Assessment, Dated December 2023, hereby approved. The specified measures shall be implemented and retained at the site in perpetuity.

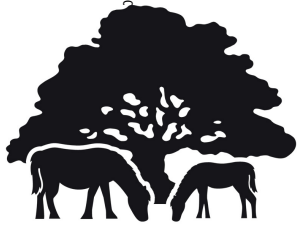
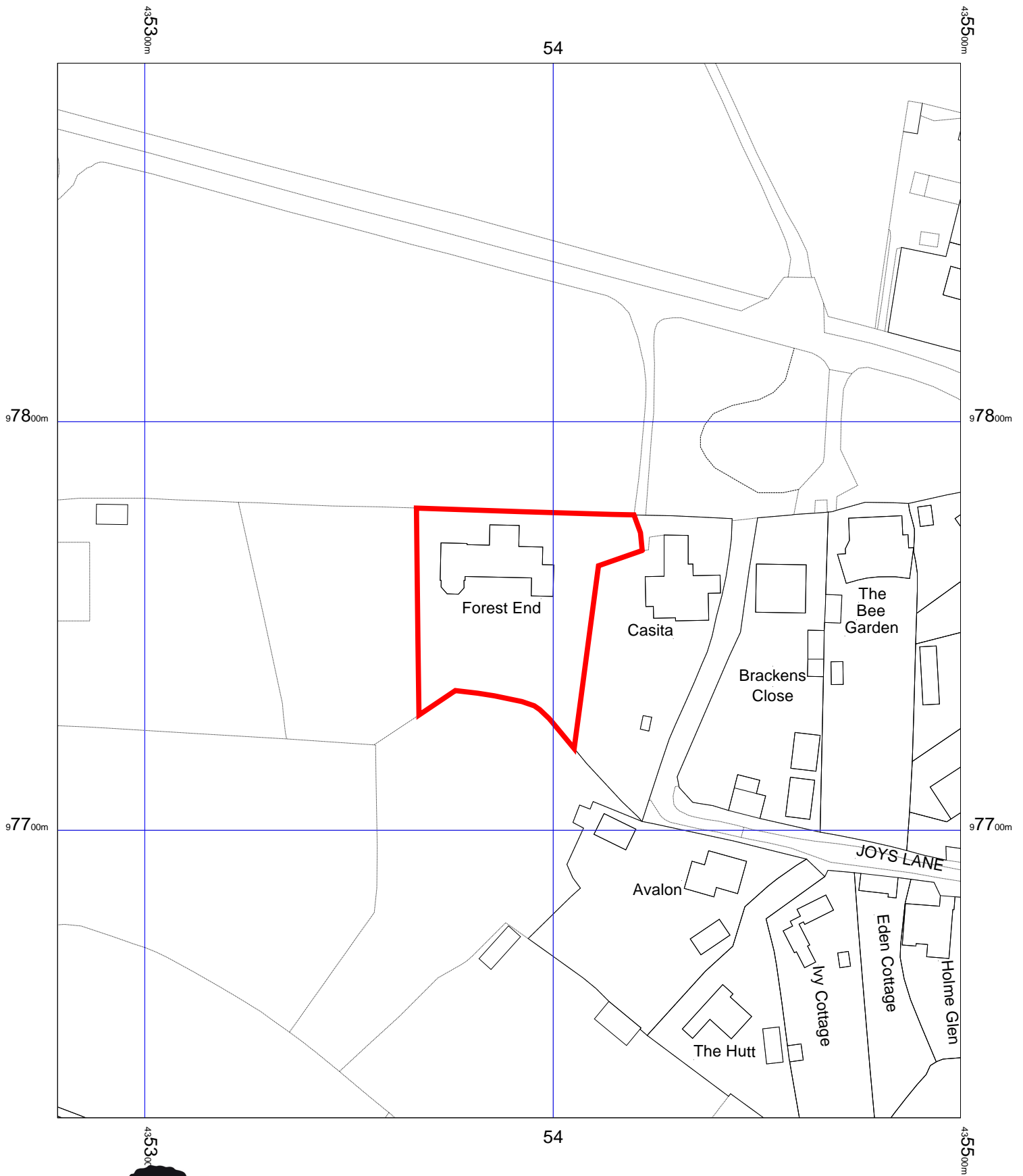
Reason: To safeguard protected species in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

10. Within three months of the completion of the development, the ecological mitigation and enhancement measures shall be inspected by the Ecologist to ensure that they are functional and in accordance with the requirements of the submitted reports. Written confirmation of these measures shall be provided to the Local Planning Authority.

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).

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) England Order 2015 (or any re-enactment of that Order) no extension 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).



NEW FOREST  
NATIONAL PARK

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

Tel: 01590 646600 Fax: 01590 646666

Date: 05/04/2024

**Ref: 23/01681FULL**

**Scale: 1:1250**

© Crown copyright and database rights 2024 Ordnance Survey 100014703

