

Application Number: 21/11438 Full Planning Permission

Site: 3 FARNLEYS MEAD, LYMINGTON SO41 3TJ

Development: Single-storey side extension

Applicant: Mrs Dunning

Agent:

Target Date: 14/01/2022

Case Officer: Andrew Sage

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

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

This application is to be considered by Committee because the applicant is the spouse of a member of the Council.

2 SITE DESCRIPTION

The application site is a detached two-storey dwelling in a quiet residential cul de sac in the built-up area of Lymington. The dwelling has a simple L-shaped form with a gable roof with the property orientated perpendicular to the road. The property is brick built with render and mock timber framing to the first floor.

The roadside boundary of the property is demarked by a c.1.8m high brick garden wall. At the location of the proposed development this is fronted by shrubs.

3 PROPOSED DEVELOPMENT

The proposal is for a lean-to side extension, on the elevation fronting the highway, to be completed in matching materials to the existing dwelling. This will involve the removal of the garden wall in the location of the development and replacement with a new hedgerow and shrubs on the boundary of the property.

4 PLANNING HISTORY

No relevant history

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness

Supplementary Planning Guidance And Documents

Lymington Local Distinctiveness SPD

Relevant Advice

Chap 12: Achieving well designed places

Constraints

Flood Zone

Plan Area

Small Sewage Discharge Risk Zone - RED

Plan Policy Designations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

No comments received

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Natural England: comment only

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

For: 1

Against: 0

- *Development will not impact representees (neighbour) amenity.*

10 PLANNING ASSESSMENT

Principle of Development

The scheme proposes demolishing part of an existing garden wall and the construction of a single-storey lean-to extension in materials matching the existing property. The principle of extending the house is acceptable, subject to compliance with policies.

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 through creating buildings and places that are sympathetic to their environment and context, that respect and enhance local distinctiveness, character, and identity.

Design, site layout and impact on local character and appearance of area

Currently the building presents a sheer gable end towards the street although the bulk of the building is lessened by the decorative treatment of the first floor and the planting at the roadside. The proposed development will remove this planting and

extend the existing building towards the street. This will result in the building appearing more prominent in the streetscene when viewed from both the east and south. However, by virtue of the single storey scale and lean-to design in matching materials it is considered that the proposed extension it will be readily absorbed by the site and sit comfortably on the side of the existing property.

The proposal includes planting a new hedge and replacing any loss shrubs between the development and the road which will further limit the impact on the street scene. Therefore the impact on the appearance of the street scene, property and character of the area are considered acceptable.

Residential amenity

Due to the location and single-storey scale of the proposal it is considered that the amenity, privacy, light to and outlook from of neighbouring properties would be preserved.

Highway safety, access and parking

It is not considered that the development will have an impact on highways safety.

Flood Risk

Part of the application site is located within Flood Zone 3. However the site of the development is outside of the flood zone and the applicant has indicated that floor levels will be set no lower than the existing dwelling. The risk from, and the impact on flooding is considered acceptable.

Biodiversity and Ecology

Householder developments are not exempt from the requirement to deliver biodiversity net gain as part of development. However, in proportion to the scale of the development, they can deliver features that will be valuable to wildlife and enhance local biodiversity. Additional planting of native species of shrubs and trees and the addition of bee bricks and bird boxes should be considered as a proportionate measure to address biodiversity net gain.

11 CONCLUSION

The application has been considered against all relevant material considerations including the development plan, relevant legislation, policy guidance, government advice, and the views of interested consultees and third parties. The application is considered to raise no significant issues and is recommended for approval.

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:

- Dwg title. Site location plan, as submitted to NFDC on 10 November 2021
- Dwg title. Block plan, as submitted to NFDC on 19 November 2021
- Dwg title. Proposed floor plan, as submitted to NFDC on 22 November 2021
- Dwg title. Proposed elevations, as submitted to NFDC on 22 November 2021.

Reason: To ensure satisfactory provision of the development.

3. The external facing materials shall match those used on the existing building.

Reason: To ensure an acceptable appearance of the building 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:

Andrew Sage

Telephone: 023 8028 5780



New Forest

DISTRICT COUNCIL

Tel: 023 8028 5000
www.newforest.gov.uk

Claire Upton-Brown
 Executive Head of Planning,
 Regeneration and Economy
 New Forest District Council
 Appletree Court
 Lyndhurst
 SO43 7PA

PLANNING COMMITTEE

January 2022

3 FARNLEYS MEAD
 LYMINGTON
 SO41 3TJ
 21/11438

Scale 1:1250

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