

Application No: 23/00502LBC Listed Building Consent

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

Proposal: Side extension (Application for Listed Building Consent) (AMENDED PLANS)

Applicant: Ms Julie Ray

Case Officer: Lindsey Chamberlain

Parish: East Boldre Parish Council

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: 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, again has been added to the design.

6. REPRESENTATIONS

One representation of objection on the following grounds:

- Neighbouring property raises concerns with regards to the 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 dates from the late C18 and is constructed of rendered cob with a thatched roof. It is a Grade II listed building located in the Forest South East Conservation Area (Sub Area A East Boldre to East End). The cottage is two storeys high and consists of three bays. It was originally 2 cottages as evidenced by the central masonry wall and chimney stack, and pair of porches. The cottage sits to the far south east of the plot, end on to the lane with the rear elevation along the southern boundary line. It is highly visible in the rural lane and conservation area and is a good surviving vernacular building.

Proposed Development

- 8.2 This application seeks listed building consent for a single storey side extension to the west of the dwellinghouse that would be linked by a glazed corridor. The proposed extension would now be comprised 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 proposal was originally for a modern extension both in design and materials, which was considered would be detrimental to the character of the Grade II listed Sheepwash Cottage. Therefore, following the comments submitted by the Authority's Building Design and Conservation Officer, these plans were reviewed and revisions were provided for a more traditional approach, reflecting that of a small barn. The materials proposed are more aligned and sympathetic to the wider conservation area in that timber weatherboarding would clad the walls and clay peg tiles are proposed for the roof. The extension would have an overall height of approximately 4.6 metres, in comparison to the ridge height of the main dwelling at 7.5 metres.
- 8.5 The key considerations are the impact of the proposed works upon the listed building, its setting and the character and appearance conservation area.
- 8.6 The proposed extension has been redesigned to provide a more traditional approach, reflecting that of a small barn. The materials used include weatherboarded elevations and a steep clay peg tiled roof. In addition, the glazed opening would be screened behind horizontal slighting shutters. 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 allows for an increase in habitable accommodation without detrimental impact to the significance or special interest of the listed cottage and would preserve the character and appearance of the conservation area in accordance with Policy SP16.

Conclusion

- 8.8 The revised plans for the proposed extension are more in proportion and sympathetic to the character of the listed cottage and it is recommended that listed building consent is granted 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 works hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 18 of the Town & Country Planning (Listed Buildings & Conservation Areas 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.

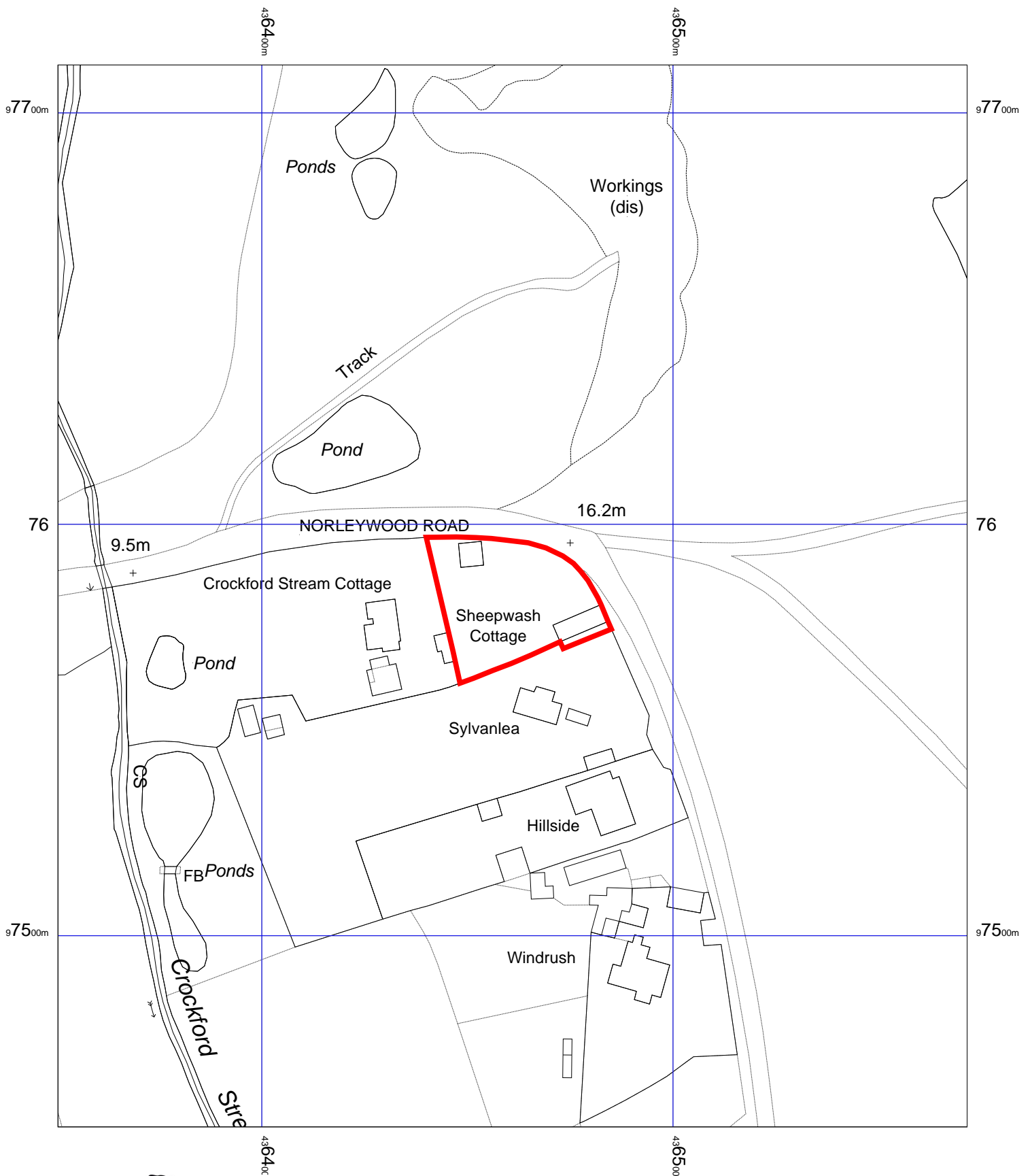
Reason: To safeguard protected species and in accordance with Policies DP2, SP5 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019)

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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