

**Application Number:** 23/10423 Full Planning Permission

**Site:** COPPICE LEE, 9 WOODSIDE LANE, LYMINGTON SO41 8FJ

**Development:** Change of use of the land to residential garden; associated landscaping (retrospective)

**Applicant:** Mr & Mrs Vokes & Thorne

**Agent:** Morgan Building Design

**Target Date:** 19/06/2023

**Case Officer:** Jessica Cooke

**Officer Recommendation** Grant Subject to Conditions

**Reason for Committee Referral:** This application is to be considered at Planning Committee due to a Town Council contrary view.

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## 1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Impact on the character and appearance of the area

## 2 SITE DESCRIPTION

The application site comprises a large two-storey detached dwelling house that was recently built as a replacement dwelling under application reference 21/10242.

The site is located within the built-up area of Lymington.

## 3 PROPOSED DEVELOPMENT

The proposal seeks to regularise landscaping to the frontage of the property and includes a change of use of the land to residential garden.

This application relates to a previously approved application (21/10242) for a replacement dwelling on the site, whereby the landscaping scheme was not implemented in accordance with the approved plans.

## 4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
23/10421 Variation of conditions 2 & 4 of planning permission 21/10242 to allow changes to landscaping proposals, including patio areas instead of grass in rear garden	21/06/2023	Granted Subject to Conditions	Decided
23/10001 Retention of dwelling with an amended landscape scheme and extended curtilage	14/04/2023	Withdrawn by Applicant	Withdrawn

22/11229 Variation of conditions 2,4 & 5 of planning permission 21/10242 to allow amended landscaping plans	12/12/2022	Withdrawn by Applicant	Withdrawn
21/10242 Replacement Dwelling	13/10/2021	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

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

SPD - Lymington Local Distinctiveness

### **Relevant Advice**

NPPF 2021

### **Plan Policy Designations**

Built-up Area

## **6 PARISH / TOWN COUNCIL COMMENTS**

**Lymington & Pennington Town Council:** Recommend refusal.

- Encroachment on the highway.

## **7 COUNCILLOR COMMENTS**

No comments received.

## **8 CONSULTEE COMMENTS**

No comments received.

## **9 REPRESENTATIONS RECEIVED**

No representations received.

## **10 PLANNING ASSESSMENT**

### **Principle of Development**

The site is located within the built-up area of Lymington where the principle of new development is acceptable, subject to other material considerations. This proposal seeks to regularise the landscaping for the previously approved replacement dwelling (ref. 21/10242).

A concurrent variation of condition application (ref. 23/10421) was submitted and approved in June 2023 for amendments to the landscaping which fell within the approved red line boundary of the original application for a replacement dwelling (ref. 21/10242).

The reason this current application could not be considered under the variation of condition application ref. 23/10421, is because the proposed works fell outside of the approved red line boundary of the original approved replacement dwelling.

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

The dwelling itself was implemented in accordance with the approved plans. However, the landscaping was altered during the construction process, resulting in the landscaping falling outside of the scope of the approved plans.

The previously approved driveway comprised permeable blockwork to the front of the dwelling and along the side pathway to the north of the dwelling. This area has been implemented in gravel instead of permeable blockwork, whereby an additional nominal area of hard landscaping (gravel) is proposed to the front driveway forming a curve which encroaches upon the extended curtilage at the frontage of the property. Whilst the extended curtilage was in the ownership of Coppice Lee and maintained by the owner, it did not form part of the residential garden but was rather a strip of roadside amenity land, which is a feature of the character of Woodside Lane.

In terms of the approved scheme, a mixed native hedge was approved to be planted along the boundary between the front garden and the extended curtilage. However, this was not planted and the extended curtilage and front garden/driveway of the property are integrated. One ornamental tree was approved within the extended curtilage, but 3no. ornamental trees were planted instead. The existing hedge at the front of the extended curtilage was to be retained as approved. However, a new *Griselinia littoralis* was planted. In front of this hedge, ornamental rocks have been placed, and a 1m high chestnut fence has been constructed.

The works to the landscaping have enclosed this area of previous extended curtilage and changed its function from extended amenity land which functions as one with the residential front garden. However, of most importance to the character of the area, the green and verdant aspect to Woodside Lane has been retained.

The proposal is attractive in appearance and uses high quality materials. It does not appear out of keeping with the area and raises no concerns with regard to impacts on the character of the area. The alterations to the landscaping are modest and are sympathetic to the replacement dwelling and are not considered to impact upon the streetscene. A number of dwellings on Woodside Lane have benefited from alterations, including alterations to the landscaping of the frontages. This includes the neighbouring property to the north of the application site which has incorporated the extended curtilage into the front garden. Therefore, given this mixed character, the impact of the proposal is not considered to detract from the character of the area or appear overly prominent within the streetscene.

### Highway safety, access and parking

Concerns were raised by the Town Council in respect of encroachment on the highway. The works are contained within the applicant's land and raise no concerns in this respect.

## **11 CONCLUSION / PLANNING BALANCE**

The proposed alterations to the approved scheme are modest and are not considered to detract from the character of the area or appear overly prominent within the streetscene.

The proposal is accordingly recommended for approval.

## 12 RECOMMENDATION

### Grant Subject to Conditions

#### Proposed Conditions:

1. The development permitted shall be carried out in accordance with the following approved plans:
  - SL.01 REV C Site Layout
  - LP.01 REV C Location Plan\_Site Layout

Reason: To ensure satisfactory provision of the development.

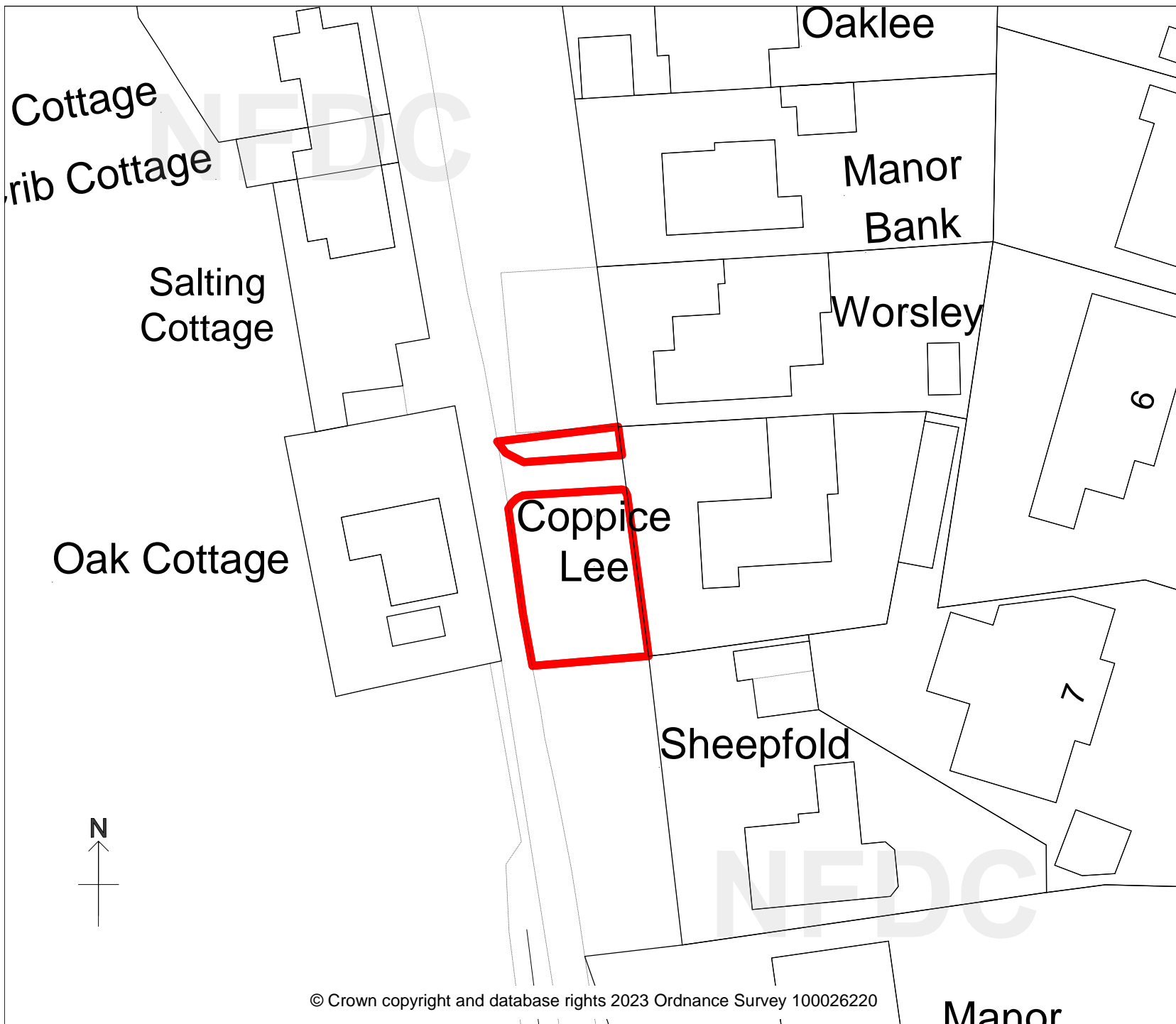
2. All external works (hard and soft landscape) shall be retained in accordance with the approved plans and details SL.01 REV C Site Layout and maintained thereafter as built and subject to changes or additions only if and as agreed in writing with the Local Planning Authority. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policies ENV3 and ENV4 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

July 2023

Coppice Lee  
9 Woodside Lane  
Lymington  
23/10423

Scale 1:500

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