

**Application No:** 23/00442FULL Full Application

**Site:** Sheepwash Cottage, Norley Wood Road, East End, Lymington, SO41 5SW

**Proposal:** Side extension (AMENDED PLANS)

**Applicant:** Julie Ray

**Case Officer:** Lindsey Chamberlain

**Parish:** East Boldre Parish Council

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**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council View

**2. POLICIES**

**Development Plan Designations**

Conservation Area  
Listed Building

**Principal Development Plan Policies**

SP6 The natural environment  
SP15 Tranquillity  
SP16 The historic and built environment  
SP17 Local distinctiveness  
DP2 General development principles  
DP18 Design principles  
DP36 Extensions to dwellings

**Supplementary Planning Documents**

Design Guide SPD

**NPPF**

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**

East Boldre Parish Council: Recommend refusal.

Councillors are concerned that any addition to this historic building detracts from the period look and aesthetics of the property. It is likely that the additional area would increase the number of people staying there, where it's being used commercially as a holiday let. The impact is significant.

#### **5. CONSULTEES**

Building Design and Conservation Officer: Support Subject to Conditions.

- The side extension has been extensively redesigned to provide a more traditional approach to an extension in the form of a small barn, with materials reflecting this.
- Suggestions were made regarding the side lights which have been taken on board and subsequently adapted.
- A brick plinth was suggested and again has been added to the design.

Ecologist: Comments made in relation to impacts on bats; proximity to waterbodies; enhancement measures and potential impacts on SSSI.

#### **6. REPRESENTATIONS**

One representation of objection on the following grounds:

- Concerns with regards to over shadowing from the proposal and possible loss of light.
- Concerns over the property being used as a bed and breakfast and thus the proposal seeks to increase the accommodation space within the property.
- Design of the proposal is out of keeping with the thatched cottage.

#### **7. RELEVANT HISTORY**

Replacement outbuilding (22/00515) granted on 01 February 2023

Installation of six new windows (NFDC/LBC/88/38515) refused on 15 September 1988

#### **8. ASSESSMENT**

##### **Application Site**

8.1 Sheepwash Cottage is a Grade II listed building, dating back to the 18th Century, constructed of rendered cob and a thatched roof. It is located within the Forest South East Conservation Area. The two-storey detached cottage is sited adjacent to the Norleywood Road and is prominent from this road and in the conservation area.

## **Proposed Development**

- 8.2 This application seeks planning permission for a single storey side extension to the dwellinghouse that would be linked by a glazed corridor. Amended plans have been received on this application to address concerns raised by the Parish Council, Planning Officer, and the Building Design and Conservation Officer. The proposed extension would now comprise of horizontal timber cladding, set under a clay tiled pitched roof. The roof would have two small conservation styled roof lights.

## **Consideration**

- 8.3 The relevant considerations relate to compliance with Policy DP36; the impact of the proposed development upon the listed building, its curtilage, and the surrounding area; and the impact upon neighbour amenity.
- 8.4 Policy DP36 of the New Forest National Park Local Plan 2016-2036 (August 2019) relates to extensions to dwellings and requires that all extensions should be appropriate to the dwelling and the curtilage. In this case, the proposal would not result in the overdevelopment of the plot. As the property does not lie within any of the four defined villages, the proposal would need to adhere to the floorspace restriction contained within Policy DP36 of the Local Plan which seeks to limit the size of additions to properties in order to safeguard the locally distinctive character of the New Forest and to ensure there is the ability to maintain a balance in housing stock. The cottage has not been extended previously. It has been calculated that the existing floor space was 90.13 square metres. The proposed single storey side extension and glazed link would increase the floorspace to 116.75 square metres which meets the 30% limit set out under Policy DP36.
- 8.5 The revised scheme is single storey and thus subservient to the main dwellinghouse, hence these adaptations would ensure the proposal would be in proportion with the original dwelling. A number of revisions have been made and the scheme altered to represent the form of a small barn as opposed to a more modern scheme. The Authority's Building Design and Conservation Officer has been consulted and supports the amended scheme subject to conditions noting that the proposal is much improved for this sensitive cottage and location, being more in proportion and sympathetic to the character of the listed cottage. Overall, it is considered that the proposal would allow for an increase in habitable accommodation without detrimental impact upon the special interest of the listed cottage and would preserve the character and appearance of the conservation area in accordance with Policy SP16.
- 8.6 The Parish Council, together with a representation received, both object to this proposal noting concerns of the extension being used to increase the number of people staying and thus the use of

the property being as a commercial holiday let, this is not a material consideration with regards to planning policy. It is also noted that, as detailed on the plans the extension would increase the living space, not increase the number of bedrooms within the property.

- 8.7 Sheepwash Cottage is located close to the boundary with Sylvanlea, and the extension continues along this boundary line. Due to the location of the property within the plot, there is no other option in terms of adding an extension without causing a harmful impact to the listed building. The neighbouring property has raised concerns with regards to over shadowing and loss of light, however, the application site is located north of the neighbouring property, and therefore, whilst there is a degree of impact, given the main dwelling house is also cited in this location and the extension is single storey, it would not do so by a significantly harmful degree. The main dwellinghouse has an overall ridge height of 7.5 metres yet the extension has a resultant height of 4.6 metres and in addition benefits from the ground sloping away towards the west, away from the access road. Overall, given the orientation and single storey nature of the proposed development, a refusal on these grounds could not be sustained.
- 8.8 The site is located adjacent to New Forest SSSI. The Authority's Ecologist has advised that the construction of developments can cause damage to these protected sites. Therefore, it is considered reasonable to attach a condition requiring a simple Construction Environmental Management Plan (CEMP) to address issues of inappropriate storage of materials, parking of vehicles on verges, waste outside the boundary and pollution risks.
- 8.9 The ecological report submitted identifies that the impacts on protected species (bats) are less likely. The Authority's Ecologist has been consulted on this application and has no objection subject to conditions. The ecology report makes recommendations for ecological enhancement which include a woodstone bat box can be installed on the existing outbuilding to the north of the site to provide additional roosting opportunities. A condition will be attached to ensure that these enhancement measures are implemented to demonstrate accordance with Local Plan Policy SP6.
- 8.10 Given the site's sensitive location within rural surroundings and the conservation area, it is considered reasonable and necessary to attach a condition to restrict external lighting to ensure that tranquillity is preserved in accordance with Policy SP15. Similarly, measures to restrict external lighting would assist nocturnal wildlife in the vicinity.

## **Conclusion**

- 8.11 Permission is recommended subject to conditions. In considering the proposals, due consideration has been given to Section 16 of

the NPPF, Section 66 of the 1990 Act and Policies DP2 (General Development Principles), Policy SP6 (The Natural Environment), Policy SP16 (The Historic & Built Environment), SP17 (Local Distinctiveness), DP36 (Extensions) and DP18 (Design Principles) of the New Forest National Park Authority Local Plan (Adopted 2019), and the recently adopted New Forest NPA Design Guide.

## 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 the following plans and documents:

- Section, DWG No.: 533-23-8 Rev A
- Proposed Elevations, DWG No.: 533-23-6 Rev B
- Proposed Floor Plan, DWG No.: 533-22-5 Rev A
- Location Plan, DWG No: 533-22-1
- LHB Ecology, Preliminary Roost Assessment, Version: Final
- Heritage Assessment, dated June 2022.

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 development shall take place above slab level until samples or exact details of the facing (timber cladding), brick plinth 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).

4. The metal work associated with the horizontal sliding shutters and rainwater goods shall be either cast iron or painted black metal.

Reason: To ensure an acceptable appearance of the development in accordance with Policies SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

5. No development shall take place above slab level until samples or exact details of the proposed doors and windows at 1:10 section and 1:20 elevation together with joinery details, 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).

6. 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 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).

7. 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).

8. Prior to commencement of development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the New Forest National Park Authority.

Development shall take place in accordance with the approved CEMP, unless otherwise agreed in writing by the New Forest National Park Authority.

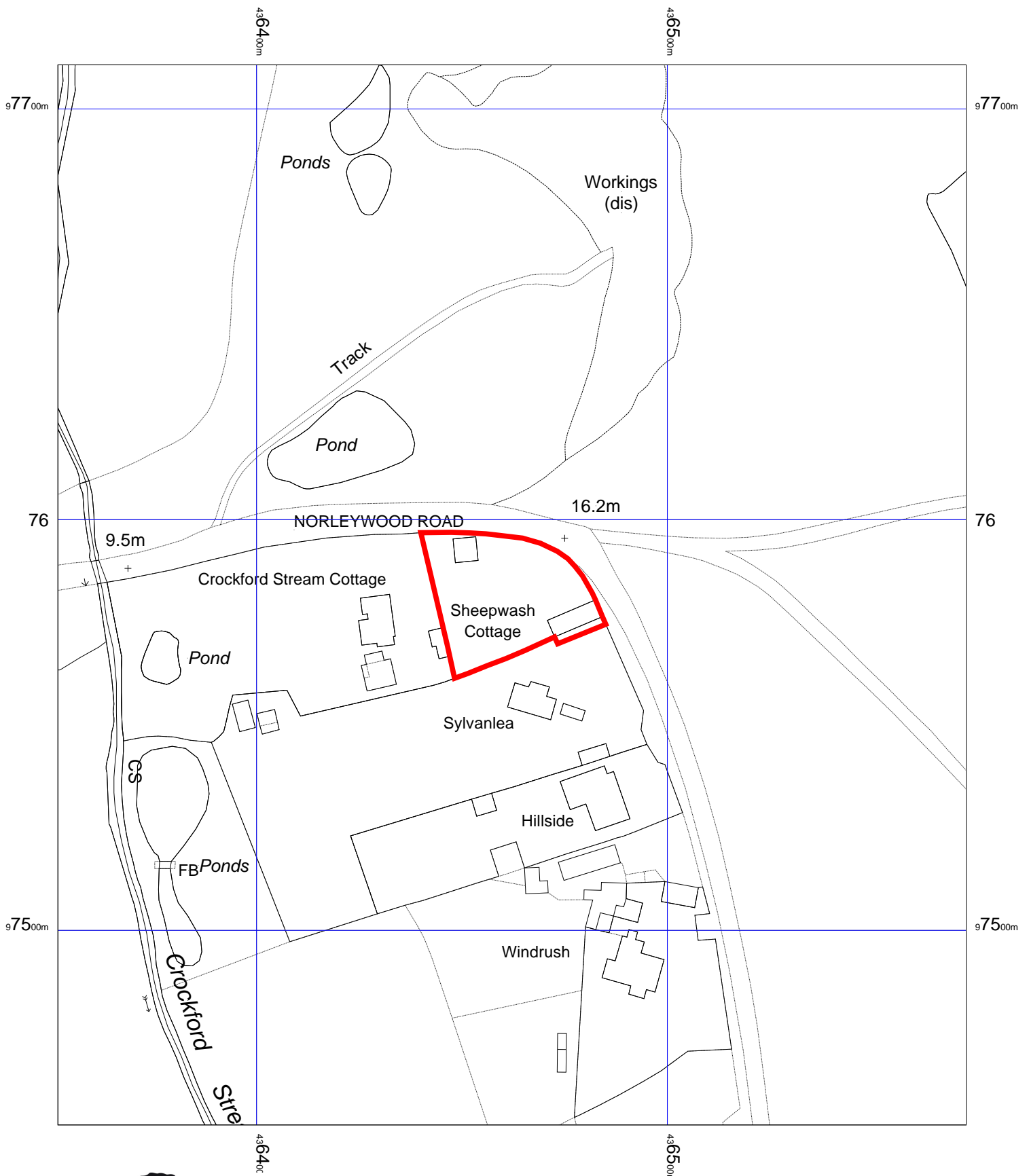
Reason: To safeguard protected species and in accordance with Policies DP2, SP5 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019)

9. 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).

**Informative(s):**

1. 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.



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