

**Application Number: 21/11595** Full Planning Permission

**Site:** GREAT END, QUEEN KATHERINE ROAD,  
LYMINGTON, SO41 3RY

**Development:** Front and rear dormer windows; rooflight to side

**Applicant:** Mr & Mrs Redburn

**Agent:** Draycott Chartered Surveyors

**Target Date:** 27/01/2022

**Case Officer:** Andrew Sage

**Extension Date:** 10/03/2022

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## 1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Impact on the street scene and character of the area.
- 2) Impact on the Lymington Conservation Area
- 3) Impact on neighbour amenity

This application is to be considered by Committee because Cllr Jacqui England, a district councillor has requested that the application be considered by Committee.

## 2 SITE DESCRIPTION

The application site a is a mid-twentieth century, detached, two-storey, brick-built and tile-hung dwelling on a residential road in the built up area of Lymington. The property benefits from a single-storey rear extension. The ground falls away to the rear of the property, where there is a small garden.

Queen Katherine Road is a well trafficked residential road characterised by detached and semi-detached residential dwellings. These are set back from the road behind modest sized front gardens and parking areas.

The property is located outside, but is visible from, the Lymington Conservation Area.

## 3 PROPOSED DEVELOPMENT

Permission is sought for the construction of; a pitched roof front dormer; a large, pitched roof, rear dormer; and a new rooflight in the side elevation.

## 4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
01/73433 One & two storey additions	04/01/2002	Granted Subject to Conditions	Decided
01/71539 Ground floor extension and two storey addition	18/05/2001	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

Lymington local distinctiveness SPD

### Relevant Advice

Chap 12: Achieving well designed places

### Constraints

Historic Land Use

Plan Area

Conservation Area: Lymington Conservation Area

### Plan Policy Designations

Built-up Area

## 6 PARISH / TOWN COUNCIL COMMENTS

**Lymington & Pennington Town Council:** PAR2: Recommend Refusal.

- Loss of privacy.
- Overbearing.

## 7 COUNCILLOR COMMENTS

No comments received

## 8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

**Southern Water:** comment only

## 9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

- *Overlooking and loss of privacy*
- *Overbearing development*
- *Scale and design of rear dormer will be out of keeping with the Lymington Conservation area.*
- *Wooden slats [louvres] would be unattractive, require maintenance and could be removed, resulting in overlooking.*

For: 0

Against: 2

## 10 PLANNING ASSESSMENT

The proposal is for; a large, rear dormer with a fully glazed rear elevation, screened by timber louvres, facing towards the Lymington River; a smaller front dormer; and the insertion of a rooflight into the south facing roof slope.

The principle of extending the house as proposed 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. Buildings and places that respect and enhance local distinctiveness, character, and identity, and avoid unacceptable effects by reason of visual intrusion or overbearing impact, overlooking, shading or other adverse impacts on local character or amenity.

Policy DM1 requires development to conserve and seek to enhance the historic environment and heritage assets with particular regard to local character, setting and the historic significance and context of heritage assets.

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

Queen Katherine Road is characterised by mixed residential development, typically detached and semi-detached dwellings, with a varied range of roof forms and facing materials present in the street scene.

The proposed front dormer, replaces an existing rooflight on the front elevation, is modest in scale, and will be set well back on the front roof slope between the existing front bay gable projections. It will be finished in matching materials to the existing dwelling and it is considered that it is in keeping with the street scene and character of the area.

Whilst the proposed larger dormer is on the rear of the property, as a result of the dog-leg in Queen Katherine Road 'Great End is set forward of the neighbouring dwelling, 'Timbers', as result the northern roof slope of the proposed rear dormer will be visible from the street when viewed from the north west. However, by virtue of being set in from the existing rear hip, the dormer will not be prominent when viewed from the street, and will be viewed in the context of the two existing chimneys on the north elevation of the dwelling which are already prominent in the street scene. It is considered that the scale and design of the proposed rear dormer will sit comfortably on the rear of the existing property, will be viewed within an already mixed roofscape, and as such the impact on the appearance of the street scene, property and character of the area are acceptable.

### Conservation Area impact

The application site is located 30 metres outside of the Lymington Conservation Area. Views of the development from public vantage points within the Conservation Area will be limited to the clay-tiled north elevation when viewed from the junction of Captain's Row and Nelson Place. The only public location that has been identified where the rear of the development will be visible from is a short stretch of Undershore Road, c.650 metres to the north. From this location the development, and its mixed palette of glazing, timber louvres and clay tiles will be viewed amongst the wider roofscape of the Lymington Conservation Area, and alongside the large industrial buildings of the boat yard. Given the scale, design and location of the development it is considered that the development would conserve the character of the Lymington Conservation Area.

### Residential amenity

By virtue of their scale and location it is considered that the proposed front dormer and rooflight adequately preserve the amenity, privacy, light to and outlook from of neighbouring properties.

Concerns have been raised by the neighbouring residents and by Lymington and Bennington Town Council with regards overlooking and loss of privacy caused by the proposed development.

Under application 01/73433 planning consent was granted for a two storey side extension and rear dormer. Whilst only the two-storey side extension was completed as this permission part-implemented the permission for the rear dormer remains extant.

Whilst the proposed development will afford oblique views to the areas directly to rear of the neighbouring property to the south, 'The Moorings', it is considered that this overlooking will be less direct than that already achieved from the existing first floor windows and will not therefore result in a loss of privacy over that already experienced. Whilst the development will afford some additional views of the far end of the rear garden of 'The Moorings' most of the garden is screened from view of the development by the existing outbuilding in the rear garden of that property.

Whilst the proposed development will afford more elevated views over the garden of 'Timbers' to the north and west these will not be significantly greater than those already achieved from the existing first-floor windows and the development will not achieve views over private areas to the immediate rear of 'Timbers', as these areas will be shielded from view by the roof of the garage of 'Timbers'.

Whilst the views from the proposed development would be similar to those that could be achieved from the, as yet, un-implemented dormer permitted by 01/73433, the additional floor space that would be created by this application means that it is reasonable to consider that the space may be used more flexibly, and for longer periods than under the extant permission. However, it is considered that the proposed timber louvres would restrict views towards neighbouring properties to such an extent that the impact in terms of overlooking would, in practice, not be significantly greater than would be achieved under the extant permission.

Concerns have been raised with regards the maintenance and retention of the proposed timber louvres. Maintenance concerns would exist for any traditional building materials in terms of regular maintenance and upkeep of building fabric. Notwithstanding this it is considered appropriate to make it a condition of the permission that the louvres should be retained in perpetuity in order to protect the privacy of neighbouring properties.

Given, the distance and orientation to neighbouring properties, the set back from the existing eaves, the scale, design and proposed materials, it is not considered that the proposed rear dormer represents a form of overbearing development.

With regards to all the above it is considered that the amenity, privacy, light to and outlook from of neighbouring properties would be adequately preserved by the proposed development.

## 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. The addition of bat and bird boxes should be considered as a proportionate measure to address biodiversity net gain.

## **11 CONCLUSION**

Overall the proposed development would have an acceptable impact on neighbour amenity, character of the Lymington Conservation Area, local area and the street scene.

The proposal would be consistent with the policies and objectives of the Local Plan 2016 - 2036 Part 1: Planning Strategy, Local Plan Part 2: Sites and Development Management Development Plan and National Planning Policy Framework with planning balance in favour of development and as such the application is recommended for permission.

## **12 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 no. 101 Rev A Block and location plan, as submitted to NFDC on 12 January 2022
- Dwg no. 031A All elevations - proposed, as submitted to NFDC on 03 February 2022
- Dwg no. 032 Louvers detail, as submitted to NFDC on 03 February 2022
- Dwg no. 022 Ground floor plan - proposed, as submitted to NFDC on 24 November 2021
- Dwg no. 024 First floor plan - proposed, as submitted to NFDC on 24 November 2021
- Dwg no. 026 Attic floor plan - proposed, as submitted to NFDC on 11 January 2022.

Reason: To ensure satisfactory provision of the development.

3. Before development commences, samples or exact details of the external louvres to be used on the rear elevation of the rear dormer shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved details.

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.

4. The louvres, as shown on the approved plans, shall be installed prior to occupation of the rooms for habitable purposes and thereafter maintained and retained.

Reason: To safeguard the privacy of the adjoining 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

March 2022

GREAT END  
QUEEN KATHERINE ROAD  
LYMINGTON SO41 3RY  
21/11595

Scale 1:1250

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

