

Application No: 24/01281FULL Full Application

Site: Walfords, Goose Green, Lyndhurst SO43 7DH

Proposal: Part single, part two storey rear extension; first floor side extension with associated works

Applicant: Mr Long

Case Officer: Julie Blake

Parish: Lyndhurst Parish Council

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. POLICIES

Development Plan Designations

Conservation Area
Defined New Forest Village Lyndhurst

Principal Development Plan Policies

DP2 General development principles
DP18 Design principles
DP36 Extensions to dwellings
DP34 Residential character of the Defined Villages
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

Lyndhurst Parish Council: Recommend refusal for the reasons listed. The proposed rear extension is contrary to Policy DP2 and the NPA Design Guide. The property is within a conservation area, and it is felt that the proposed rear extension is not sympathetic in terms of scale, appearance or form.

The Parish Council are not averse to the property being extended and would consider supporting a more sympathetic proposal.

5. CONSULTEEES

Building Design and Conservation Officer: No objections.

6. REPRESENTATIONS

None received

7. RELEVANT HISTORY

Outbuilding (12/97582) refused on 21 August 2012

Two Storey and Single Storey Rear Extensions; First Floor Extension (Amended Scheme to Planning Permission 93257 to reduce Footprint and remove Glazing) (10/95136) granted on 17 June 2010

Two storey and single storey rear extensions; First floor extension. (08/93257) granted on 12 September 2008

Two storey and single storey rear extensions; first floor extension (08/93049) withdrawn on 24 July 2008

8. ASSESSMENT

Application Site

8.1 Walfords is a large, detached, two storey dwelling sited with a linear row of several spacious residential properties on the west side of the A337 adjacent to Goose Green. The dwelling sits towards the front part of a large plot and is screened from the roadside by high hedging. The rear benefits from an open aspect with views of agricultural fields and open forest. The dwelling is sited within the defined New Forest village of Lyndhurst and within the Lyndhurst Conservation Area.

Proposed Development

8.2 This application seeks planning permission for a first floor side extension; first floor rear extension; and a single storey rear extension.

Consideration

8.3 The key issues under consideration are the impact of the proposed development on the dwelling and its curtilage, the potential impact on the character and appearance of the conservation area and the impact on neighbouring amenity.

8.4 Policy DP36 requires that extensions should be appropriate to the dwelling and its curtilage. As the property lies within the defined village of Lyndhurst and it is not a small dwelling, there are no set floorspace restrictions which the proposal must adhere to.

8.5 The dwelling has already been the subject of previous extensions. This application proposes alterations to the principal elevation which would comprise of the removal of the catslide roof and the stepped ridge height would be raised to meet the main ridge. The roof alteration at this point would comprise of a height increase by around 0.6m and extending the ridge of the dwelling by around 2.7m. As a result, the appearance of the dwelling would be more balanced. The conversion of the garage and installation of new windows at ground and first floor would match the existing at both levels. The new design would be proportionate and would achieve an appropriate appearance very similar to the majority of modern properties along this road and therefore be more in keeping with the current linear street scene and appropriate to the conservation area.

8.6 In relation to the proposals for the rear elevation, a symmetrical appearance would be achieved. The first floor extension would have a span of around 10m, however, the bulk and massing of the first floor extension has been reduced by lowering the height of the existing first floor extension by around 0.3m from main ridge height. The eaves height would be retained to match the existing dwelling.

8.7 The single storey extension would span the entire width of the dwelling at 13m with glazed bifold doors opening out from the kitchen, dining room and living area into the rear garden. The glazing is recessed beneath a slight overhang to reduce light spillage whilst facing southwest to benefit from natural daylight and solar gain. In this location and in the context of the site, the proposals for the rear extensions would be appropriate.

8.8 As a response to the Parish Council comments, amended plans were received which reduced the width of the rear first floor elevation and the depth of the single storey extension. Overall, the amended scheme would accord with Policies DP2 and DP36.

8.9 The existing dwelling is finished in traditional materials including red brick, clay roof and hanging tiles whilst newer uPVC windows and conservatory are also present. The proposed materials would match the existing. The more contemporary narrow vertical grey timber cladding is an acceptable material supported by the Design Guide SPD. Its addition would not be detrimental to the dwelling and would preserve and enhance the character and appearance of the wider conservation area as it would only be present on the single storey extension at the sides and

rear, would not be visible from the street scene or any other public viewpoints and is already present on the adjoining dwellings. The proposed materials would accord with Policies DP18 and SP17.

8.10 There would be no unacceptable adverse impacts on neighbouring amenity and the proposal would not lead to overdevelopment of the site. The distance from the rear of the single storey extension would remain around 40m with around 3m between 'Garden House' and 1.8m between 'Beeching Over' which is currently being extended. There is no reduction to the dwelling amenity space at the front. The new front facing window would replace the existing side dormer, all other first floor side windows and the Juliette balcony would be removed. 45-degree lines and sun tracking information have been included on the block plan along with a separate shadow diagram plan. These plans indicate that the sun moves from the northwest to southeast over the course of the day and that the depth of the single storey extension being around an additional 5m from the rear wall and the first floor alterations would not result in significant adverse impact in terms of overshadowing of neighbouring amenity to either of the adjacent properties. The 45-degree angle is not breached at either ground floor or first floor of these properties.

8.11 The Authority's Building Design and Conservation Officer noted that the property is not considered to be a building of architectural or historic merit and is considered to provide a neutral contribution to the character and appearance of the conservation area. Overall, it is considered that the proposed development will preserve and enhance the character and appearance of the conservation area.

8.12 There are no protected trees within the site, however, those that are present are protected by way of the conservation area status. Tree protection measures are proposed in the form of Heras fencing.

Conclusion

8.13 The proposed development would be appropriate to the dwelling and its curtilage in respect of its design, scale, height and massing and would not result in overdevelopment of the site. The proposal would comply with Policies DP2, DP18, DP36, SP16 and SP17 of the New Forest National Park 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. No development shall take place above slab level until samples or exact details of the facing 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).

3. Development shall only be carried out in accordance with

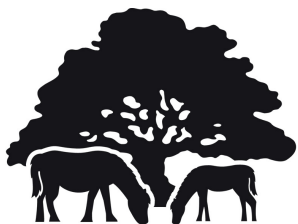
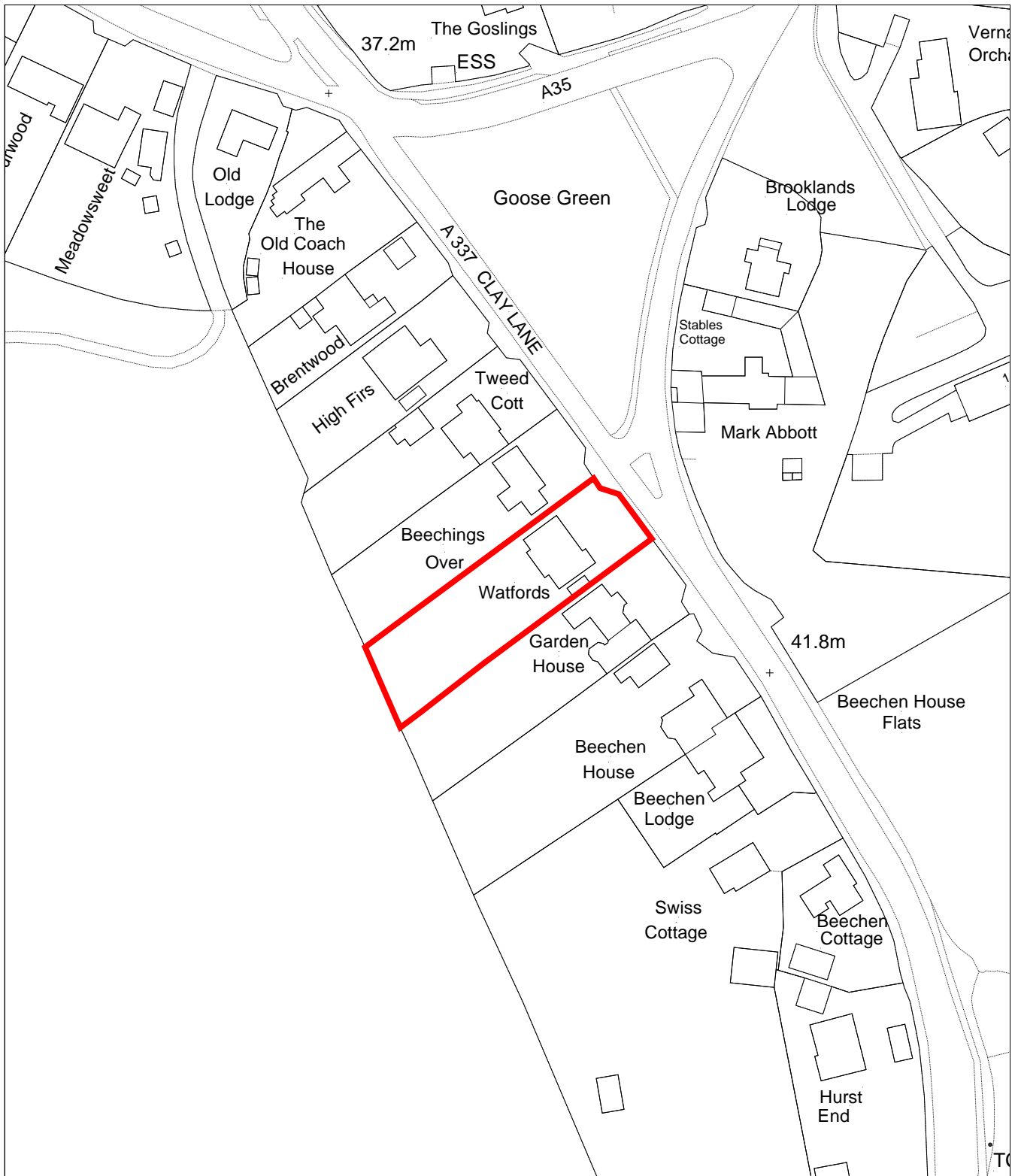
Drawings: KA 2024 J30 A103A (Proposed Location & Block Plans)
KA 2024 J30 A104A (Proposed Floor Plans)
KA 2024 J30 A105A (Proposed Roof Plan)
KA 2024 J30 A201A (Proposed Elevations)
KA 2024 J30 A202 (Street Scene),
KA 2024 J30 A300 (Shadow Diagram)

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).

4. 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).



NEW FOREST
NATIONAL PARK

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