

Application Number: 24/10627 Full Planning Permission
Site: GREENSLEEVES, SWAY ROAD, PENNINGTON,
LYMINGTON, SO41 8LP
Development: Removal of existing detached garage and erection of attached
garage and office/workshop
Applicant: Mr and Mrs Cavell
Agent: Morgan Building Design Ltd
Target Date: 02/09/2024
Case Officer: Kate Cattermole
Officer Recommendation: Grant Subject to Conditions
**Reason for Referral
to Committee:** Contrary view with Cllr J Davies

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Residential amenity
- 2) Character and appearance of the Countryside
- 3) Impact on the Green Belt
- 4) Street scene

2 SITE DESCRIPTION

The application site consists of a detached chalet bungalow, situated within a row of properties on the southern side of Sway Road. The area is designated Green Belt and is in a rural location.

The existing dwelling is a low profile building, with limited accommodation in the roof served by flat roof dormers on the front and rear elevation, and with an existing conservatory on the rear elevation. To the rear of the dwelling, adjacent to the eastern boundary of the application site, is a detached flat-roofed garage. The property has a long rear garden enclosed by hedging. To the front of the site is a graveled parking area which is enclosed by fencing along the front boundary, with hedging behind, and recessed electric gates. The dwelling has been the subject of a number of planning applications in the last year. The only planning permission that has been implemented to date is that relating to the front gates and associated fencing.

3 PROPOSED DEVELOPMENT

The proposal is for a single-storey side extension with hipped roof over and a flat-roofed element to the rear projecting beyond the back wall of the existing dwelling, and in part replacing the existing garage which is to be demolished.

Amended plans were accepted during the course of the application, but these are just to correct details on the plans and do not change the dimensions or form of the proposed extension, so did not require readvertising.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status	Appeal Description
24/10080 Replacement dwelling	31/07/2024	Granted Subject to Conditions	Decided	
23/10915 Front boundary hedge; fence behind within site and on driveway (Lawful Development Certificate that permission is not required for proposal)	12/10/2023	Was Not Lawful	Decided	
23/10855 Additional storey (upward extension) (Prior Approval Application)	07/09/2023	GPD Approved	Decided	
23/10847 1.8m high gates and side fence (Retrospective)	21/11/2023	Granted Subject to Conditions	Decided	
23/10811 Single storey rear extension (Prior Approval Application)	16/08/2023	GPD Approved	Decided	
23/10669 Porch extension; bay window; painted render finish to brickwork; re-roof with slate	28/07/2023	Granted Subject to Conditions	Decided	
23/10394 Single-storey rear extension with roof lantern (Prior Approval Application)	03/05/2023	GPD Approved	Decided	
23/10332 Additional storey (upward extension) (Prior Approval	05/05/2023	GPD Approved	Decided	

Application)

XX/LYB/06503 05/05/1960 Granted Decided
Erection of one
semi-bungalow.

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV2: The South West Hampshire Green Belt

Policy ENV4: Landscape character and quality

Policy ENV3: Design quality and local distinctiveness

Local Plan Part 2: Sites and Development Management 2014

DM20: Residential development in the countryside

Supplementary Planning Guidance And Documents

SPG - Residential Design Guide for Rural Areas

National Planning Policy Framework

National Planning Policy Guidance

Plan Policy Designations

Green Belt

Countryside

6 PARISH / TOWN COUNCIL COMMENTS

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

- Potential loss of light to neighbouring property.

7 COUNCILLOR COMMENTS

Cllr Jack Davies:

I am writing to object to this application for the reason that it will mean a loss of light for the neighbouring property of The Haven.

The proposed extension reduces the space between the properties, and the increased elevation will reduce the amount of light available to The Haven (most notably the Conservatory) and diminish the quality of life of the residents of this property.

I do not object to the principle of an extension at this property, but I think this application needs reworking to avoid diminishing the quality of life of the neighbours.

8 CONSULTEE COMMENTS

No comments received

9 REPRESENTATIONS RECEIVED

1 letter of objection received from neighbour:

- Loss of light and overshadowing to neighbouring property, The Haven, and its side conservatory
- Due to proximity of proposed garage to existing conservatory would result in a sense of enclosure and would be overbearing
- Side hedge is in ownership of The Haven and is regularly cut and maintained at a lower height.

10 PLANNING ASSESSMENT

10.1 Principle of Development

This property is located within the countryside where Policy DM20 of the Local Plan Part 2 : Sites and Development Management Policies is relevant. This policy only permits limited extensions to existing dwellings located in the countryside that are of an appropriate design, scale and appearance in keeping with the rural character of the area. This policy includes a quantitative measure whereby extensions should not normally provide an increase in floorspace of more than 30%. In all cases, proposals should be designed to respect the character and scale of the existing dwelling and not significantly alter the impact of built development on the site within its setting.

The site also falls within the South West Hampshire Green Belt. Local Plan policy ENV2 confirms that proposals will be considered in accordance with the policies of the NPPF. Chapter 13 of the National Planning Policy Framework (NPPF) asserts that 'the government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence', and the construction of new buildings is generally regarded as inappropriate in the Green Belt. However, there are exceptions to this as identified in paragraph 154, including 154c: the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

Subject to these criteria being complied with, the principle of development would be acceptable. Compliance with these policies is considered within the report.

10.2 Residential amenity

Policy ENV3 states that new development will be required to avoid unacceptable effects by reason of visual intrusion or overbearing impact, overlooking, shading, noise and light pollution or other adverse impacts on residential amenity.

To the east of the application site is a detached two-storey house, The Haven, which has a single-storey conservatory on the western elevation facing the boundary with the application site. The existing conservatory is a part brick, part glazed construction to the walls, with a glazed roof, and is a monopitched structure set towards the back of the dwelling. The existing conservatory is positioned facing the side wall of the existing dwellinghouse on the application site, and there is an established hedge on the side boundary, which is under the control of the neighbour and is maintained at a relatively low height with regular annual cuttings. Publicly available historic images show that the hedge has been generally maintained at a height below the glazing, since 2008. The existing conservatory is set off the side boundary by approximately 2m according to the scale site layout plan.

The proposed side extension would be visible to the neighbour due to the low height of the hedge, which is currently relied on to allow more light into the conservatory from the west facing windows. However, this structure also has glazing on both the front and rear walls and a glazed roof, which would contribute to the light received into this room. The proposed extension would be single-storey in form, with the roof pitching away from the boundary and, as such, would not result in an overbearing form of development to this neighbour.

By reason of its single-storey form and orientation, it is not considered that the proposed extension would take excessive light away from the neighbours' conservatory to a degree that would cause an unacceptable level of harm to their amenities. Also, the fallback position needs to be taken into consideration, as the proposed single-storey side extension element could be built under permitted development criteria because it is less than half the width of the original dwelling and does not exceed 4m in height. However, the projection of the single-storey flat roofed section of the proposed extension would project more than 4m beyond the rear wall, and therefore planning permission is required for this proposed development as a whole.

Overall, by reason of its single-storey form and relationship with the neighbouring property, it is not considered there would be an unacceptable loss of light or overshadowing to the neighbouring conservatory that would result in a material level of harm to their amenities. Furthermore, the proposal would not create an overbearing form of development. Therefore, the proposed development would accord with policy ENV3.

10.3 Character and appearance of the Countryside

Policy ENV3 requires new development to achieve high quality design that contributes positively to local distinctiveness, and the character and identity of the locality.

Policy DM20 of the Local Plan Part 2: Sites and Development Management only permits limited extensions to existing dwellings located in the countryside that are of an appropriate design, scale and appearance in keeping with the rural character of the area. This policy includes a quantitative measure whereby extensions should not normally provide an increase in floorspace of more than 30%. In all cases, proposals should be designed to respect the character and scale of the existing dwelling and should not significantly alter the impact of built development on the site within its setting.

The existing floorplan of the dwelling is as built with the exception of the rear conservatory. There is no indication when this was added, but by reason of its design and condition it would appear to have been in situ for a period of time, potentially predating 1982. As such, the original floorspace has been calculated on the dwelling as it stands, meaning the proposed additional floorspace would meet the quantitative element of the policy, as it would not exceed 30%.

Notwithstanding this, consideration needs to be given to the extant permissions / prior approvals which relate to this dwelling and which could potentially increase the floorspace of the dwelling by in excess of 30%. The agent has indicated in an email dated 24 September 2024 that due to build costs, the applicants are not proceeding with the new build and are instead proceeding with the rear extension proposals, the outline of which is indicated on the proposed ground floor plan. The floorspace of the proposed extension in combination with this single-storey rear extension would increase the existing dwelling's floorspace by about 78% (so well above 30%). If the

prior approval for an upward extension were to be implemented as well, then the floorspace of the dwelling would more than double. Nevertheless, even in combination with the permitted development schemes that have prior approval, the proposed single-storey side extension would not significantly alter the impact of built development on the site within its setting, and nor would it have a harmful visual impact upon the character and appearance of the countryside. For these reasons, the proposed development is considered compatible with the objectives of Policy DM20.

The proposed extension would be a modest addition to the dwelling that could be easily accommodated within the plot, and therefore it would be a positive addition that would not be harmful to the local distinctiveness and character and identity of the area. As such, the proposal would accord with policy ENV3.

10.4 Impact on the Green Belt

Local Plan policy ENV2 confirms that proposals will be considered in accordance with the policies of the NPPF. Chapter 13 of the Framework (NPPF) regards the construction of new buildings as inappropriate in the Green Belt. However there are exceptions to this as identified in para 154, including 154c: the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

The extension as proposed would not exceed the 30% increase as allowed by Policy DM20, and by reason of its single-storey form and siting, it would be an appropriate and proportionate addition to the dwelling. Furthermore, taking into account that the existing dwelling sits within a row of residential properties and that the development would be to the side of the dwelling, the proposed extension would not impact materially upon the openness of the Green Belt

As noted in paragraph 10.3, there are extant consents that could be implemented on the application site that would increase the scale and footprint of the dwelling. However, the other dwellings within the immediate area are larger than the existing dwelling and, even if the other extensions were implemented, the resulting dwelling would not be excessively large relative to the original, noting the footprint of the enlarged property would be quite compact and would not project into the open rear garden. As such, it is considered that it would accord with policy ENV2 and chap 13 of the NPPF

10.5 Street scene

Policy ENV3 requires new development to achieve high quality design that contributes positively to local distinctiveness, and the character and identity of the locality.

The proposed single-storey side extension, by reason of its siting, set back from the front elevation, would not be intrusive within the street scene. Even though it would increase the width of the existing dwelling, there would still be a definable gap between the properties at first floor level. The existing dwelling is distinctive within the group of properties by reason of its lower height and smaller scale. As such, the enlarged dwelling would add to the variety of the property and would be proportionate and appropriate development within the street scene. Therefore, it would accord with Policy ENV3.

11 OTHER MATTERS

None

12 CONCLUSION / PLANNING BALANCE

The proposed development would comply with Policy ENV3 of the Local Plan Part 1 as the proposed single-storey side extension would not detract from the overall form of the existing dwelling and would not adversely impact upon the amenities of neighbouring properties. Furthermore, the proposed extension by reason of its single-storey form, footprint and design would be appropriate to the rural character of the area and the Green Belt, thereby conforming to Policy ENV2 of the Local Plan Part 1 and the NPPF, as well as being consistent with the objectives of Policy DM20 of the Local Plan Part 2.

To conclude, the proposed development would result in an acceptable form of development that would be in accordance with national and local planning policy, and therefore the application is recommended for approval.

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:
 - PE.01 B Proposed Elevations as deposited with the Local Planning Authority on 26 September 2024
 - PP.01 B Proposed Plans as deposited with the Local Planning Authority on 26 September 2024
 - EE.01 Existing Elevations as deposited with the Local Planning Authority on 8 July 2024
 - EP.01 Existing Plans as deposited with the Local Planning Authority on 8 July 2024
 - LP.01 Location Plan as deposited with the Local Planning Authority on 8 July 2024

Reason: To ensure satisfactory provision of the development.

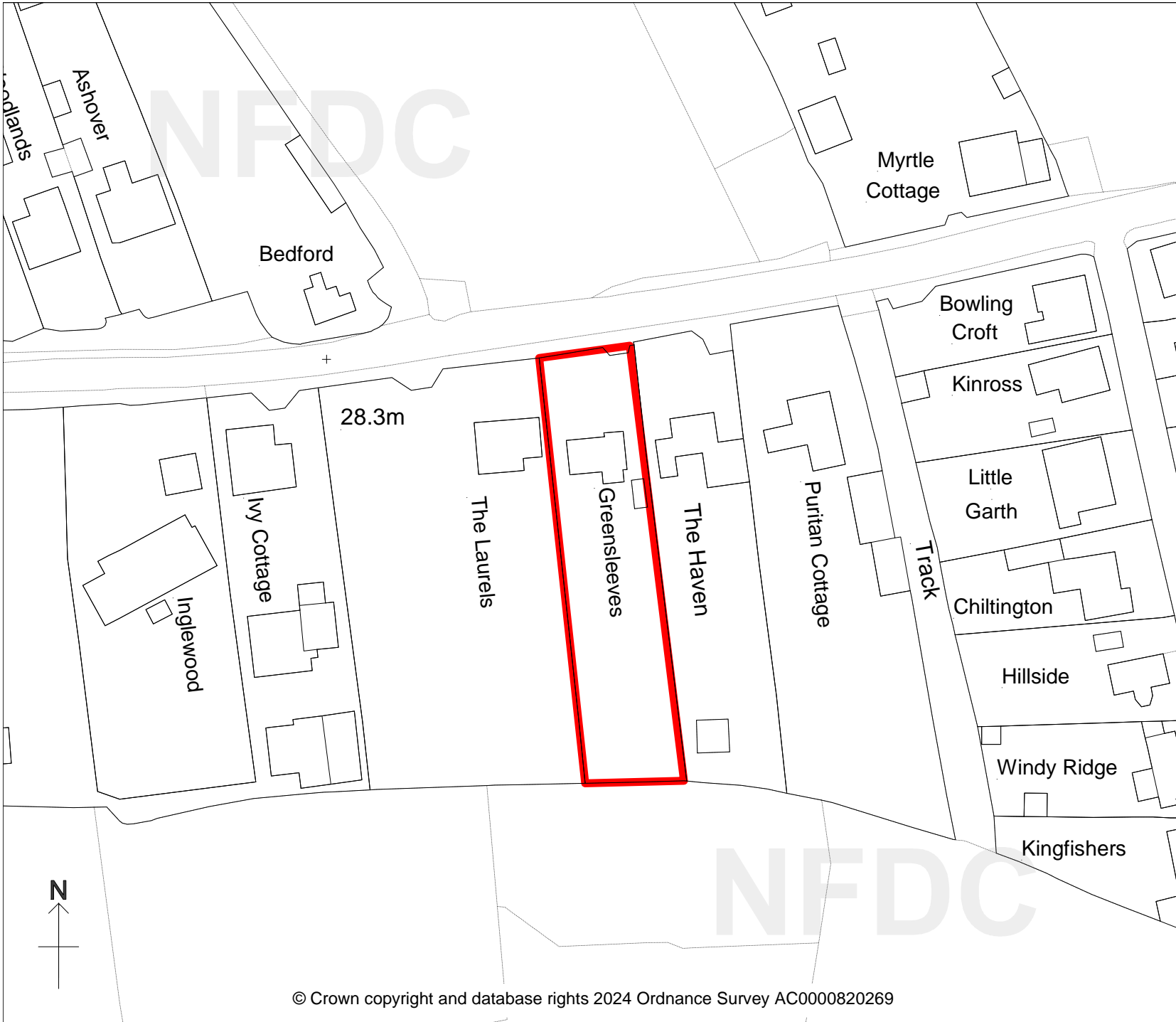
3. The external facing materials shall match those used on the existing building.

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:

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New Forest
DISTRICT COUNCIL

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PLANNING COMMITTEE

October 2024

Greensleeves
Sway Road
Pennington
24/10627

Scale 1:1000

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