

**Application Number:** 21/11168 Full Planning Permission

**Site:** SOUTHFIELD, KINGS SALTERN ROAD, LYMINGTON  
SO41 3QD

**Development:** Alterations and extensions

**Applicant:** Boden

**Agent:** Jerry Davies Planning Consultancy

**Target Date:** 13/10/2021

**Case Officer:** Kate Cattermole

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## **1 SUMMARY OF THE MAIN ISSUES**

The key issues are:

- 1) Impact on the character and appearance of the Kings Saltern Conservation Area

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

## **2 SITE DESCRIPTION**

The application site is located within the Kings Saltern Conservation area, and is also mainly within the built up area of Lymington. The boundary of the built up area (where it abuts the Green Belt) cuts across part of the southern end of the plot, and this includes part of the existing dwellinghouse. Kings Saltern Road is a narrow road without pavements contributing to a semi rural character, and is one of the older pre car lanes in the town. There are notable period dwellings along the road, predominately on the western side of the road, including two Grade II Listed Buildings, Crookham Cottage and Salterns, opposite the application site. However, the eastern side of the road which includes the application site has examples of more modern properties including Rope Walk House.

The application site consists of a detached two storey dwelling, which has been the subject of a number of extensions over the years which have significantly altered the appearance and form of the dwelling from when it was first built as a bungalow in the late 1950's/early 1960s. The external finish to the dwelling is render with horizontal composite cladding at first floor level. The property has an attached garage, with first floor over, which sits forward of the main dwelling and formed part of an earlier extension, and there is a graveled area to the front of the house for parking. There is an existing balcony to the rear of the dwelling, which has access to the rear garden via a spiral staircase adjacent to the boundary with Salters Green, a large detached house to the north east of the site. The existing dwelling has the benefit of a reasonable sized plot, with tree screening along the southern and eastern boundaries.

To the south of the site is the Hut, which was granted consent in 2011 for holiday use, whilst to the rear of the application site is an area used for dinghy storage.

### 3 PROPOSED DEVELOPMENT

Single storey extension infilling the area under the existing balcony which spans the majority of the rear elevation and also projects beyond the southern elevation of the existing dwelling. Relocation of the spiral staircase to the southern side of the dwelling. Rebuilding the existing two storey side and front extension. Two storey flat roofed extension on the front elevation. Change to the external materials of the dwelling introducing vertical cladding and zinc roofing. Turntable on front drive.

### 4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
17/10386 External spiral stair case	11/05/2017	Granted Subject to Conditions	Decided
06/87365 Convert rear of garage to ancillary living accommodation with first floor extension over; single-storey rear extension	17/05/2006	Granted Subject to Conditions	Decided
99/67599 Addition of garage and access alterations	10/12/1999	Granted Subject to Conditions	Decided
95/NFDC/57997 Alterations to balcony and addition of boiler house	14/02/1996	Granted Subject to Conditions	Decided
94/NFDC/55716 Addn & construction of 1st floor with leisure deck	10/01/1995	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

Policy ENV2: The South West Hampshire Green Belt

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

DM1: Heritage and Conservation

#### **Supplementary Planning Guidance And Documents**

SPD - Lymington Local Distinctiveness

#### **Constraints**

Flood Zone

Conservation Area: Kings Saltern Conservation Area

#### **Plan Policy Designations**

Built-up Area

Green Belt

### 6 PARISH / TOWN COUNCIL COMMENTS

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

PAR 4: Recommend Refusal

- Conflicts with New Forest District Local Plan policy, ENV3: Design quality and local distinctiveness.
- The application is inappropriate to the Lymington Conservation Area.

## 7 COUNCILLOR COMMENTS

No comments received

## 8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

### **NFDC Tree Team**

No objection

### **Environmental Health Officer**

No objection subject to condition and informative

### **Conservation Officer**

No objection

## 9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

For: 0

Against: 4

- ugly, intrusive and totally out of keeping with neighbouring properties
- timber cladding ugly - looks like a glorified shed
- noisy when raining on metal roofing
- timber cladding in particular inappropriate within the conservation area
- detract from the character of the area and potentially affect holiday let business
- Opposite two listed buildings, and area consists of Victorian/Edwardian houses painted in suitable colours
- proposed materials not consistent with other properties in the area
- house built higher due to flooding and will be overbearing in street scene

## 10 PLANNING ASSESSMENT

Amended plans were submitted to correct minor errors on the plans, but they have not altered the details of the proposed alterations and extensions.

### Planning Principle

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. Even though a small part of the application site falls within the Green Belt, the prevailing character of the site is residential and the minor element of the development that is located in this part of the site (namely the relocated spiral staircase and part of the extension under the balcony) would not be harmful to the character of the Green Belt.

Paragraph 203 of the National Planning Policy Framework 2021 states that the effect of an application on the significance of a non designated heritage asset should be taken into account in determining the application. 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. Moreover, 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.

The plans also show internal changes to the building including the introduction of an indoor swimming pool, but S55 of the Town and Country Planning Act 1990 states that alterations that only affect the interior of the building do not constitute development. Therefore the internal changes do not form part of the consideration of this application.

#### Design, site layout and impact on the character and appearance of Kings Saltern Conservation area

The existing dwelling, as already noted, dates from the later 20th Century and has been significantly altered since first built. The external materials on the existing house consist of render and horizontal composite cladding, and a mixture of tile and slate roofing. The impact of the cladding on the front elevation is currently screened to a degree by a wisteria. As such, by reason of it being a relatively modern building which does not have any notable features, it does not contribute to the character or significance of the Kings Saltern Conservation area.

The proposed extensions would not significantly increase the footprint, scale or massing of the building. The proposed front extension would not project any closer than the existing two storey side/front extension which is to be rebuilt as existing without any significant alterations, and by reason of the materials would blend in to the existing front elevation of the dwelling. The existing dwelling is at an angle to the front boundary, and therefore views of the side (south) elevation are not highly visible from public vantage points. The relocated spiral staircase would be sited towards the back of the building, and as such would not impact on the street scene. Furthermore, this is already a feature of the dwelling. The proposed turntable would be located within the front driveway and would not be visible, as such would not impact on the character or appearance of the conservation area.

The most controversial part of this proposal is the change in materials to predominately vertical cladding (there is a small area of metal cladding to the rear of the dwelling) and a zinc roof, and the impact this would have on the overall appearance of the dwelling in this sensitive location. The proposed timber cladding would be an improvement to the composite cladding already in place, and would be an appropriate material in the Conservation Area. The application states that the cladding would be Siberian Larch pre weathered, resulting in a soft grey appearance, and the brick plinth would also be replaced with a grey brick. The zinc roof would be pre patinated, and therefore would not be shiny or reflective, and would be dark grey from installation. As such, this combination of materials would result in a more harmonious appearance to the dwelling as a whole. The use of zinc is not untypical on residential dwellings, and the claim that it would be noisy in rainy weather is not substantiated. Moreover, the insulation of the roof would reduce the reverberation further mitigating any impact in this respect. These would be good quality materials which would update the appearance of the dwelling, and the proposed extensions and alterations to Southfield on balance would not harm the Conservation Area when compared to the existing appearance of the dwelling on site. The Conservation Officer has raised no objection to the proposed extensions and alterations and states that they would preserve the character and appearance of the Conservation Area.

The two Grade II Listed Buildings, Salterns and Crookham Cottage are on the opposite side of the road, and by virtue of this degree of separation and relationship, the alterations to Southfield would not adversely impact upon these two properties.

Reference has been made to the fact that Southfield was built at a higher level due to flood risk, and the changes would make it more dominant within the street scene. The extensions and alterations would not alter the overall height of the dwelling, and though it is accepted that the change in the materials would contrast significantly with the appearance of the existing dwelling it would not necessarily follow that the changes would make the resulting dwelling more dominant within the street scene. Furthermore, this is not a historic dwelling and it already contrasts with the period dwellings within the immediate vicinity.

#### Landscape impact and trees

There would not be a significant increase to the existing footprint of the building, and consequently no trees that contribute to the amenity of the Conservation Area would be affected by this proposal.

#### Highway safety, access and parking

Even though the integral garage is to be reutilised as habitable floorspace, there is sufficient parking within the residential curtilage. Furthermore, the provision of a turntable would allow access and egress from the site in forward gear.

#### Flood Risk

The application site is located in a flood zone, but confirmation has been received that the floor levels will be no lower than already exist and this conforms with the advice from the Environment agency in relation to householder applications within the flood zone.

#### Residential amenity

The single storey additions would infill under the existing balcony, and by virtue of their siting and form would not create issues in respect of neighbour amenity. The relocation of the spiral staircase would be an improvement in respect of the amenities of Salterns Green, as following the removal of a substantial hedgerow on this boundary the existing spiral staircase allows unrestricted views into their property. Even though the relocation of the staircase would be closer to the boundary with The Hut, taking into account the tree screening along this boundary and the siting of the building on this neighbouring plot coupled with its use, there are no identified issues arising from this aspect of the proposal.

Plant is proposed to be installed for the pool. Information was provided as part of the application as to the noise levels of the filtration pump and its housing. The information supplied was sufficient but a condition is proposed to ensure the noise levels are maintained at an acceptable level.

## **11 CONCLUSION**

For the reasons given above, it is considered that the proposed development is acceptable and accords with the Government advice contained within 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:

- 3d drawing as deposited with the Local Planning Authority on 12 August 2021
- Site survey as deposited with the Local Planning Authority on 12 August 2021
- 95-176/P02 Existing ground floor plan as deposited with the Local Planning Authority on 12 August 2021
- 95-176/P03 Existing First floor plan as deposited with the Local Planning Authority on 12 August 2021
- 95-176/P04 Existing roof plan as deposited with the Local Planning Authority on 12 August 2021
- 95-176/P07 Proposed ground floor plan as deposited with the Local Planning Authority on 12 August 2021
- 95-176/P08 Proposed First floor plan as deposited with the Local Planning Authority on 12 August 2021
- 95-176/P01 Site Location & Block plan as deposited with the Local Planning Authority on 18 August 2021
- 95-176/P05 Existing Elevations as deposited with the Local Planning Authority on 18 August 2021
- 95-176/P06 Existing sections as deposited with the Local Planning Authority on 18 August 2021
- 95-176/P11 Proposed Elevations as deposited with the Local Planning Authority on 18 August 2021
- 95-176/P12 Typical window details as deposited with the Local Planning Authority on 18 August 2021
- 95-176/P10 Rev A Sections and Elevations as proposed as deposited with the Local Planning Authority on 7 September 2021
- 95-176/P09 Rev A Roof plan as proposed as deposited with the Local Planning Authority on 23 September 2021

Reason: To ensure satisfactory provision of the development.

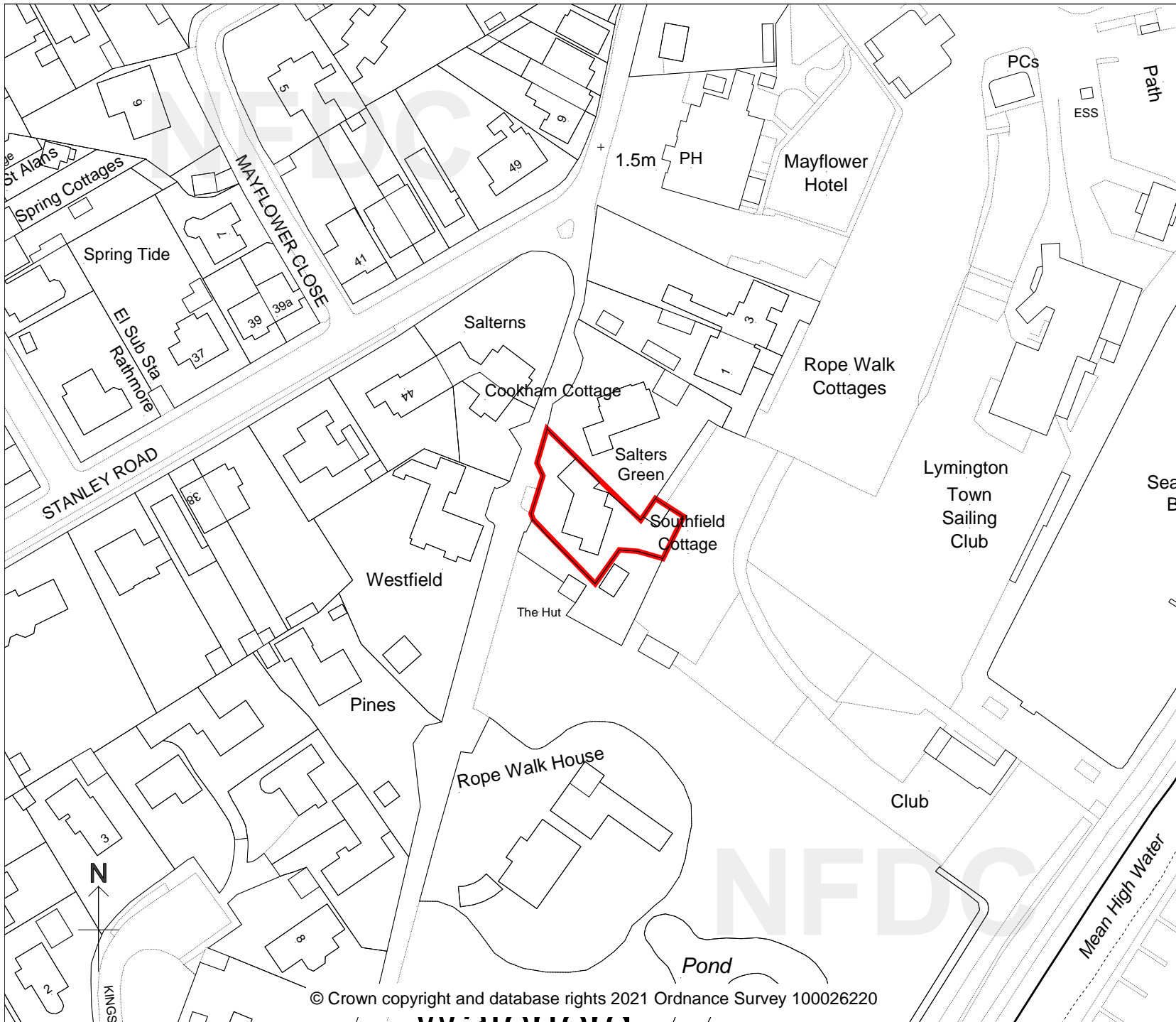
3. The combined noise rating level of the plant and equipment hereby approved, shall not exceed the level specified (30db - Planning Statement pg 8) (LA90) at the facade of neighbouring properties. Also that the plan, equipment and enclosures hereby approved shall be installed, retained and maintained in accordance with the manufacturer's recommendations.

Reason: In the interest of the amenity of the surrounding neighbouring properties in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

**Further Information:**

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# New Forest

DISTRICT COUNCIL

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## PLANNING COMMITTEE

October 2021

SOUTHFIELD  
 KINGS SALTERN ROAD  
 LYMINGTON SO41 3QD  
 21/11168

Scale 1:1250

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