

Application Number: 23/10454 Full Planning Permission
Site: 3 PRIESTLANDS PLACE, LYMINGTON SO41 9GA
Development: Single-storey rear extension
Applicant: Mr Hart
Agent:
Target Date: 16/08/2023
Case Officer: John Fanning
Officer Recommendation: Grant Subject to Conditions
Reason for Referral to Committee: District Councillor contrary view

1 SUMMARY OF THE MAIN ISSUES

The keys issues are:

1. Design and appearance with particular reference to the impact on the listed building, adjacent listed properties and the surrounding Lymington Conservation Area
2. Amenity and neighbour impacts
3. Legal issues

2 SITE DESCRIPTION

The application site is situated just outside of the defined Lymington Town Centre. The property forms part of a row of terraced properties, with the application site being occupied by a Grade II listed building within the surrounding Lymington Conservation Area.

3 PROPOSED DEVELOPMENT

The application proposes a single-storey extension to the rear of the building.

4 PLANNING HISTORY

23/10516 - Rear extension (Application for Listed Building Consent) - under consideration (to be considered at this Committee)

5 POLICY CONTEXT

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

SPD - Lymington Local Distinctiveness

SPG - Lymington - A Conservation Area Appraisal

National Planning Policy Framework

National Planning Policy Guidance

Plan Policy Designations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Lymington & Pennington Town Council: Recommend Permission but would accept a delegated decision

7 COUNCILLOR COMMENTS

Cllr England: Objects to proposal:

- Concerns regarding Conservation Area and listed building / heritage
- Negative design impact with regard to Conservation Area
- Additional density of development and associated impact on surrounding environment

8 CONSULTEE COMMENTS

Conservation Officer

Following amendments, no objection subject to suitable conditions to secure final detailing and materials.

Note: Rooflight referred to in final comments was removed following recommendation of Conservation Officer

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

Note: A number of letters of correspondence were received, with some representees submitting multiple representations and some submitting representations only on one of the two associated full and listed building consent applications. For the avoidance of doubt, the below represents a summary of all representations received on both applications, with representations received from a total of 7 separate addresses.

For: 3

Against: 4

Supports

- Development appears similar to alterations on neighbouring properties
- Would not have a harmful impact
- Proportionate and sympathetic to existing dwelling
- Scale of works is within context of existing garden
- Alley is redundant

Objects

- Insufficient advertisement/consultation
- Potential disruption during construction works

- Overshadowing impact
- Overlooking
- Potential light pollution
- Concern about privacy if CCTV cameras were installed following development
- Insufficient detail in submitted information
- Insufficient quality of proposed works
- Proposal would disrupt a right of access
- Prevents future maintenance of neighbouring properties
- Misleading plans
- Proposal could not be constructed as drawn and would be contrary to Building Regulations
- Excessive amendments to proposal

10 PLANNING ASSESSMENT

Design, appearance and heritage impacts

The existing residential property at 3 Priestlands Place is a Grade II listed building within the Lymington Conservation Area. The dwelling is set within a terrace of residential properties at 1-7 Priestlands Place that are all Grade II listed. As such, special regard must be given to the particular impacts of the proposal on the special character and appearance of the listed buildings and the wider Conservation Area. Any development should preserve or enhance the character of the Conservation Area and the existing building, and should not result in harm to the special architectural features or character that justified the designation of the property and area as being of special significance.

The Lymington Conservation Area Appraisal Supplementary Planning Guidance (SPG) is relevant to this application. This SPD identifies the site as falling within the defined 'western' zone of the Conservation Area which is noted for its residential character. The application site forms part of a row of listed cottages. While there would be some visibility of the site from the more modern residential development to the rear of the site, these views are not considered to be significant within the context of the Conservation Area. The extension would primarily be visible within the context of the rear gardens of neighbouring properties, and would have no appreciable visual impact from areas of public realm. As such, this would naturally limit the development's impact on the Conservation Area.

The row of properties currently has a mixed appearance to the rear, including extensions of a number of differing designs and forms. The proposal does not seek to directly replicate either of the adjacent dwellings but does follow the general building line established in terms of depth of projection.

While the proposal would increase the footprint of the development, it is considered the proposed rear extension would not be unusual within the surrounding context and would integrate with the appearance of neighbouring properties and the host dwelling within the context of the Conservation Area.

The scheme has been through a number of iterations following its initial submission so as to address a number of detailed design concerns. Fundamentally, it is considered that a single-storey rear extension would not cause harm to the character and significance of the Listed Building. It is recognised that the application does propose a physical intervention into the historic fabric at the rear of the building. However, with regard to the comments of the Council's Conservation Officer, following the amendments to the proposal,

it is not considered that the alterations to the existing fabric and layout of the building would be harmful to the special features and characteristics that justified its designation. The proposal is considered to be of an appropriate scale and appearance and sympathetically designed.

Furthermore, with regard to the most recent comments of the Council's Conservation Officer, it is considered that the proposed extension would be of an appropriate size, scale, depth and appearance, being broadly reflective of the size and depth of existing extensions to other adjacent properties within this terrace of listed residential properties. The proposed extension would therefore be acceptable within the context of the listed building and would preserve the character of the surrounding Conservation Area subject to suitable conditions to secure further specific details of the final finish.

It is noted that concerns have been raised about the density of development. Whilst accepting that the proposal would result in a modest increase in the amount of built form on the site, this would not be inappropriate or harmful to the wider residential context.

Amenity

The proposed extension would be similar in depth to neighbouring extensions on either side. The existing extension to the property at number 2 Priestlands Place (to the west) has a number of side facing windows, and so the proposed extension would be clearly visible from this neighbouring extension, noting that the boundary wall separating the 2 properties is relatively low at this point. However, the neighbouring extension is also served by south facing windows to the rear. Given the retained outlook and access to light and given the modest height of the proposed extension, it is not considered that the proposal would have a materially harmful impact on neighbouring occupiers, either through the creation of an overbearing form of development or one that would cause harmful overshadowing or an unacceptable loss of light.

The site levels drop somewhat to the rear, with the application proposing new rear facing windows in this elevation which are somewhat raised above the natural ground floor level. Taking into account the existing relationship between properties and existing windows in the rear elevation, it is considered that the proposal would not result in a harmful overlooking impact or otherwise be harmful to the amenities of neighbouring occupiers within the context of the existing residential use and function of the land.

Legal issues

Some concerns have been raised in relation to the potential implications of the proposed development on a potential right of access on the land. Given the circumstances, it is considered that this would be a private matter between the relevant parties to resolve prior to any implementation of development. It is not considered that it would be reasonable or appropriate to refuse planning permission with regard to this matter.

Concerns have also been raised about the accuracy of the red line submitted with the application. This point has been queried with the applicant, and they are content with the proposal as submitted. It is the applicant's responsibility to ensure that the correct notice has been served, and in this case it is noted that the neighbouring property was consulted on the proposal and have submitted representations during the course of the application.

11 OTHER MATTERS

N/A

12 CONCLUSION / PLANNING BALANCE

For the reasons outlined above, it is considered that the proposed development would integrate with the special character of the existing property and respect the appearance of the listed building and preserve the character of the surrounding Conservation Area. The proposed development would preserve the existing special character and significance of the plot, and would have an acceptable relationship to neighbouring properties. Other matters do not justify the refusal of the application. As such, the recommendation is to grant planning permission subject to conditions.

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:

(Revised Floor Plans and Elevations) Dated: 18.04.2024, Received: 18.04.2024

(Roof detailing) Dated: 22.11.2023, Received: 05.12.2023

(Existing Floor Plans and Elevations) Dated: 06.06.2023, Received: 21.06.2023

(Site location plan) Dated: 11.05.2023, Received: 21.06.2023

Reason: To ensure satisfactory provision of the development.

3. Prior to their installation on site, full details of the proposed new external doors and windows shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include a door schedule, cross-sections, profiles, materials, mouldings, working arrangements, finishes and colour. The development shall thereafter be implemented and completed in accordance with the approved details.

Reason: To protect the character and architectural interest of the Listed Building and the character and appearance of the Lymington Conservation Area.

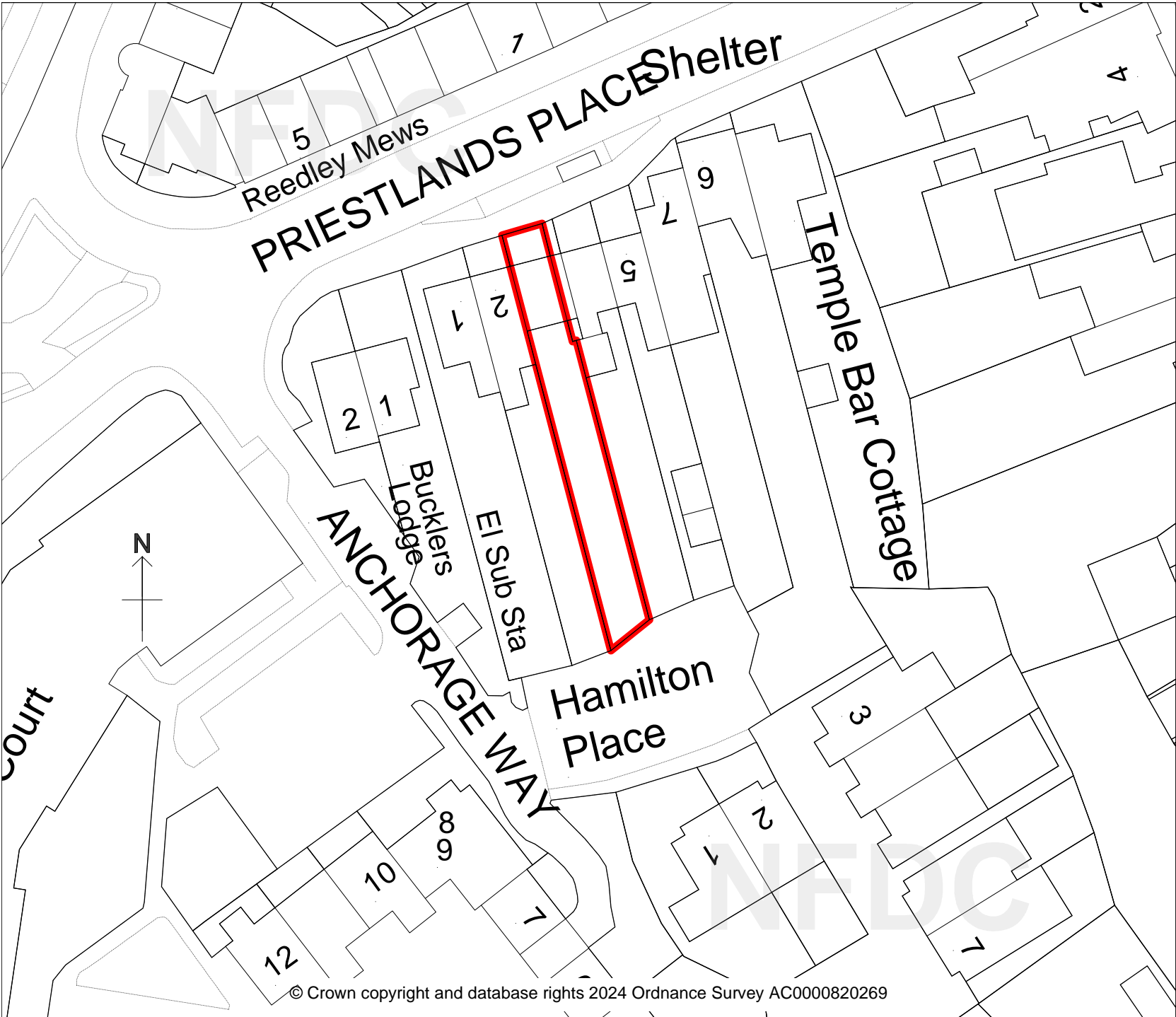
4. Prior to the construction of the development hereby permitted above damp proof course level, samples of the materials to be used in the construction of the external surfaces of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: To protect the character and architectural interest of the Listed Building and the character and appearance of the Lymington Conservation Area.

Further Information:

John Fanning

Telephone: 023 8028 5962



New Forest
DISTRICT COUNCIL

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

Mark Wyatt
Service Manager
Development Management
New Forest District Council
Appletree Court
Lyndhurst
SO43 7PA

PLANNING COMMITTEE

May 2024

3 Priestlands Place
Lymington

23/10454 and 23/10516

Scale 1:500

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