

Application No: 23/01039FULL Full Application

Site: Myrtle Cottage, Royden Lane, Boldre, Lymington SO41 8PJ

Proposal: Replacement first floor; replacement roof; two porches; side extension, repair works (including repointing and some reinstatement) to retained ground floor walls; outbuilding; chimney; gate; replacement timber windows

Applicant: Mr J Purcell

Case Officer: Ben Gilpin

Parish: Boldre Parish Council

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. POLICIES

Principal Development Plan Policies

DP2 General development principles
DP18 Design principles
DP36 Extensions to dwellings
DP37 Outbuildings
SP6 The natural environment
SP15 Tranquillity
SP16 The historic and built environment
SP17 Local distinctiveness

Supplementary Planning Documents

Design Guide SPD

NPPF

Sec 12 - Achieving well-designed 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 (May 2025):

In spite of both Ecologist and Conservation Officer being in favour of this, Boldre Parish Council do not agree and maintain our original recommendation. Boldre Parish values the older properties in the parish and was pleased they were given non-designated heritage status as a form of protection against demolition and drastic alteration. However, this does not appear to have meant anything when it applied to Myrtle Cottage in Royden Lane, Boldre. This is very disappointing! The North end of Royden Lane becomes a bridleway and private road to Royden Manor and Myrtle Cottage is one of a few dwellings along this part of a very rural lane and adjacent to Royden Woods Nature Reserve, owned by the Hampshire and Isle of Wight Wildlife Trust. Originally a small Victorian Forest villa, so typical of the area, it now bears no resemblance to the original and in spite of concerns having been raised previously nothing was done to halt the ravages perpetrated. As the whole site was completely barricaded and access not possible, it was not possible to be sure what was being done. But no action was taken by NFNPA to prevent a certain amount of demolition which had not been authorised.

Initial comments (18.10.2023):

Recommend refusal, for the reasons listed:

Boldre Parish Council has multiple concerns about this planning application and the work already done to this traditional Victorian Forest cottage and non-designated heritage asset adjacent to the Royden Woods Nature Reserve, (owned by the Hampshire and Isle of Wight Wildlife Trust), and in this very rural setting. There is concern about the extent of the replacement of the original fabric and alterations of the house without permission and also the increased area, over and above what was approved, of the outbuilding.

5. CONSULTEES

Ecologist: No objection subject to condition to secure details of compensation and enhancement measures.

Building Design and Conservation Officer: Support subject to conditions.

The proposed re-building of the cottage seeks to use high quality materials which are encouraged for conservation best practice. This includes the use of lime mortar, cleaned and reused historic and matching bricks, the use of timber fenestration, cast iron rainwater goods and improved energy efficiency measures. It is to be regretted that this situation arose and that we were not notified before greater works than granted began. However, the approach to rebuilding is along good

practise with attention to details and materials, and this will provide a high-quality finish to the project.

6. REPRESENTATIONS

Eight representations of which seven comments are of support and one of comment:

- Provision for bats.
- New brickwork has resulted in it no longer being a traditional New Forest red brick cottage.
- Partial re-build.
- High quality of the build and use of reclaimed bricks, tiles and wood. Use of lime render and traditional sash windows.
- Sympathetically improved.
- Brick work appears the same as original property.
- Improvement to the street scene and bridle path.
- No impact with regards to a loss of privacy or daylight or sunlight to neighbour.
- The building was in a poor condition. Renovations restore the building in the existing style and two similar cottages along Royden Lane.

7. RELEVANT HISTORY

2no. Outbuildings; vehicular and pedestrian access; hardstanding; demolition of 4no. outbuildings (Application for a Non-Material Amendment to planning permission 21/00690) (23/00704NMA) withdrawn on 26 June 2023.

Application to vary condition 3 of planning permission 21/00020 for one & two storey extensions; porch; alterations to doors and windows; removal 1no. chimney; demolition of existing single storey extension to allow minor material amendments, (22/00532) granted on 07 September 2022.

Outbuilding (22/00228) granted on 21 June 2022.

2no. Outbuildings; vehicular and pedestrian access; hardstanding; demolition of 4no. outbuildings (21/00690) granted on 15 February 2022.

2no. outbuildings; vehicular and pedestrian access; hardstanding; demolition of 4no. outbuildings (21/00440) withdrawn on 07 June 2021.

One & two storey extensions; porch; alterations to doors and windows; removal 1no. chimney; demolition of existing single storey extension, (21/00020) granted on 29 March 2021.

Application for a Certificate of Lawful Development for Proposed outbuilding and replacement roof tiles (20/00625) certificate issued (permitted development) on 29 October 2020.

One & two storey extensions including creation of roof terrace; porch; re-roofing; alterations to fenestration; re-roofing (demolition of existing single storey extension) (19/00748) refused on 29 November 2019. Subsequent appeal dismissed.

Two storey rear extension, conservatory; replacement porch; alterations to fenestration; re-roofing (Demolition of existing conservatory) (19/00473) refused on 08 August 2019.

Addition of a sun porch (85/28850) granted on 04 April 1985.

Alterations and extension to dining room and addition of bedroom over (existing conservatory to be demolished and store re-sited). (NFDC/80/17887) granted on 05 December 1980.

Conservatory (NFDC/79/14693) granted on 07 December 1979.

Alterations and extension to lounge and addition of kitchen with bathroom and bedroom over (existing lean-to to be demolished). (NFDC/77/06695) granted on 02 February 1977.

8. ASSESSMENT

Application Site

8.1 Myrtle Cottage is a detached dwelling located outside of the defined New Forest villages. The dwelling has been recognised as a non-designated heritage asset for the positive character it provides to this area of the National Park and Boldre. The dwelling is side onto the road.

8.2 By way of background, it came to the Authority's attention that greater works than previously granted consent and through the lawful development certificate were taking place. It became apparent that the entire first floor and roof had been removed, with repair and some limited re-instatement of the ground floor area being carried out.

8.3 Following an enforcement investigation, it was established that, whilst there have been extensive works carried out at the dwelling, it has not resulted in the replacement of the dwelling. The applicant has continued the development at their own risk.

8.4 The applicant's submission sets out why additional works have been undertaken. In summary, the roof timbers were infested and rotten, and the brickwork was structurally weak. These elements were only uncovered as work progressed. This application therefore seeks to regularise the works that have been carried out, which are based on the development granted under the aforementioned applications. The re-formation of the cottage seeks to use high quality materials which are encouraged for conservation best practice. This includes the use of lime mortar, cleaned and reused historic and matching bricks,

the use of timber fenestration, cast iron rainwater goods and improved energy efficiency measures.

8.5 Further, this application seeks to regularise a larger size to the rear outbuilding, originally permitted by certificate of lawfulness reference: 20/00625 and altered under planning permission reference: 22/00228. Through negotiation, the outbuilding is shown on the plans as being no greater in size or form than previously granted planning consent, and works are underway to put the outbuilding back to the form previously granted. The alterations to the outbuilding include two rooflights facing into the curtilage.

Proposed Development

8.6 The planning application seeks planning permission (part retrospective) for a replacement first floor; replacement roof; two porches; side extension, repair works (including repointing and some reinstatement) to retained ground floor walls; an outbuilding; chimney; gate; and replacement timber windows.

8.7 The proposed single-storey outbuilding, to the northern side of the dwelling, would be incidental to the use of the main house.

Consideration

8.8 The key issues to assess are:

- Compliance with Policy DP36;
- Compliance with Policy DP37;
- The impact on the heritage asset;
- Whether the development would preserve the character and appearance of the street scene;
- The impact on neighbouring amenity; and
- The impact on ecology.

8.9 As set out above, through investigation by Planning and Enforcement Officer's it was established that the dwelling has not been entirely demolished. The development is therefore for extensions, re-instatement and repair to the dwelling.

8.10 Policy DP36 sets out that extensions to dwellings will be permitted provided they are appropriate to the existing dwelling and curtilage and in the case of dwellings which are not small dwellings, as is the case here, the extension must not result in a total internal habitable floor space exceeding 30% of the floorspace on 1st July 1982. The proposed additions would not result in a floorspace increase exceeding 30% (comprising circa 23%). They would therefore accord with the requirements of this policy, subject to ensuring the rear outbuilding is returned to the exact size and form previously granted (if it were joined to the host dwelling it would breach the limitations of Policy DP36).

8.11 The proposed additions and replacement of the previous form of the property have been carried out with cleaned brickwork from the original form of the property and has been carried out with lime render, clay roof tiles and timber window forms.

Most of the proposed form of the property either previously existed or has already been agreed under the previous planning applications and the certificate of lawfulness, including reroofing with clay roof tiles, window forms, moving the chimney, side single storey side extension, two storey side and rear extension. The parts of the proposal that have not been granted planning permission previously are the first-floor window on the front elevation of the dwelling and the repair and re-instatement of the ground floor, and replacement of the entire roof and first floor. The proposed development whilst having been a significant level of re-build, would retain many of the features and form of the original property, such that it would be appropriate to the core of the dwelling and curtilage in accordance with Policy DP36 of the Local Plan.

8.12 The built form of the outbuilding has been granted planning consent via 22/00228. The development originally sought under this application was to increase the size of the outbuilding, and this has been negotiated out. Works have commenced on reducing the size of the outbuilding to be in line with the previously granted consent. Further, this application seeks to add two rooflights to the outbuilding and no other changes. The addition of two rooflights is considered to be acceptable and would not be visible, nor result in a join between the dwelling and outbuilding. For completeness, consideration of the outbuilding is set out below.

8.13 Policy DP37 sets out that outbuildings will be permitted where they are within the curtilage of the host dwelling, not resulting in additional habitable floorspace, being used for incidental purpose and would not result in an unacceptable level of private amenity space or parking provision. Further, the policy requires outbuildings to be clearly proportionate to the host dwelling in terms of their design, scale, size, height and massing. In relation to the design, scale, size, height and massing of the outbuilding, the outbuilding was first granted a certificate of lawfulness in the form of lying entirely to the rear of the dwelling, and with a crown roof, which entirely complied with permitted development Class E. The outbuilding was then granted planning consent with a pitched roof, and no increase in floor area via planning permission reference: 22/00228. The permitted development outbuilding was a material fallback, and the opportunity for a more appropriate roof form to be enacted, alongside the Authority gaining the opportunity to condition the outbuilding for purposes incidental and not providing additional habitable floorspace, were considerations and this application was granted at Planning Committee. In the current application, subject to condition that the outbuilding is put back to the form previously granted as shown on the plans of this application, the proposed outbuilding would accord with the requirements of Policy DP37.

8.14 The property is not located within a conservation area, but the property has been recognised as a non-designated heritage asset. The character and appearance of the non-designated heritage asset, although substantially altered is not a replacement. From Officer site visits and the accompanying planning documents it has been established that the applicants are using high quality materials which are encouraged for conservation best practice, including the use of lime mortar, cleaned and reused historic and matching bricks, the use of timber fenestration, cast iron rainwater goods and improved energy efficiency measures.

Although it is regrettable the scenario arose to begin with and the Authority were not notified before greater works than granted beforehand, the approach to the reinstatement of the first floor, roof and repair works are being carried out along with good practice with attention to details and materials creating a high-quality finish to the project. As such, the proposal is considered to retain the essence of the character of the property, whilst extending and altering it through the previously granted consents and there is no objection from the Authority's Building Design and Conservation Officer subject to conditions.

8.15 In addition, with regards to the design, finish and scale of the works, it is considered that they assimilate well with the historic vernacular of the house, which in turn ensures the development respects the wider countryside setting and aesthetic.

8.16 As extensive works have been carried out at the site, it has been necessary to consider the impact on the street scene and landscaping of the site. The details have been submitted to the Authority and are considered to be acceptable, with native planting adjacent to the road, natural timber wood decking and post and rail fencing.

8.17 When viewed from outside the site, the location of works are visible, but on visiting the location, it was evident that there is no clear intervisibility from the site to neighbouring properties. In this instance, with the principal works being considered acceptable, and that the proposal would not intrude upon neighbouring properties, it is not considered that there would be any unacceptable adverse impact on neighbouring amenity in accordance with Policy DP2.

8.18 With regards to impacts on ecology, the Authority's Ecologist has commented on the works which have taken place. Any measures would be retrospective and so working mitigation and licensing is not possible. Compensatory measures have been commented on and, subject to conditions to secure these, there is no objection from the Authority's Ecologist. Subject to condition, the proposal would accord with Policy SP6.

Conclusion

8.19 For the above reasons, permission is recommended subject to conditions as the proposal would comply with Policies DP2, DP18, DP36, DP37, SP6, SP15, SP16 and SP17 of the adopted Local Plan and the NPPF.

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 numbers:

01 Rev B;
19 Rev C;
20 Rev C;
21 Rev C;
22 Rev C;
23 Rev C;
24 Rev C;
25 Rev C;
26 Rev C;
27 Rev C;
28 Rev C;
29 Rev C

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 DP2, DP18, DP36 and DP37 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 adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

4. The windows/doors/eaves/verge/bargeboards shall be installed in accordance with drawing no: 26 Rev C, unless otherwise agreed in writing with the New Forest National Park Authority.

All rainwater goods shall be in cast iron or painted black metal.

Reason: To protect the character and architectural interest of the building in accordance with Policies DP2, DP18 and SP16 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

5. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried

out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner.

Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the National Park Authority gives written consent to any variation.

Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policy DP2 and Policy SP17 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

6. Prior to occupation of the dwelling as amended and detailed in this planning application, details of compensation and enhancement measures suitable for crevice dwelling and long eared bat species within the roof space of the dwelling, informed by a competent ecological professional shall be submitted to, and agreed by, the Local Planning Authority.

As a minimum these should comprise a bat loft area 5x5m and 2.8m in height with at least two suitable access features. Design should ensure bats are not exposed to contact with breathable membrane. Measures should be implemented prior to occupation and maintained thereafter in accordance with the details.

Reason: to ensure suitable ecological mitigation is delivered and secured, and to accord with the requirements of Policy SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

7. 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).

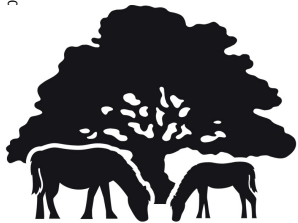
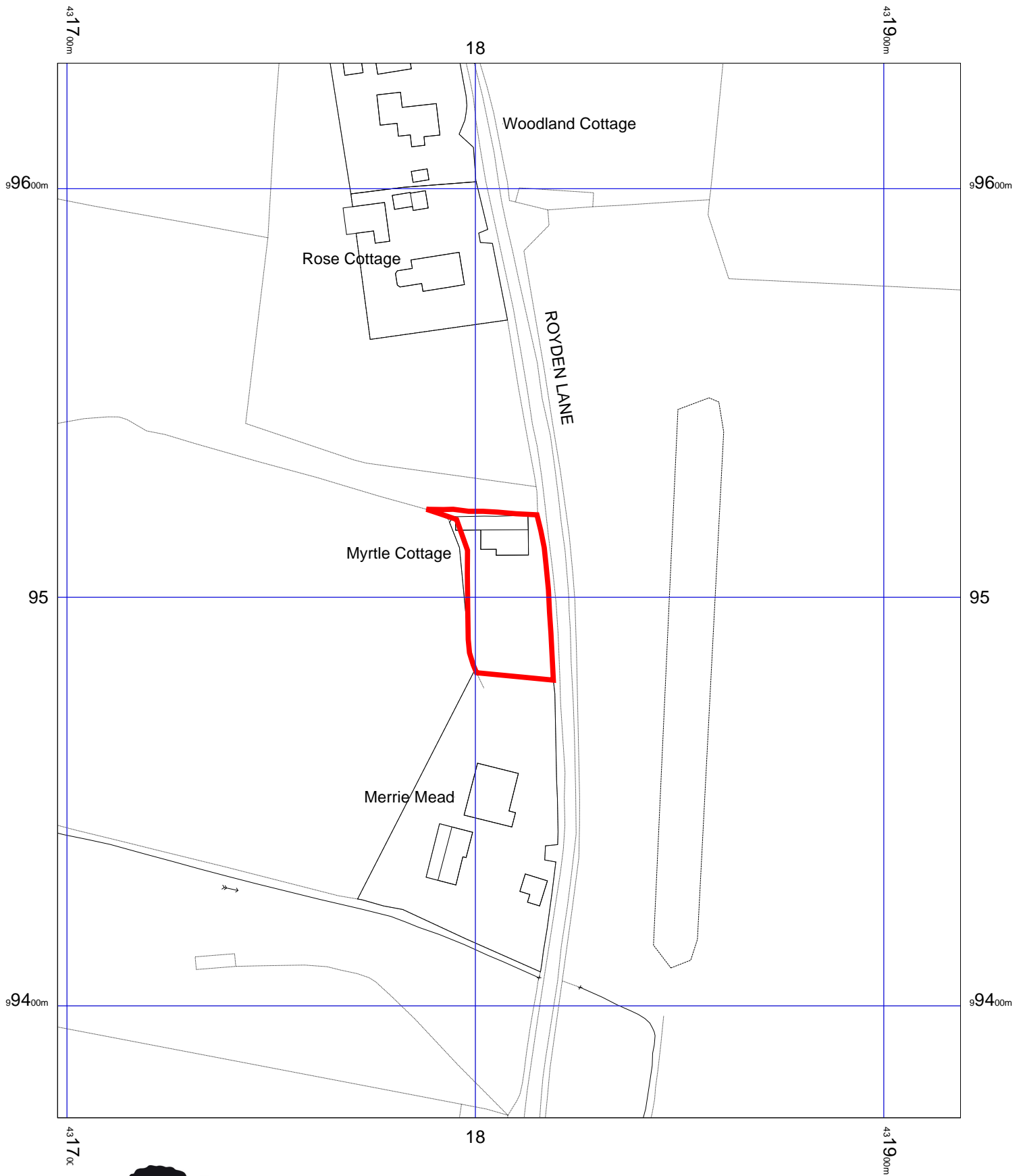
8. No external lighting shall be installed on the site unless details of such proposals have been submitted to and approved in writing by the New Forest National Park Authority.

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).

9. The outbuilding 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).



NEW FOREST
NATIONAL PARK

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

Tel: 01590 646600 Fax: 01590 646666

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