

**Application Number: 21/10326** Full Planning Permission

**Site:** 21 WYKEHAM PLACE, LYMINGTON SO41 3QT  
**Development:** Single-storey side extension; trellis  
**Applicant:** Mr & Mrs Durban  
**Agent:** Salt & Heather LTD  
**Target Date:** 11/05/2021  
**Case Officer:** Kate Cattermole

**1 SUMMARY OF THE MAIN ISSUES**

The key issues are:

- 1) Impact on the street scene and character and appearance of the area
- 2) Residential amenity

This application is to be considered by Committee because there is a contrary view with Lymington Town Council

**2 SITE DESCRIPTION**

The application site consists of an end of terrace mock Georgian house, situated within the built up area of Lymington and backing onto the Lymington Conservation Area. The development was built late 1960s and blocks of terraces with open frontages are arranged facing onto Wykeham Place. By reason of its position within this development, the application site has a larger than average garden area which is positioned primarily to the side of the dwelling. The dwelling backs onto Belmore Lane and a 1.2m high brick wall forms the rear and side boundary of the site. This brick wall forms a continuous rear boundary for the Wykeham Place development, where it borders both Belmore Lane and Powlett Road. Other properties within this development have rear conservatories which are visible from both Belmore Lane and Powlett Road.

**3 PROPOSED DEVELOPMENT**

Single storey side extension and trellis attached to top of rear wall alongside Belmore Lane.

**4 PLANNING HISTORY**

Proposal	Decision Date	Decision Description	Status
XX/LYB/10259/5 Erection of 19 terrace houses, 29 garages and retention of "Belmore" and "Little Belmore" (in accordance with additional plan No. 354/14 dated 16.5.67).	16/06/1967	Granted Subject to Conditions	Decided
XX/LYB/10259 Erection of 25 dwellings, garages and construction of access road.	06/04/1966	Granted Subject to Conditions	Decided

## 5 PLANNING POLICY AND GUIDANCE

### Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness

### Local Plan Part 2: Sites and Development Management 2014

DM1: Heritage and Conservation

### Supplementary Planning Guidance And Documents

SPD - Lymington Local Distinctiveness

## 6 PARISH / TOWN COUNCIL COMMENTS

### **Lymington & Pennington Town Council**

PAR4: Recommend Refusal.

- Proposed parking would involve driving across a public grass verge.
- Design demonstrates a lack of consideration and is an over-development for the site which is on the edge of a Conservation area.
- The street scene is severely impacted.
- Neighbouring amenity and character of the area also negatively impacted.

## 7 COUNCILLOR COMMENTS

No comments received

## 8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

**HCC Highways:** comment only

**Archaeologist:** Due to lack of archaeological evidence on nearby sites, no justification in this case for any archaeological conditions to be imposed

## 9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.  
2 Comments:

- Lymington Society does not object to proposed extension but raises concern with the proposed new access and dropped kerb
- no neighbour impact
- number of conservatories on rear of dwellings so view from road has already been negated
- opposite side of road a large modern dwelling being built

## 10 PLANNING ASSESSMENT

### Principle of Development

Originally the application included a proposal to create a parking area to the rear of the dwelling, accessing directly onto Belmore Lane and the installation of a dropped kerb. This would also have involved an alteration to the existing rear wall. However, the application has been subsequently amended to remove this element from the proposal and now only is for a

side extension and trellis attached to the existing boundary wall. As the re routing of the garden wall to create a parking space no longer forms part of the application, no further assessment is required of this element of the proposal.

Policy ENV3 requires new development to achieve high quality design that contributes positively to local distinctiveness, quality of life and the character and identity of the locality. The principle of the development is considered to be acceptable subject to compliance with these policy criteria and the relevant material considerations relating to its impact on the character and appearance of the area and residential amenity.

#### Impact on the street scene and character and appearance of area

The proposed single storey side extension would be set back from the front elevation, and by reason of its siting and a front boundary wall that runs between the application site and the adjacent terrace (which is at right angles to the application site), views of the extension from Wykeham Place would be limited. However, views of the rear and side of the application site are achievable from Belmore Lane. Notwithstanding this, the proposed extension would be a relatively modest extension which would be constructed of matching materials, and the roof pitch matching the main roof of the terrace, and as such this would form an acceptable addition to the dwelling. Furthermore, the side garden is a reasonable size which could accommodate the proposed extension. The rear boundary borders onto the Lymington Conservation Area, but the proposed extension would have no greater impact on the Conservation Area than other extensions on the rear of this and the adjacent terrace.

Due to the height of the wall, views into the site are visible from public vantage points. The proposal also includes adding trellis panels to sit inside the wall which runs alongside Belmore Lane, which would project an additional 600mm above the wall and would be interspersed with planting . The trellis would be a relatively light weight structure and would not detract from the existing street scene and would preserve the character of the adjacent Conservation Area..

#### Residential amenity

The side garden of the application site is bordered by the blank flank wall of the adjacent terrace house, 1 Wykeham Place. The proposed extension would be set away from the boundary with this neighbour, and by reason of its siting and single storey form would not affect their amenities.

The trellis by reason of its location within the site would be well away from the neighbouring properties and therefore would also not impact on neighbour amenities.

## **11 CONCLUSION**

For the reasons given above, it is considered that the proposed development is acceptable and accords with the Government advice contained with the National Planning Policy Framework (2019) and other Local Plan policies. Permission is therefore recommended.

## 12 OTHER CONSIDERATIONS

None

## 13 RECOMMENDATION

### Grant Subject to Conditions

#### Proposed Conditions:

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. The development permitted shall be carried out in accordance with the following approved plans:

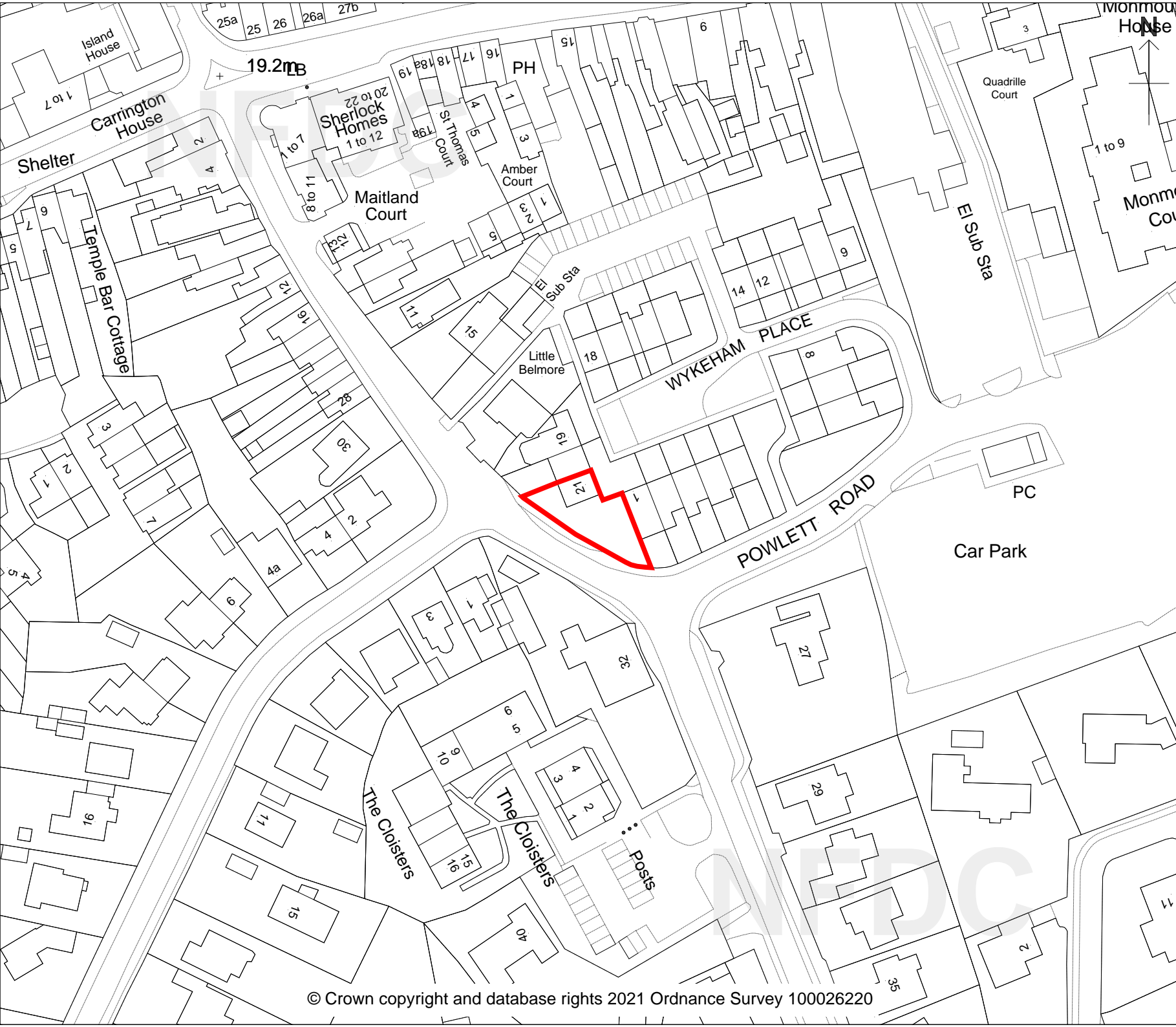
- SO1 Existing Plans dated Dec 21 as deposited with the Local Planning Authority on 16 Mar 2021
- PO1 Proposed Plans dated Dec 21 as deposited with the Local Planning Authority on 19 Apr 2021
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Reason: To ensure satisfactory provision of the development.

#### Further Information:

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# New Forest DISTRICT COUNCIL

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## PLANNING COMMITTEE

May 2021

21 WYKEHAM PLACE  
LYMINGTON SO41 3QT

21/10326

Scale 1:1250

N.B. If printing this plan from  
the internet, it will not be to  
scale.