

**Application No:** 25/01388FULL Full Application

**Site:** Oak Cottage, Pikes Hill Avenue, Lyndhurst SO43 7AX

**Proposal:** One and two storey extensions; dormer window; solar panels; rooflight (demolition of existing single storey elements & outbuilding)

**Applicant:** Dr S Eve

**Case Officer:** Liz Young

**Parish:** Lyndhurst Parish Council  
Minstead Parish Council

**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view.

**2. POLICIES**

**Development Plan Designations**

Defined New Forest Village

**Principal Development Plan Policies**

Policy SP1 Supporting sustainable development  
 Policy DP2 General development principles  
 Policy SP4 Spatial strategy  
 Policy SP6 The natural environment  
 Policy SP14 Renewable energy  
 Policy SP16 The historic and built environment  
 Policy SP17 Local distinctiveness  
 Policy DP18 Design principles  
 Policy DP36 Extensions to dwellings

**Supplementary Planning Documents**

Design Guide (2022)

**National Planning Policy Framework (2024) (NPPF)**

Sec 2. Achieving sustainable development  
 Sec 4. Decision-making  
 Sec 12. Achieving well-designed places  
 Sec 14. Meeting the challenge of climate change, flooding and coastal change  
 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:

- The proposed extensions to the property are out of character for the semi-rural edge of settlement location and the adjacent conservation area and heritage assets.
- Not subservient to the existing dwelling and form an over dominant feature.
- The proposed extensions will be visible from neighbouring properties due to their size and bulk.

Minstead Parish Council: Happy to accept the decision reached by the National Park Authority's Officers under their delegated powers providing the extended area is not greater than 30%.

### **5. CONSULTEES**

None required.

### **6. REPRESENTATIONS**

None received.

### **7. RELEVANT HISTORY**

No relevant planning history.

### **8. ASSESSMENT**

#### **Application Site**

8.1 The application site (approximately 0.2 hectares in size) comprises a detached residential dwelling and its residential curtilage. The site lies at the end of a large cul-de-sac which consists of a number of large, detached dwellings set within spacious, mature plots. The rear (west) boundary adjoins the Forest Central (South) Conservation Area and the western extent of the defined settlement of Lyndhurst and the immediate locality has a predominantly semi-rural character. The north boundary adjoins the grounds of the former Fenwick Hospital (currently vacant and subject to two pending planning applications for residential development). This neighbouring building (along with its associated staff accommodation and the residential property immediately to the west) is a non-designated heritage asset.

## **Proposed Development**

8.2 Consent is sought to add a single-storey extension to the side (west) elevation of the dwelling and a two-storey extension to the rear. A rear dormer window is also proposed (to the rear roof slope) to facilitate additional second floor accommodation within the roof space. The single-storey side extension would replace an earlier lean-to addition and would incorporate a flat roofed design, stepped down on two levels, with a combination of vertical timber cladding and facing brickwork. The proposed rear two-storey extension would incorporate a crown roof form set lower than the main house. Facing materials on the two-storey element would comprise timber cladding with metal profile roofing. The rear dormer would have a flat roofed design and would be clad in zinc.

8.3 Solar panels are also proposed to be introduced to the front (south) roof slope of the dwelling.

## **Consideration**

8.4 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 48 of the National Planning Policy Framework (NPPF, 2024) require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

8.5 Policy DP36 supports the general principle of extending existing lawful dwellings within the New Forest National Park. In the case of dwellings within the defined villages which are not small dwellings (applicable in this case), this policy does not set out specific limitations in terms of floor area. However, in all instances there is a requirement to ensure extensions are appropriate to the existing dwelling and its curtilage. Subject to ensuring this requirement would be met, the general principle of the proposed development (which relates to a lawfully established dwelling) is acceptable.

8.6 With regards to design and character considerations, Policy SP1 seeks to ensure new development enhances the landscape of the New Forest through high quality design and responds to the local distinctiveness of the area. Policy DP2 states that development should be appropriate and sympathetic in terms of scale, appearance, form, siting and layout incorporating materials and boundary treatments which are appropriate to the site and its setting. Policy DP18 seeks to ensure development is contextually appropriate and does not harm key visual features, landscape setting or other valued components of the landscape. Policy SP17 states that built development and changes of use which would individually or cumulatively erode the Park's local character or result in a gradual suburbanising effect within the National Park will not be permitted.

8.7 With regards to the defined villages, in particular Policy DP34 requires development to conserve and enhance the built heritage of the Defined Villages, and states that development proposals must be informed by consideration of the character of the local area.

8.8 It is recognised Lyndhurst Parish Council raises concerns in relation to the design and scale of the development along with the impact it would have upon the adjacent conservation area designation. Whilst the proposed extensions would be sizeable, incorporating a contemporary, contrasting design, they would be sensitively sited to the side and rear of the main building and would not interfere with its principal elevation. They would also not impact significantly upon public views. Both the side and rear extensions would read as later, subordinate additions to the dwelling and their form, design and scale (and set back from the site boundaries) would ensure they would not dominate or completely obscure the western and northern aspects of the building (which is not in itself considered to be of notable historical or architectural interest).

8.9 The proposed dormer window would be positioned very high in the roofline and close to the main ridge and as such would appear relatively prominent in the roofslope. However, its impact would largely be limited to the side and rear elevations and its overall degree of projection from the plane of the roof would be modest. In this context, the proposed dormer would be considered acceptable in design terms and would largely avoid significant harmful impacts upon the wider area.

8.10 The proposed solar panels would be set relatively low down on the southern roofslope and would be relatively modest in terms of overall scale. On this basis it is considered that they would not give rise to an unacceptable visual impact as required by Policy SP14, which supports the incorporation of renewable energy on small-scale residential schemes..

8.11 Whilst the application submission does not appear to have been informed by any detailed contextual analysis, it is evident from visiting the site that the general form and scale of the development would be sympathetic to development within the immediate locality (which comprises a variety of existing forms and earlier enlargements).

8.12 It is recognised that the application primarily seeks to incorporate contrasting materials in this case. However, the Design Guide recognises that if used carefully, contemporary materials (including zinc and structural glazing) can be used effectively to improve a building's energy efficiency while also sitting comfortably alongside traditional buildings in the landscape. The Design Guide also states that zinc and aluminium can be used as suitable alternatives to lead roofing – and that when used sensitively they can also be used effectively as cladding. The use of natural timber in this instance is also supported subject to ensuring an appropriate section and finish.

8.13 Overall, it is concluded that the development would be appropriate to the existing dwelling and its immediate context in terms of scale, appearance, form, siting and layout and materiality, that it would be contextually appropriate and that it would adequately preserve the character of the built heritage of the area. The proposal would therefore be in accordance with Policies DP2, DP18, DP35, DP34, and SP17 and,

as required by paragraph 89 of the NPPF the development design would be sensitive to its surroundings.

8.14 With regards to impacts upon the historic environment, as identified above the application site lies directly adjacent to the Forest Central (South) Conservation Area. Furthermore, the former Fenwick Hospital and other non-designated heritage assets lie immediately to the north.

8.15 Paragraph 212 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). Paragraph 216 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining applications. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

8.16 Policy SP16 is consistent with the above requirements and requires development to conserve and enhance the significance or special interest of designated or non-designated heritage assets. It also states that proposals that would harm the significance or special interest of a heritage asset will be resisted unless any harm is outweighed by the public benefits of the proposal, proportionate to the degree of harm and significance.

8.17 It is evident from visiting the site that views towards the development would be possible from the adjacent conservation area which lies immediately to the west. However, there would be a distance of over 30 metres between the development and the conservation area, and the proposal would not significantly alter the degree of separation between the dwelling and this designation. Having regard to this and the presence of intervening vegetation (including a number of notable trees), it is considered that the proposal would have a neutral impact upon this designation.

8.18 There is a distance of approximately 10 metres between the boundary of the application site and the former Fenwick Hospital to the north. However, the southern aspect of the non-designated heritage asset has already been significantly impacted by previous development within its grounds. The staff cottages (and also the neighbouring dwelling to the west) are set further back from the application site than the main hospital and would not be significantly impacted by the development having regard to the degree of separation and presence of intervening features. Furthermore, the application site is set down on a lower level than the Fenwick Hospital with fairly robust boundary screening between. Whilst there is intervisibility between the two sites, it is considered that, having regard to the scale and form of the proposal, and also the scope to secure an appropriate external finish, the development would not lead to a significant harmful impact upon the non-designated heritage assets to the north.

8.19 Overall, having regard to the above assessment, it is concluded that the proposal would preserve and enhance the setting, character and appearance of the conservation area and non-designated heritage assets in accordance with Policy SP16 and Section 72 of the Planning (Listed Buildings and Conservation Areas Act 1990).

8.20 With regards to impacts upon local amenity, Policy DP2 states that development should not result in unacceptable adverse impacts in terms of visual intrusion, overlooking or shading. The existing dwelling already includes upper floor windows which enable oblique views toward the rear boundary of the site (mainly towards the internal access roads and parking areas to the former hospital building) and the overall extent of upper floor glazing would not change significantly. Whilst this land is proposed to be developed for residential use, the proposed new dwellings (if approved) would be positioned side on to this boundary with their private rear gardens set towards the western extent of the site. Any future occupants of the proposed development would therefore not experience a significant harmful impact as a result of visual intrusion, loss of light or overlooking, particularly when having regard to the change in ground levels. Whilst it is recognised that Lyndhurst Parish Council raise concerns that the development would be visible from neighbouring properties, this would not in itself amount to any demonstrable harm to the living conditions of the occupants of any neighbouring dwellings. On this basis, it is concluded that no conflict with Policy DP2 has been identified on the matter of local amenity.

8.21 With regards to potential impacts upon trees and natural features, there are a number of trees within the site and whilst these are not subject to any statutory protection, they nevertheless are considered to be of notable landscape / amenity value and provide valuable screening to the site. The proposed development would not encroach within the root protection areas of these trees and is unlikely to compromise their retention in the long term. However, it would be appropriate to secure tree protection measures during the construction phase of the development so as to avoid any indirect impacts and ensure compliance with Policy DP2.

8.22 With regards to impacts upon biodiversity, the application site does not lie within or directly adjacent to any statutory nature conservation sites. It is recognised that the site lies within a high risk zone for great crested newts. However, in this instance, there is no pond onsite or within 50m of the red line boundary. Furthermore, the proposal (which would be contained within the residential curtilage of the dwelling) would not impact upon any suitable habitat such as rough grassland, meadows, woodland, scrub, log piles, rubble piles, hedgerows, ponds and ditches etc. Whilst the proposal would impact upon the roof space of the dwelling, the application has been accompanied by a bat survey which concludes that the dwelling (and also the outbuilding to be demolished to accommodate the rear extension) has negligible potential for roosting bats. On this basis, it is concluded that the development would not give rise to significant harmful impacts upon local biodiversity interests.

8.23 It is recognised that biodiversity net gain is now required under the statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. This seeks to ensure development proposals deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. In this instance, it has been established that the proposal would be exempt from mandatory BNG under Regulation 5 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 as it comprises a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

8.24 It is also recognised that Planning Practice Guidance promotes wider environmental net gain in order to reduce pressure on and achieve overall improvements in natural capital, ecosystem services and the benefits they deliver. The Bat Survey Report also identifies areas of high-quality foraging habitat in the wider landscape and suitable habitat for nesting birds. Accordingly, it recommends the installation of integrated bat boxes and also two swift boxes. These measures (alongside precautionary working methods over the construction phase) would be secured through conditions.

8.25 Having regard to the above assessment and the various measures put forward by the Applicant, it is concluded that the proposal would adequately avoid unacceptable adverse impacts upon biodiversity, and would maintain and features of the natural environment. The development would therefore be in accordance with Policy SP6 and along with paragraph 193 of the NPPF.

### **Conclusion**

8.26 In conclusion, the general principle of the proposed development is established through Policy DP36. The site is within the defined village boundary of Lyndhurst and is not classed as a 'small dwelling'. Furthermore, the proposal would be appropriate to the existing dwelling, and the development design would ensure any potential adverse impacts upon the local environment would be minimized as far as practicable, having particular regard to the historic environment, local amenity and ecological interests.

8.27 It is therefore recommended that planning permission should be granted subject to conditions.

## **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:

Site Location Plan – Drawing Reference 238-10 Rev A  
Proposed Site Plan – Drawing Reference 238-16 Rev A  
Proposed Ground Floor Plan – Drawing Reference 238-30 Rev A  
Proposed First Floor Plan – Drawing Reference 238-31 Rev A  
Proposed loft floor plan – Drawing Reference 238-32 Rev A  
Proposed Roof Floorplan – Drawing Reference 238-33 Rev A  
Existing and Proposed Section AA – Drawing Reference 238-40 Rev A  
Existing and Proposed Section BB – Drawing reference 238-41 Rev A  
Existing and Proposed Section CC – Drawing Reference 238-42 Rev A  
Existing and Proposed Section DD – Drawing Reference 238-43 Rev A  
Existing and Proposed West elevation – Drawing Reference 238-50 Rev A  
Existing and Proposed North Elevation – Drawing Reference 238-51 Rev A  
Existing and Proposed South Elevation – Drawing Reference 238-52 Rev A  
Existing and Proposed East Elevation – Drawing Reference 238-53 Rev A  
Bat Survey Report (Hampshire Ecological Services Ltd, October 2025)

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 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. No development, demolition or site clearance shall take place until the arrangements to be taken for the protection of trees and hedges on the site (to be identified by agreement with the Local Planning Authority beforehand), have been submitted to and approved in writing by the Local Planning Authority.

The agreed arrangements shall be carried-out in full prior to any activity taking place and shall remain in-situ for the duration of the development.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

5. Development shall not be brought into use until the Enhancement Measures specified in section 5.6 of the approved Bat Survey report (Hampshire Ecological Services Ltd October 2025) have been implemented in full. The specified measures shall be implemented and retained at the site for the lifetime of the approved development.

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).

**Informative(s):**

1. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

If at any point during construction works any great crested newts are identified, then the following instructions must be strictly adhered to:

Stop all works immediately and leave the area

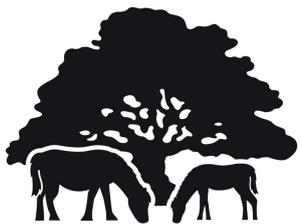
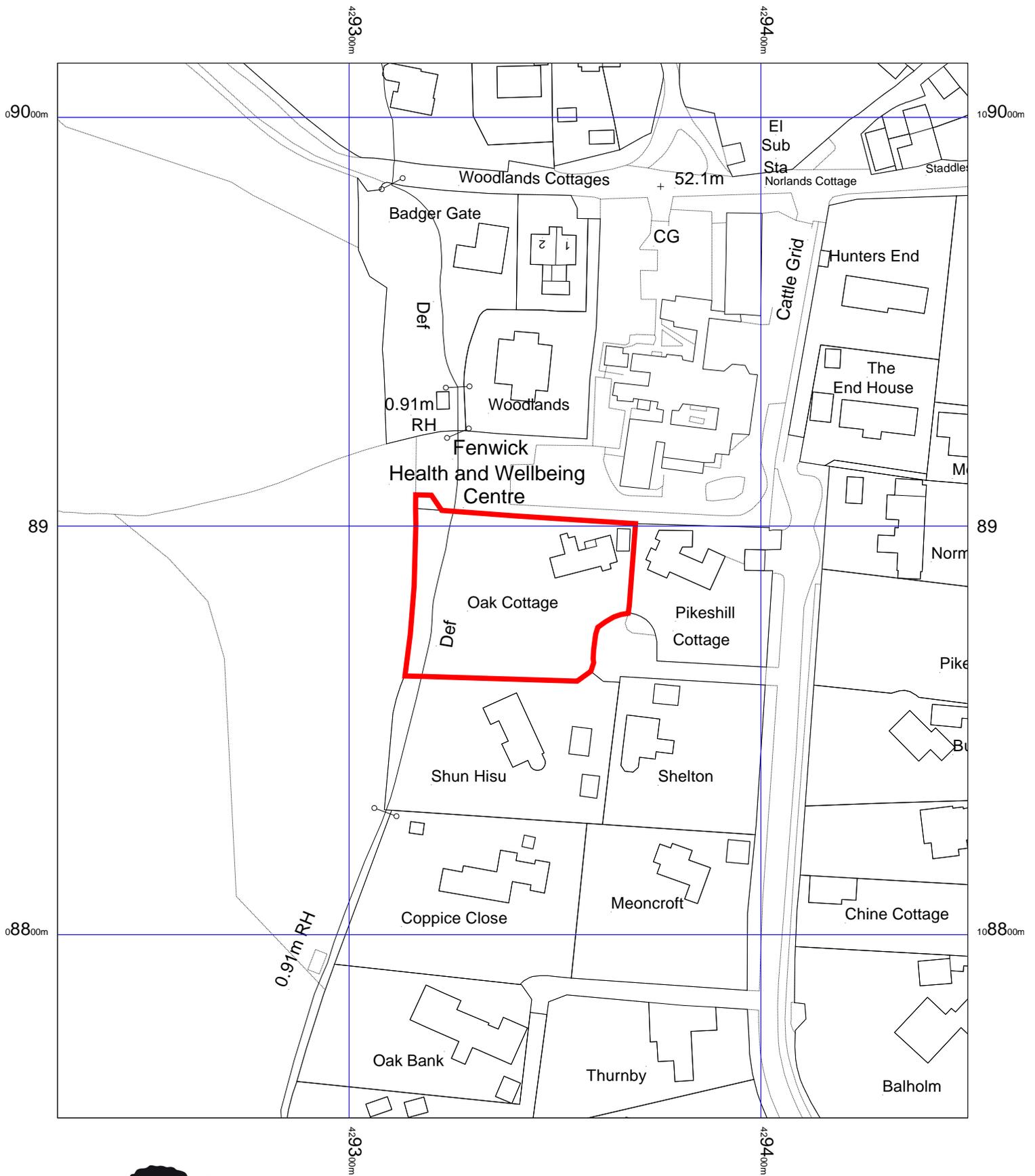
Inform an ecologist immediately who will provide further guidance / instructions

Do not try to handle or rescue a great crested newt

Do not resume construction works until advised it is safe to do so by an ecologist

It should be noted that if an individual great crested newt is found at any point during the works, a European Protected Species Licence (EPSL) or District Licence (DL) may be required to permit works that would potentially cause disturbance and otherwise commit an offence under the relevant legislation.

If the applicant wishes to completely avoid any risks relating to great crested newts, they have the option to enquire for the New Forest National Park Authority's District Licence, which provides full legal cover for any impacts to great crested newts and therefore removes the risk of having to stop works if great crested newts are found on site. More details on the District Licensing Scheme operated by the council can be found at <https://naturespaceuk.com/>



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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