

Application No: 26/00455FULL Full Application

Site: Yew Tree, Lyndhurst Road, Minstead, Lyndhurst SO43 7FX

Proposal: Outbuilding extension; solar panels; fenestration alterations; raise chimney height; replacement cladding; pergola; air source heat pump

Applicant: J Jarvis

Case Officer: Joshua Dawes

Parish: Minstead Parish Council

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. POLICIES

Development Plan Designations

Conservation Area
Listed Building

Principal Development Plan Policies

DP2 General development principles
DP18 Design principles
DP36 Extensions to dwellings
DP37 Outbuildings
SP6 The natural environment
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

Minstead Parish Council:

07 July 2026: Recommend refusal for the reasons listed below:

Whilst this is an improvement on the past plans, we reference SP15 for light pollution re the bifold doors which we still see as being out of keeping with the property. The garage is still not sufficiently subservient in relation to the main house. We are happy with the chimney, ambivalent about the pergola, happy with the heat pump.

04 June 2026: Recommend refusal for the reasons listed below:

Without the planning officer's briefing we do not have the guidance we would appreciate to help with deciding on an appropriate response. We think the garage should be subservient to the main house and as shown is too large in proportion to the size of the main house. The design of the windows on the most recent extension is not in keeping considering their proximity to the listed thatched cottage. The triple sliding doors will cause light pollution to the West elevation. We question the proposed height of the chimney.

5. CONSULTEES

Building Design and Conservation Team:

03 August 2026: No objection to amended plan.

26 June 2026: Support subject to further information and or modifications.

Comments (summarised):

There is no in principle objection to the external changes proposed to the modern elements of the building, the installation of the air source heat pump, nor the introduction of a pergola subject to conditions. The internal staircase to the property is a modern addition and is difficult to navigate due to the slope of the roof. As no historic fabric will be impacted, there is no objection to its alteration. Following a site meeting and subsequent correspondence over the design and appearance of the chimney stack, the flooring, and the carport, revised and additional plans have been submitted.

Extending the chimney stack to 1.2m with a 600mm pot is a more acceptable appearance and more in-keeping in terms of design than that formally proposed. Conditions will be required for the brick, mortar, and pot.

Detailed comments provided in relation to fuel stoves and thatch roof buildings.

Detailed comments provided in relation to proposed flooring.

Amended drawings for the proposed outbuilding have been provided which greatly reduce the size and massing of the building, and follow the design previously approved in 2015. There is no objection to the proposed revised design, nor the introduction of inline solar panels subject to condition.

Overall, subject to a revised design for the flooring in the historic core, there is no objection to the proposed works subject to conditions.

6. REPRESENTATIONS

One representation of objection on the following grounds:

- Property has changed quite a lot over 25 years but retains its original appearance and character, matching other thatched cottages in the area.
- Main concern is that the proposed chimney is out of proportion to the cottage making it look almost top heavy which will detract from its present appearance.
- Garage extension doubles the size of the existing garage which is already quite large in proportion to the cottage.
- Question if the additional light pollution from the proposed full length sliding doors meets current policy for dark skies in the New Forest.

7. RELEVANT HISTORY

Outbuilding extension; Solar panels; fenestration alterations; raise chimney height; replacement cladding; pergola; air source heat pump; internal alterations (Application for Listed Building Consent) (26/00482LBC)- pending decision.

Single storey extension; extension to garage to create car port; replacement shed; internal and external alterations (Application for Listed Building Consent) (15/00641) granted on 22 October 2015.

Single storey extension; extension to garage to create car port; replacement shed; external alterations (15/00642) granted on 22 October 2015.

Application for a Certificate of Lawfulness for the retention and use of stables, barn and yard for the purposes of recreational horsekeeping (14/00701) granted on 16 October 2014.

Retention of shed and fencing (11/96950) Granted on 31 January 2012.
Single storey extension; porch; outbuilding (Revised design to 94794) (Application for Listed Building Consent) (10/95259) granted on 15 July 2010.

Single storey extension; Porch; Outbuilding; New Access (Revised design to Planning Permission 94653) (10/95249) granted on 08 July 2010.

Single storey extension; porch; outbuilding (Application for Listed Building Consent) (09/94794) granted on 12 February 2010.

Single Storey Extension; Porch; Outbuilding; New Access (09/94653) granted on 10 February 2010.

Replace patio doors and windows in SW elevation (NFDC/LBC/96/60072) granted on 28 November 1996.

8. ASSESSMENT

Application Site

- 8.1 Yew Tree is a Grade II listed detached, timber-framed, thatched cottage with brick infill panels. It is therefore a designated heritage asset and this engages various considerations in the NPPF and through primary legislation. The dwelling has been extended in the past. The site is located within character area A of the Forest Central South Conservation Area. The site is set directly adjacent to the roadside and consists of a side plot with a gravelled access drive which leads up to an existing slate roofed, two-bay timber garage building and the front of the dwelling. The site is connected to a plot of grassland which is separated from the site by a traditional post and rail timber fence. The boundary of the site shared with the highway comprises hedgerow.

Proposed Development

- 8.2 This application seeks planning permission for the extension and recladding of the existing garage outbuilding; solar panels on the rear roof plane of the outbuilding; a timber-framed pergola connecting to the rear elevation of the dwelling; and an air source heat pump. It is also proposed to raise the chimney height, replacement cladding and the following fenestration alterations are proposed:
- Replacement of the 1970's double glazed timber windows with double glazed flush casement windows.

- Replacement and enlargement of the double doors on the west elevation with new doors to be in black aluminium.
 - Replacement of the existing sets of double doors and removal of the fake chimney breast within the 2010 addition with the new set of sliding doors in black aluminium.
 - Replacement of the existing window on the eastern elevation of the 2010's addition with full height, slit windows in black aluminium.
 - Replacement of the existing front door with a hardwood door.
- 8.3 Internal alterations are also proposed to the dwelling and will be considered within the listed building consent application (reference: 26/00482) as planning permission would not be required for such works.
- 8.4 It should be noted that, following concerns initially raised, the proposal has been amended to reduce the overall size of the outbuilding extension and amend the design of the new chimney height to be more representative of other chimneys on buildings of a similar style in the local area. An amended plan of the proposed flooring section has also been received.

Consideration

- 8.5 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.
- 8.6 The key considerations in this case are compliance with Policy DP37 (Outbuildings); compliance with Policy SP14 (Renewable energy); the impact on heritage assets; and the impact on neighbour amenity.

Principle of Development

- 8.7 Policy DP37 (Outbuildings) supports domestic outbuildings where they are proportionate and clearly subservient to the dwelling they are to serve in terms of their design, scale, size, height and massing, located within the residential curtilage, required for purposes incidental to the use of the main dwelling, not providing additional habitable accommodation and will not reduce private amenity space. The policy does not prescribe specific floor areas for outbuildings.
- 8.8 Planning permission reference: 15/00642 granted permission for a single storey extension; extension to garage to create car port; replacement shed; and external alterations. This permission was implemented within its given three-year timeframe but the extension to the garage was not constructed. As the permission remains extant, the carport has the ability to be constructed at any time without requiring any further permission. The proposed carport within this application would match the carport approved within the historic application which can be built at any time.

8.9 It is noted that the proposed carport would be set down from the roof of the garage, displaying an element of subservience to the existing structure. The carport would result in the total footprint of the outbuilding measuring 53 square metres. Compared to the dwelling, with a footprint of 140 square metres, the garage following the addition of the carport would appear clearly proportionate and subservient to the dwelling and its curtilage. It would be for incidental use, would lie within the residential curtilage of the dwelling and would not reduce private amenity space, including parking provision, to an unacceptable level. It is therefore considered that the proposal would comply with Policy DP37.

8.10 The rear roof plane of the garage/carport would host a total of 12 horizontal solar PV panels for power generation to the property. Additionally, a single air source heat pump is proposed to be sited in the north-eastern corner of the plot aside the dwelling. Policy SP14 states that *“Development Proposals for, or incorporating, renewable energy generation, other than wind energy, will be permitted where they:*

- a) are small-scale and provide energy for individual households or businesses, or for small local community facilities;*
- b) are located and designed to have minimal visual impact; and*
- c) do not have adverse impact on the landscape character, heritage assets, natural beauty, wildlife, tranquillity or other special qualities of the National Park.”*

8.11 The solar panels would be of a scale which would serve the dwelling and not operate on a commercial level. The proposed solar panels would be sited on the rear elevation of the garage, where there would be no clear views from public land or nearby residential plots. The panels would blend with the structure of the outbuilding and would not appear intrusive to the landscape. There is no objection to the panels or to the air source heat pump from the Building Design and Conservation Team.

8.12 The proposed air source heat pump would be a form of sustainable heating/cooling to the property (replacing the existing oil heating infrastructure). The proposed heat pump would be sited between the dwelling and surrounding boundary treatments. The heat pump would be sited 3.8 metres from the northern boundary and 7.5 metres from the highway. The heat pump would not be sited on the dwelling itself and would be a standalone structure, with no interaction with the historic fabric of the dwelling.

8.13 Overall, the proposals are considered to comply with Policy SP14.

Design, Heritage and Impact on Landscape and Character of Area

- 8.14 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. In addition, there is a duty imposed by Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requiring decision makers to have special regard to the desirability of preserving or enhancing the character or appearance of a conservation area and this is reflected in Policy SP16 of the adopted Local Plan.
- 8.15 The design of the proposed outbuilding and pergola would be traditional in appearance and utilise materials which are highlighted as "traditional" within the Authority's Design Guide SPD. The design, scale and form of these buildings are considered to be sympathetic to the character and appearance of the Listed Building, its curtilage and the surrounding Forest Central South Conservation Area.
- 8.16 The proposed works to the dwelling itself are as specified above within paragraph 8.2. The proposed change to the chimney was initially considered to result in a new design which appeared disproportionate to the dwelling and harmed the modest character and appearance of the dwelling due to its scale and height. Amended plans were received following the advice of the Building Design and Conservation Team which showed the brick form of the chimney to be reduced and a clay pot installed on its top. This new design is of a smaller scale, more appropriate to the design and form of the dwelling and would be more representative of similar chimneys on other thatched cottages within the locality. Although the stack will be larger and therefore more visually prominent, the height is required for fire safety and therefore the public benefit of retaining this heritage asset for future generations is considered to outweigh the minor level of less than substantial harm to the historic fabric.
- 8.17 In respect of the new windows and doors, the use of the dark aluminium framing would be a more contemporary material but would blend well

where used in the modern (1970, 2010 and 2015) elements of the dwelling. The modernisation of the windows would not occur on the original thatched cottage which would retain its current windows. The change in design of the windows and doors on the modern elements of the dwelling would update the structure to a modern standard which would enhance the overall character and appearance of the dwelling. A replacement modern front door would be installed into the existing porch, which was part of the later additions in 2010. No historic fabric would be lost in its replacement. The extensions would also be subject to a replacement cladding, which would replace the existing black painted shiplap timber cladding with a natural featheredge timber painted black. The new cladding would be of a traditional material, supported within the Authority's Design Guide SPD, and painted to match the current appearance of the structure. Overall, the external works to the cladding, windows and doors are considered to conserve and enhance the character and appearance of the listed building and the conservation area, in accordance with Policy SP16 and the NPPF.

Impact and Neighbour Amenity

8.18 The proposed window and door alterations would result in an increase in glazing on the property, particularly on the western elevation. It is noted that concerns have been raised by both the Parish Council and a member of the public in relation to the potential increase in light pollution.

8.19 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 environmental impacts on the National Park and its special qualities*

This should include reducing the impacts of light pollution on the 'dark skies' of the National Park and control of development to prevent artificial lighting from eroding rural darkness and tranquillity."

8.20 Whilst the level of glazing would increase, all of the additional glazing would be side facing glazing with no upward view. A condition would be added to ensure no external lighting is installed on the site without prior consent. Given the above and the lack of any significant increase in glazing on any other elevation, overall it is not considered that the proposed increase in glazing would result in an unacceptable impact on the tranquillity of the National Park.

8.21 Beyond the chimney alterations, the proposed development would all be at a single storey level with no additional windows facing towards the adjacent residential properties. Therefore, there are no foreseen impacts by way of shading or overlooking. The increase in the chimney height is not considered to result in any unacceptable level of visual intrusion as it would be of an appropriate design and scale. Overall, the proposal is not considered to harm the amenities of neighbouring properties.

Conclusion

- 8.22 Overall, it is considered that the proposed development would adhere to the relevant policies of the Authority's adopted Local Plan, as well as the National Planning Policy Framework. As such, 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 582.01 Rev B - Location & Block Plan, 582.05 Rev A - Proposed Garage Elevations, Roof and Floor Plans, 582.07 - Proposed Dwelling Floor Plans, 582.08 - Proposed Dwelling Elevations, 582.11 - Proposed Pergola Elevations, Roof and Floor Plan and 582.12 Rev B - Floor Sections. 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, window and door cross sections, details of the air source heat pump and solar panels 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 shall take place above slab level until a full mortar specification and a sample/details of the proposed bricks and pot

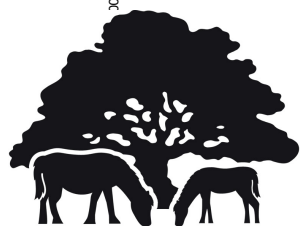
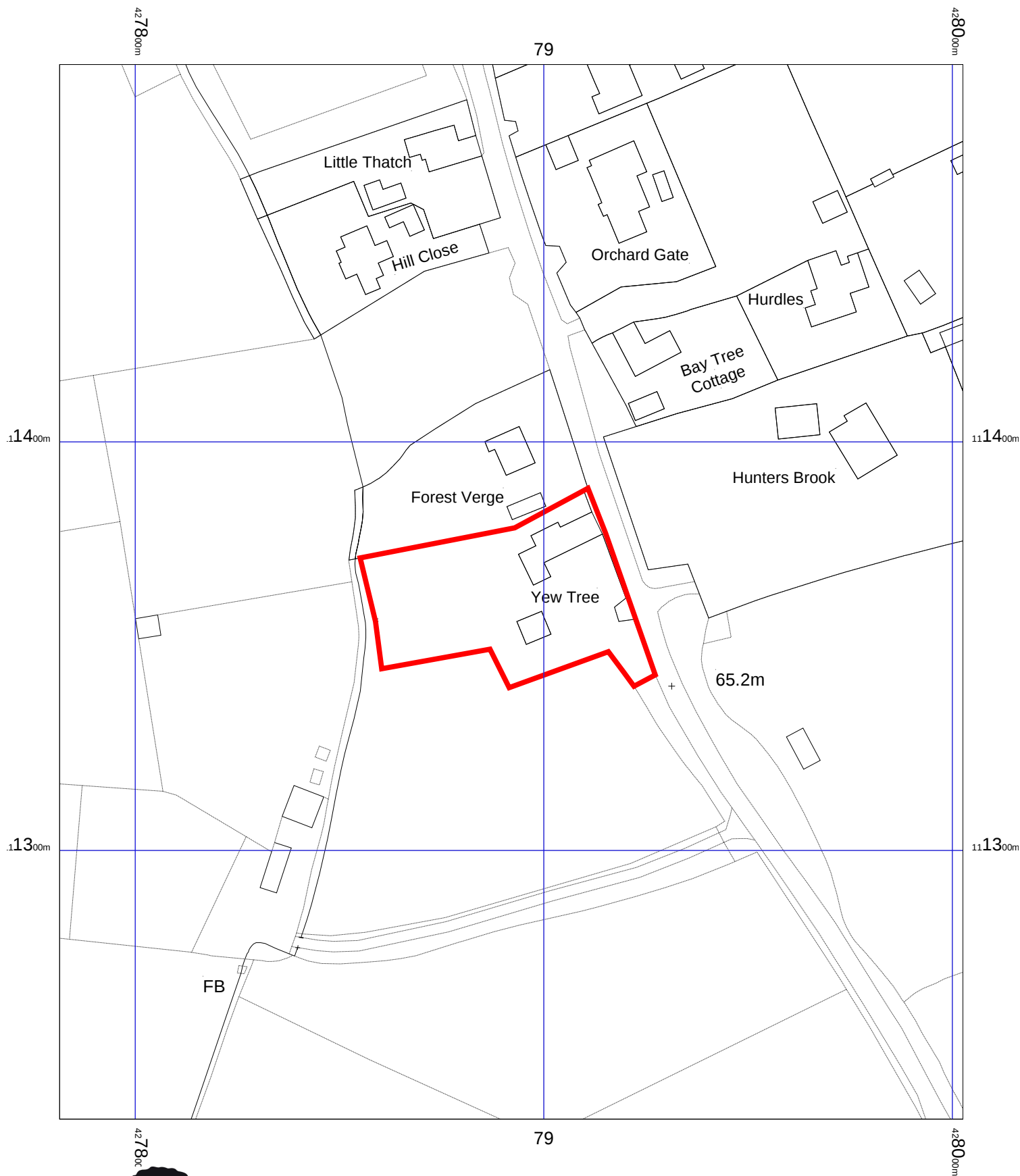
are submitted to and approved in writing by the Local Planning Authority.

Development shall only be carried out in accordance with the details approved.

Reason: In the interests of preserving the character and appearance of the listed building of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

5. 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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Date: 05/08/2026

Ref: 26/00455FULL

Scale: 1:1250

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