

Application No: 26/00259FULL Full Application

Site: 1 - 2 New Cottages, Hamptworth Road, Hamptworth SP5 2DX

Proposal: 2no. single-storey rear extensions

Applicant: Mr A Mittal

Case Officer: Carly Cochrane

Parish: Landford Parish Council

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. POLICIES

Development Plan Designations

No specific designations.

Principal Development Plan Policies

DP2 General development principles
DP18 Design principles
DP36 Extensions to dwellings
SP7 Landscape character
SP15 Tranquillity
SP17 Local distinctiveness

Supplementary Planning Documents

Design Guide SPD

NPPF

Sec 12 - Achieving well-designed places
Sec 15 - Conserving and enhancing the natural environment

3. MEMBER COMMENTS

None received.

4. PARISH COUNCIL COMMENTS

Landford Parish Council: Recommend refusal.

Comments:

Councillors visited this site on 08.04.26 and commented that this is a retrospective planning application. The applicants have already done the work, built it, and then put a planning application in. As far as the Councillors were concerned, from a material planning consideration, it is not in keeping with the local character of the area and on that basis, they are mindful to say that it should be refused. Councillors felt that design principles DP18 has not been met. It does not enhance the area, nor copy sustainability and design, the roofing materials are completely different and not in keeping with the main part of the building. It has not met SP17 local distinctiveness, and Councillors wanted to request that the Planning Officer checks the dimensions as there is a concern that they may not be as stated.

On visiting the site, Councillors became aware that there are caravans on site which are clearly being used for the purposes of living in and no applications appear to have been received concerning this. Caravans have been fenced and partitioned off from 2 no. single story extensions with foliage planted in front of the fenced area. It is requested that the Planning Officer who visits the site, notes within the curtilage there is a mobile home and caravan, fenced in as if for permanent, long-term occupation, creating multiple occupancy within the curtilage. It was also noted that there is a lot happening on that site, including a construction and ground works, which need to be fully investigated by the Planning Officer.

5. CONSULTEES

None required.

6. REPRESENTATIONS

None received.

7. RELEVANT HISTORY

No relevant planning history.

8. ASSESSMENT

Application Site

- 8.1 The application site is located to the north of Hamptworth Road and comprises a semi-detached pair of two storey dwellings owned by the Hamptworth Estate. Access into the site is to the west of the dwellings; a large hardstanding area is located to the immediate north and north west, with the garden areas to the south west, south and north east. The properties are well screened from the highway by mature hedgerows, and the rear of the properties adjoins land at Hamptworth Golf Club.

Proposed Development

- 8.2 This application seeks permission for the erection of single storey extensions to each dwelling. The development commenced in September 2025 and was completed in October 2025; as such, the application is retrospective. While noting the comments and concerns of Landford Parish Council, national planning policy confirms that the fact the application is retrospective is not material to its determination.

Consideration

- 8.3 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.
- 8.4 The key considerations in assessing the application relate to compliance with Policy DP36 of the adopted New Forest National Park Local Plan 2016-2036 (2019) ("the Local Plan"); the impact upon neighbouring amenity; and the impact upon the character and appearance of the area. As the development is retrospective, the actual impacts can be assessed.
- 8.5 The properties are located outside of the defined New Forest villages as identified within Policy SP4 of the adopted Local Plan and are not small dwellings as per the definition within the supporting text to Policy DP36. Therefore the 30% floor space restriction contained within Policy DP36 applies to each respective dwelling. As such, it has been calculated that the extensions do not exceed this requirement. By reason of the 'stepped' original rear elevation, the utilisation of permitted development rights to further enlarge the dwellings would not be possible. As such, it is not considered reasonable or necessary to remove such rights.
- 8.6 Policy DP18 of the Local Plan requires all new development to achieve the highest standards of design, including location, layout, size, scale, details and materials, with particular regard to, relevant to this application, ensuring development is contextually appropriate and does not harm key visual features, landscape setting or other valued

components of the landscape. The dwellings, being a semi-detached pair, are symmetrical in their design and appearance, with the original rear elevations comprising three rear walls as a result of single storey projections of varying depths. These single storey elements were demolished, and the extensions the subject of this application adjoined to the outer-most elevation which forms each respective side elevation. As such, the rear extensions measure approximately four metres in depth and span the entirety of the rear elevation. Each extension features one pedestrian door and one window; the extensions have been built in brick and painted white, to match the remainder of the dwellings. It is noted that this was likely undertaken on completion of the extensions, as publicly available imagery shows the dwellings were previously unpainted.

8.7 The Parish Council have raised an objection in relation to the design of the development, and do not consider it to be in keeping with the local character of the area. The grain of development along the length of Hamptworth Road is sparse, with properties located to the north of the highway. There is a prevailing rural, verdant character, reinforced by mature boundary hedgerows. In respect of the character of the surrounding built environment, Hamptworth Golf Club is located to the rear of the site, which comprises various buildings constructed of a range of materials. The closest residential property of Elmtree Farmhouse, to the west, is of brick construction, and can reasonably be said to not be of any historic or architectural interest. The nearest listed buildings are not viewed in the context of the application site by reason of the separation distances and intervening buildings and vegetation. Prior to the development occurring, the subject dwellings were of no architectural merit. It is considered that the white painted brickwork results in a more sympathetic appearance, enhancing the character of the area. The extensions can be glimpsed from the highway by reason of the driveway access, however, are otherwise screened from public views by the dense vegetation along all boundaries. Whilst this in itself is not an indicator in respect of the acceptability of any proposal, the scale and appearance of the extensions is modest and within the policy limits set in the adopted Local Plan. The development is therefore considered to conserve, and not detract from or result in harm to, the natural beauty of the National Park, and therefore would not have any adverse impact upon the intrinsic landscape character of the local or wider area. As such, the development is considered to adhere to the requirements of Policies DP18, SP7 and SP15 of the Local Plan.

8.8 As a semi-detached pair, the extensions have an identical impact on each respective dwelling, however given the identical nature of the extensions, in combination with the single storey scale, it is not considered that any significantly exacerbated impact in respect of loss of light, loss of privacy or overbearing impact has occurred. There are no other immediately adjacent residential properties which would be impacted by the development. The development therefore accords with Policy DP2 in this respect.

- 8.9 Overall, the development is modest and appropriate in scale, resulting in no adverse impact upon the character and appearance of the area, or upon the intrinsic landscape character. There are no adverse impacts upon neighbouring amenity. Whilst no external lighting is proposed, as the site is located within a notably tranquil area of the National Park, it is considered reasonable and necessary to condition external lighting in accordance with policy SP15 and paragraph 198 of the NPPF (2024).

Conclusion

- 8.10 It is therefore recommended that permission be granted, as the proposal accords with Policies DP2, DP18, DP36, SP7, SP15 and SP17 of the New Forest National Park Authority Local Plan 2016-2036 (adopted 2019).

9. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

1. Development shall only be carried out in accordance with drawing numbers:

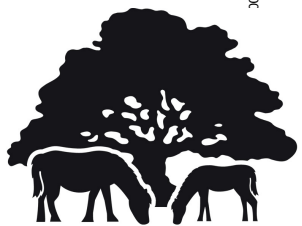
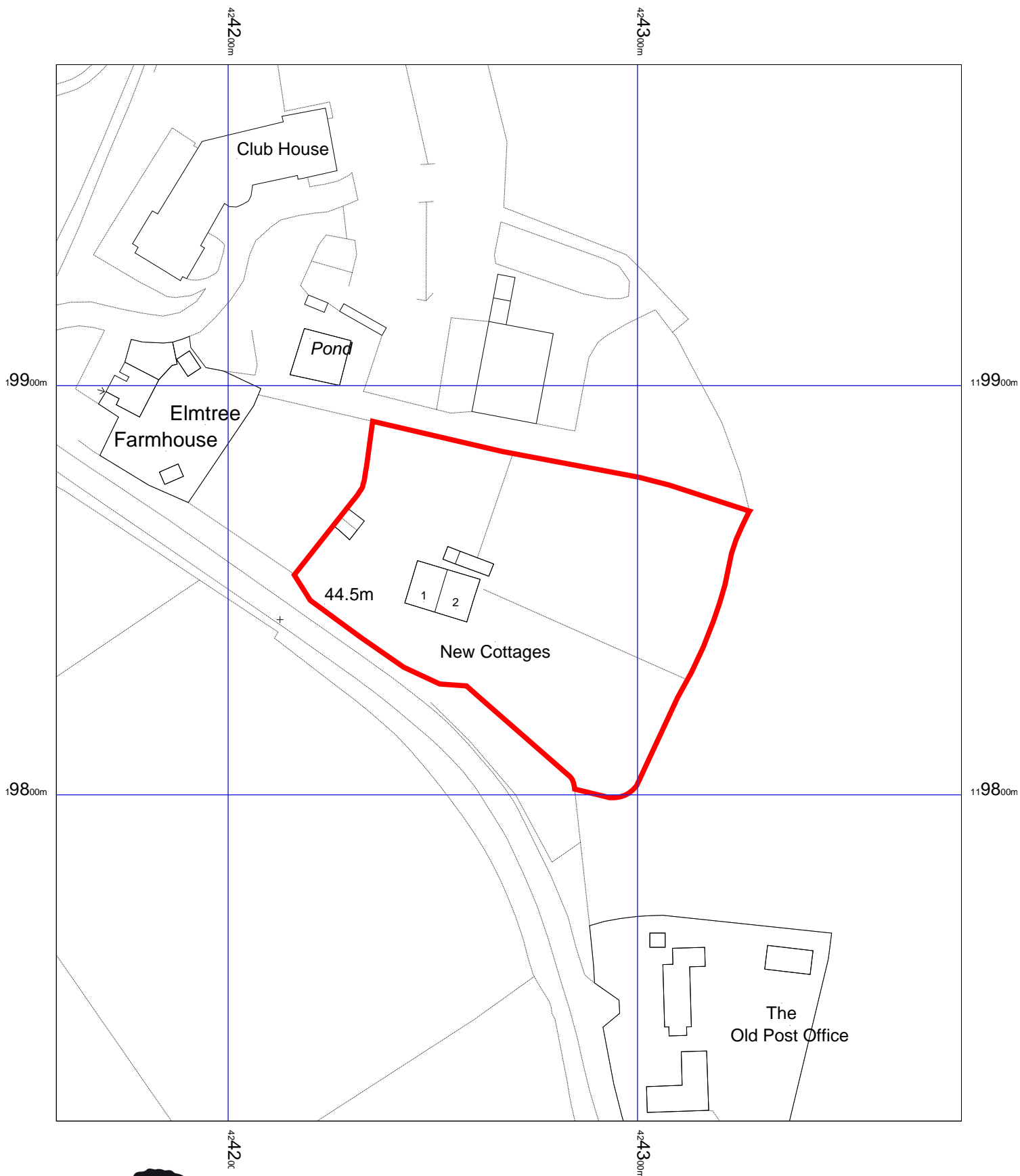
DR1, DR2, 2026-01 Rev A

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).

2. 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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