

Application No: 26/00331FULL Full Application

Site: Smallbrook Cottage, Hamptworth Road, Landford, Salisbury
SP5 2DT

Proposal: Replacement conservatory; decking

Applicant: Mr Mittal

Case Officer: Carly Cochrane

Parish: Landford Parish Council

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. POLICIES

Development Plan Designations

Listed Building

Principal Development Plan Policies

DP2 General development principles
DP18 Design principles
DP36 Extensions to dwellings
SP7 Landscape character
SP14 Renewable energy
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

Landford Parish Council: Recommend refusal.

Councillors felt that the development was out of keeping, would cause light pollution and did not meet DP2 General development principles; DP18 Design principles; DP36 Extensions to dwellings; SP7 Landscape character; SP14 Renewable energy; SP15 Tranquillity; SP16 The historic and built environment; and SP17 Local distinctiveness.

5. CONSULTTEES

Building Design and Conservation Team:

First comment:

As a result of the lack of information, less than substantial harm identified.

Second comment:

Following additional information and an amended Heritage Statement, no objection raised.

6. REPRESENTATIONS

None received.

7. RELEVANT HISTORY

No relevant planning history.

8. ASSESSMENT

Application Site

8.1 The application site is located to the southern side of Hamptworth Road and comprises a detached grade II listed building. The site is accessed via a five-bar gate, with a driveway and detached outbuilding to the east of the site, and there is a pedestrian gate immediately to the north of the dwelling; the remainder of the front boundary is comprised of a mature hedgerow which provides screening. The south and west site boundaries adjoin agricultural land.

Proposed Development

8.2 This application seeks permission for the erection of an extension in the form of a conservatory upon the southern side elevation of the dwelling, and two small, attached areas of raised decking forming steps upon the west and southern elevations of the extension. The conservatory replaces an existing, for which there is no planning history. The development has been completed, and

the application is therefore retrospective. The fact the application is retrospective is not material to its determination and it should be considered on its merits (as with any other application).

Consideration

- 8.3 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 48 of the National Planning Policy Framework 2024 (herein referred to as the 'NPPF') 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 this case relate to compliance with Policy DP36 of the adopted New Forest National Park Local Plan 2016-2036 (2019) ("the Local Plan"); design; and the impact upon the integrity, character and appearance of the listed building.

Policy Context

- 8.5 The protection afforded to National Parks through primary legislation, being the National Parks & Access to the Countryside Act 1949, is reflected in paragraph 11 of the NPPF in respect of the presumption in favour of sustainable development. This paragraph and its associated footnote (7), recognises the National Park designation as a policy that protects areas of particular importance, providing a strong reason for restricting the overall scale, type or distribution of development in the area. Paragraphs 189 and 190 of the NPPF establish the key principles of national planning policy for National Parks, namely:
- "Great weight" should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation to these issues.
 - The conservation and enhancement of wildlife and cultural heritage should also be given great weight in National Parks.
 - The scale and extent of development within National Parks "should be limited". The National Parks Circular (2010), cross-referenced at footnote 66 of the Framework, confirms that the limited development that takes place within National Parks should be focused on meeting the needs arising from within the local communities of the National Park, rather than catering for external demands.
- 8.6 Paragraph 197 of the NPPF states that planning decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation (criterion c). This is relevant to the consideration of this

application, given the site's location in one of the more tranquil areas of the New Forest National Park, as confirmed by the Tranquil Area Mapping. The site is located within Tranquil Area Level D on the New Forest National Park Tranquil Area Map; the levels run from A to E, with E being the most tranquil, and therefore the ability for the site to accommodate development visually, aurally and in terms of lighting impacts is limited.

- 8.7 Policy SP15 (Tranquillity) of the adopted New Forest National Park Authority Local Plan 2016-2036 (2019) (herein referred to as the 'Local Plan') and its supporting text highlights that the tranquillity of many parts of the New Forest is one of its valued 'special qualities'. Tranquillity is described as the relative peace and naturalness, combined with the open and unfenced landscape that gives a sense of space, remoteness and freedom. Impacts on tranquillity can be from man-made noise and visual disturbance in the natural environment. Policy SP15 states that new development should avoid, or provide mitigation measures, if the proposal will lead to noise, visual intrusion, nuisance and other unacceptable impacts on the National Park and its special qualities. Paragraph 5.76 of the Local Plan confirms, "tranquillity can be damaged by intrusive sights and sounds, particularly from man-made structures."
- 8.8 Policy DP2 (General development principles) requires all new development and uses of land to uphold and promote the principles of sustainable development, demonstrating high quality design and construction which enhances local character and distinctiveness, ensuring development is appropriate and sympathetic in terms of scale appearance, form, siting and layout, respecting the natural environment and landscape character and biodiversity, and without resulting in unacceptable impacts in respect of noise and light pollution, or upon amenity of occupiers of nearby residential properties.
- 8.9 Policy DP18 (Design principles) sets out that all new development will be required to achieve the highest standards for new design, with particular regard to enhancing the built and historic environment of the New Forest, and ensuring development is contextually appropriate and does not harm key visual features, landscape setting or other valued components of the landscape, and enhances these where appropriate. This policy is supplemented by the Authority's Design Guide SPD.
- 8.10 Policy SP7 (Landscape Character) requires the design, layout, massing and scale of proposals to conserve and enhance existing landscape character of the National Park and not detract from the natural beauty of the National Park. The policy also states that the character of largely open and undeveloped landscapes between and within settlements should not be eroded or have their setting harmed. Paragraph 5.30 of the supported text states, "an important aspect of national policy is its recognition that planning should recognise the 'intrinsic' character and beauty of the

countryside. Landscape character cannot be solely determined by what is visible from a publicly accessible location. It is the combination of all the various elements and features of the landscape described in the Landscape Character Assessment that make the National Park's landscape character special."

- 8.11 The first National Park purpose, together with national planning policy, recognises the importance of conserving and enhancing an area's local character. Policy SP17 (Local distinctiveness) therefore sets out that built development which would individually or cumulatively erode the Park's local character, or result in a gradual suburbanising effect, will not be permitted.
- 8.12 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to have 'special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses' in considering applications that affect such buildings and this is reflected in Policy SP16 of the adopted Local Plan. Paragraph 202 of the NPPF sets out that heritage assets including sites and buildings of local historic value are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations i.e. they: (a)(iii) make a positive contribution to, or better reveal, or enhance the appreciation of, the significance or special interest of a heritage asset or its setting; and (iv) help secure the long-term conservation of a heritage asset. Proposals will be resisted where they would harm the significance or special interest of a heritage asset (designated or undesignated) unless any harm is outweighed by the public benefits of the proposal, proportionate to the degree of harm and significance of the asset, including securing its optimum viable use.

Principle of Development

- 8.13 The property is located outside of the defined New Forest villages and is not a small dwelling. Therefore the 30% floor space restriction contained within Policy DP36 applies. It has been calculated that the proposal does not exceed this requirement. In addition, the extension is considered appropriate to the dwelling and its curtilage as elaborated upon in the following paragraphs. No conflict with Policy DP36 has been identified. As outlined in the introduction to this report, the fact this application is retrospective is not material to its determination.

Heritage

- 8.14 The listed building status of Smallbrook Cottage requires any works to it to conserve or enhance the features of historic and architectural interest. Further information was sought during the application as to the method of construction, and the amended Heritage Statement sets out proposals to overcome initial

concerns raised by the Building Design and Conservation Team in respect of the colour of the extension, as well as the removal of an aerial. The Authority is satisfied that no harm has occurred to the historic fabric of the listed building as a result of the development, and as such, the development results in a neutral impact.

Design and Impact on Landscape and Character of Area

- 8.15 The extension comprises a timber framed, flat roofed structure which does not project beyond either side (east or west) elevation of the main dwelling. Whilst the design differs from that of the listed building in that it is not constructed using matching or similar materials, this could not reasonably be expected given the nature and form of the extension as a conservatory. It is otherwise relatively simple and lightweight in its appearance and does not compete with or detract from the historic and architectural significance of the building. As aforementioned, the amended Heritage Statement makes suggestions for minor changes in respect of the colour of the timber which is considered appropriate. As a result of the vegetation along the front boundary, the extension is not readily visible from the highway; however, this does not necessarily equate to there being no impact, as per Policy SP7. However, in this instance, the extension is sufficiently proportionate and subservient in its scale to result in no adverse impact upon either the character or appearance of the listed building, or upon the surrounding area.

Impact and Neighbour Amenity

- 8.16 There are no neighbouring properties which would be affected by the development, and there are no other impacts arising.

Conclusion

- 8.17 It is therefore recommended that permission be granted, subject to conditions, as the proposal accords with Policies DP2, DP15, DP18, DP36, SP7, SP16 and SP17 of the adopted Local Plan, the National Planning Policy Framework and the Design Guide SPD.

9. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

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

2026/02 Rev A, 2026/03, 2026/04

No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

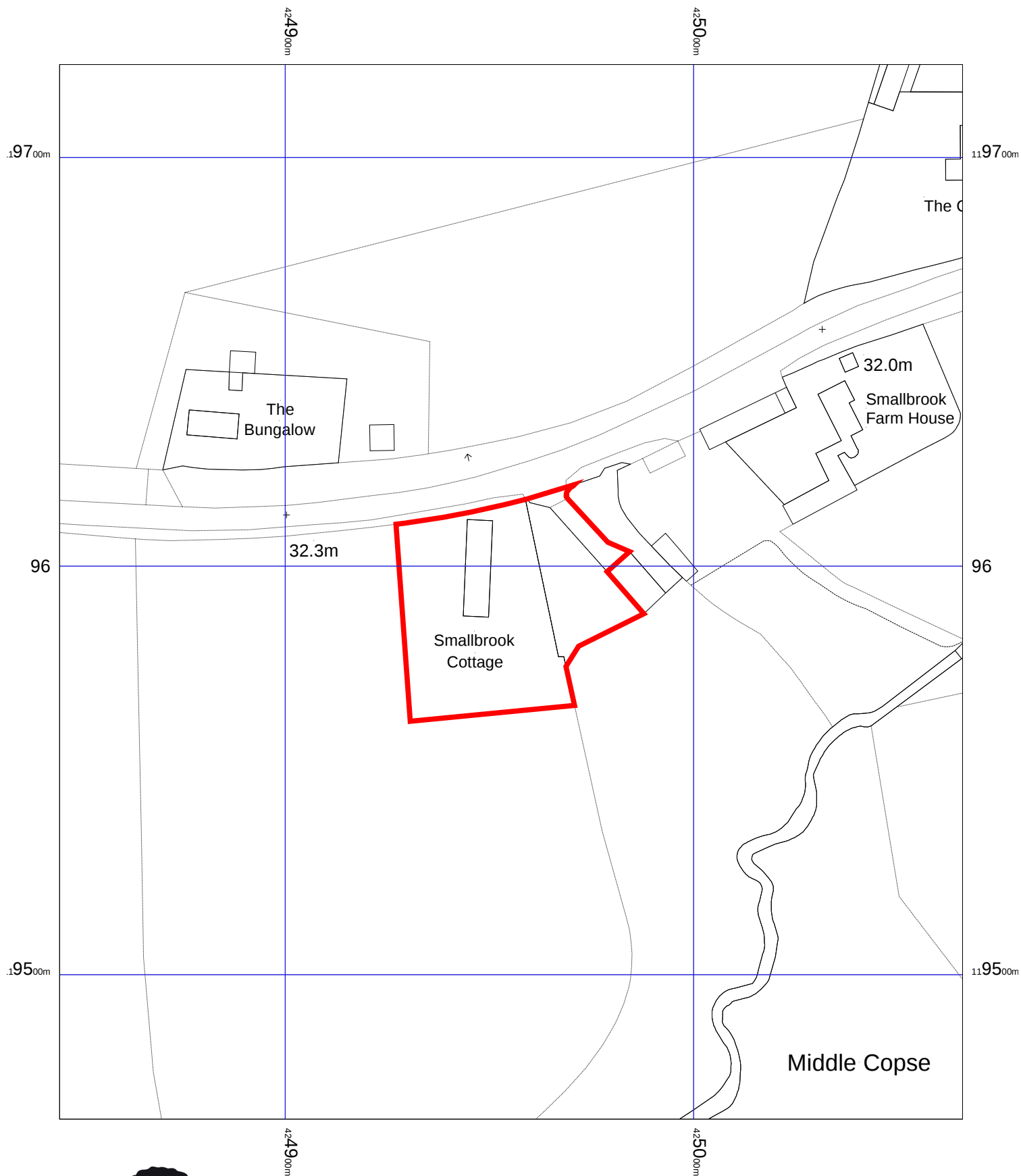
Reason: To ensure an acceptable appearance of the building in accordance with Policies SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

2. Before the expiration of three (3) months from the date of this permission, the development hereby granted shall be carried out in accordance with the 'Proposed Modifications' as set out within section 8 of the amended Heritage Statement (June 2026, Revision B).

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).

3. 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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