

Application Number: 22/10111 Full Planning Permission

Site: OAKEND, 11 NEWENHAM ROAD, LYMINGTON SO41 8EQ
Development: Two-storey side extension
Applicant: Mr & Ms Morris & Fitzmorris
Agent: Task Building Design
Target Date: 24/03/2022
Case Officer: Julie Parry
Extension Date: 13/04/2022

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Impact on the street scene and character of the area
- 2) Impact on neighbour amenity in terms of privacy, outlook and loss of light

This application is to be considered by Committee because of a contrary view from Lymington and Pennington Town Council.

2 SITE DESCRIPTION

Located within the built up area of Lymington the property is a detached bungalow at the end of a cul de sac of similar properties. To the side the property benefits from an attached garage/store with parking available to the front within the garden. To the north of the site is Farnleys Mead which is a cul de sac of two storey properties constructed in the mid 1980's. These two storey properties have their rear elevations opposite the side of Oakend. The property has been extended with a conservatory to the rear and the rear garden is enclosed with high fences with new planting to provide screening.

3 PROPOSED DEVELOPMENT

The application seeks planning permission for a two storey side extension which would incorporate a garage and side dormer.

Amended plans were received during the course of the application to change the internal layout so that obscure glazing could be used for the side and rear windows at first floor to overcome privacy concerns.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
99/NFDC/65694 Single storey additions	25/03/1999	Granted	Decided
76/NFDC/05382 Alterations and additions of a conservatory and porch.	15/07/1976	Granted	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

DM2: Nature conservation, biodiversity and geodiversity

Plan Policy Designations

Built-up Area

Supplementary Planning Guidance And Documents

SPD - Lymington Local Distinctiveness

6 PARISH / TOWN COUNCIL COMMENTS

Lymington & Pennington Town Council

PAR4: Recommend Refusal.

- Overbearing.
- Loss of privacy.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

No comments received

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

For: 0

Against: 1

Comment: 1

Letters of objection received from the neighbour at 21 Farnley Mead in respect of the proposed development being overbearing, oppressive and cause overshadowing of their property.

Letters of comments received from the neighbour at 20 Farnleys Mead in respect of their privacy. Following the amended plans they were satisfied with the use of obscure glass provided this was conditioned to be retained.

10 PLANNING ASSESSMENT

Principle of Development

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.

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

The proposed two storey extension to the side would extend over the existing ground floor element and provide a garage protruding slightly forward of the front elevation. Whilst the proposed extensions would result in a much larger property it would still retain a low eaves height and have a roof pitched away from the shared boundary to the north east thus maintaining the spatial character within the street scene. The proposed modest dormer would be set back along the side roof slope and therefore would be acceptable in terms of scale and design with limited impact on the street scene. The resulting property would appear in keeping in this location and would have an acceptable impact on the local area in terms of scale and design.

The materials to be used would be to match the existing property. The actual detail of the materials will have to be agreed with the officer.

Highway safety, access and parking

The proposed development would increase the number of bedrooms within the property from 3 to 4. The proposal would include a garage and there would also be parking available within the front garden along with on street parking. Therefore, the proposed alterations would not result in a highway safety concern.

Residential amenity

The neighbouring property to the north west, number 21 Farnleys Mead, is a two storey property which has been extended to the rear with a conservatory. This neighbour has objected to the proposed development on grounds that it would cause a loss of light and outlook along with privacy concerns. The proposed development would be set away from the shared boundary by 1.35 metres at the rear and 2.3 metres at the front and whilst the development would bring the first floor closer to this neighbour the proposed eaves height, closest to the boundary, would be 2.9 metres with a roof pitching away. The ridge would therefore be positioned 4.5 metres and 5.5 metres away from the boundary and whilst it is accepted that there would be some impact on this neighbour's amenity in terms of their outlook, given this degree of separation, it would not be to such a degree to be considered unacceptable. There is already some shading of this neighbouring garden when the sun is low in the sky and with a ridge introduced closer the increase in shading will still be limited to when the sun is low given the degree of separation and therefore the development would have an acceptable impact on this neighbour's amenity.

The neighbour to the north west, number 20 Farnleys Mead, has windows on the rear elevation which are in close proximity to the shared boundary. This neighbour made comments in respect of the potential for overlooking and following receipt of amended plans to move the bathroom to the back of the property they were supportive of the development provided conditions were applied to maintain the obscure glazing.

To protect the privacy of both 20 and 21 Farnleys Mead a condition will be applied to any approval for the side dormer window, rooflight and new rear window, which serve an ensuite, bathroom and dressing room, to be obscure glazed and only opening at 1.7 metres above floor level.

Ecology

There are no ecological enhancements identified to be incorporated in the proposed outbuilding nevertheless, taking into account the scale of the proposed development this would not be grounds to refuse this part of the proposed development.

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 (2021) and other Local Plan policies. Permission is therefore recommended

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:

TBD/21/1236/01 Rev 1 Site and location plan received 1st March 2022
TBD/21/1236/02 Existing plans and elevations received 27th January 2022

TBD/21/1236/03 Rev 2 Proposed plans and elevations received 1st March 2022

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.

4. The first floor ensuite, bathroom and dressing room windows and rooflight on the north west (side) and south west (rear) elevations of the approved extension shall be:

- (i) obscurely glazed, and
- (ii) non-opening at all times unless the parts that can be opened are more than 1.7m above the floor,

and the windows shall be retained as such in perpetuity.

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:

Julie Parry

Telephone: 023 8028 5436



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

April 2022

OAKEND
11 NEWENHAM ROAD
LYMINGTON SO41 8EQ
22/10111

Scale 1:1250

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

