

**Application Number:** 16/10136 Full Planning Permission

**Site:** 10 LODGE ROAD, PENNINGTON, LYMINGTON SO41 8HJ

**Development:** Roof alterations, front & rear dormers in association with new first floor; rooflights; two-storey side extension; single-storey rear extension

**Applicant:** Ms Ritchie

**Target Date:** 05/04/2016

**1 REASON FOR COMMITTEE CONSIDERATION**

Applicant is a District Council employee

**2 DEVELOPMENT PLAN AND OTHER CONSTRAINTS**

Built up area

**3 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES**

**Core Strategy**

Objectives

- 1. Special qualities, local distinctiveness and a high quality living environment
- 6. Towns, villages and built environment quality

Policies

CS2: Design quality

**Local Plan Part 2 Sites and Development Management Development Plan Document**

None relevant

**4 RELEVANT LEGISLATION AND GOVERNMENT ADVICE**

Section 38 Development Plan  
 Planning and Compulsory Purchase Act 2004  
 National Planning Policy Framework NPPF Ch. 7 - Requiring good design

**5 RELEVANT SUPPLEMENTARY PLANNING GUIDANCE AND DOCUMENTS**

SPD - Lymington Local Distinctiveness

**6 RELEVANT PLANNING HISTORY**

None relevant

**7 PARISH / TOWN COUNCIL COMMENTS**

Lymington & Pennington Town Council: recommend permission

## **8 COUNCILLOR COMMENTS**

Cllr Penny Jackman: No objection subject to implementation of the case officer's suggested amendment/conditions in para 4 of the report

## **9 CONSULTEE COMMENTS**

Land Drainage: no comment

## **10 REPRESENTATIONS RECEIVED**

Representation of support from adjacent neighbour at No.8 Lodge Road.

## **11 CRIME & DISORDER IMPLICATIONS**

Not applicable

## **12 LOCAL FINANCE CONSIDERATIONS**

From the 6 April 2015 New Forest District Council began charging the Community Infrastructure Levy (CIL) on new residential developments.

Based on the information provided at the time of this report this development has a CIL liability of £0.00.

## **13 WORKING WITH THE APPLICANT/AGENT**

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council take a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome.

This is achieved by

- Strongly encouraging those proposing development to use the very thorough pre application advice service the Council provides.
- Working together with applicants/agents to ensure planning applications are registered as expeditiously as possible.
- Advising agents/applicants early on in the processing of an application (through the release of a Parish Briefing Note) as to the key issues relevant to the application.
- Updating applicants/agents of issues that arise in the processing of their applications through the availability of comments received on the web or by direct contact when relevant.
- Working together with applicants/agents to closely manage the planning application process to allow an opportunity to negotiate and accept amendments on applications (particularly those that best support the Core Strategy Objectives) when this can be done without compromising government performance requirements.
- Advising applicants/agents as soon as possible as to concerns that cannot be dealt with during the processing of an application allowing for a timely withdrawal and re-submission or decision based on the scheme as originally submitted if this is what the applicant/agent requires.
- When necessary discussing with applicants/agents proposed conditions especially those that would restrict the use of commercial properties or land when this can be done without compromising government performance requirements.

Pre-application advice was sought prior to the application being submitted. Nevertheless there were still some outstanding concerns relating to the revised scheme but as these were identified early on in the process they did not compromise the target date and were overcome by accepting amendments to the proposals which have resulted in an acceptable scheme.

## 14 ASSESSMENT

- 14.1 The proposed extensions would retain the low profile and hipped form of the existing dwelling. There are examples of dormers within the road, and on receipt of the amendments which included reducing the width of the proposed dormer and introducing a hipped roof over, this would contribute sympathetically to the appearance of the extended dwelling. Furthermore, the proposed rear dormer by reason of its siting on the back of the dwelling and being set in, would not be overly prominent within the street scene or detract from the character of the area.
- 14.2 Two rooflights are proposed on the side elevation facing no 12 Lodge Road. The plans would appear to indicate that the cill height would be below 1.7m, and when opened they could achieve views into the rear garden of this neighbouring property. As this room would also be served by an additional rooflight on the front elevation, it would be acceptable to condition the side rooflights to be fixed shut to protect the privacy of the occupants of no 12 Lodge Road.
- 14.3 The single storey rear extension would elongate an existing element of the dwelling, which would run parallel with the boundary with no 12. This neighbouring property though has a longer rear garden than the application site, and by reason of the position and single storey form of this element it would not create an overbearing form of development.
- 14.4 The proposed rear dormer would incorporate two windows, serving a bathroom and ensuite respectively, which could potentially overlook the rear garden area of 1 Edwards Close, but this issue could be overcome by an appropriate condition to restrict opening and obscure glaze. There is a further rooflight on the rear elevation, which serves as a secondary window and therefore it would be acceptable to also condition this window to be obscure glazed and fixed shut to protect the neighbour's privacy.
- 14.5 The proposed extensions would create an additional bedroom, but even with the side extension there should still be sufficient parking provision within the curtilage of the site.
- 14.6 In coming to this recommendation, consideration has been given to the rights set out in Article 8 (Right to respect for private and family life) and Article 1 of the First Protocol (Right to peaceful enjoyment of possessions) of the European Convention on Human Rights. Whilst it is recognised that there may be an interference with these rights and the rights of other third parties, such interference has to be balanced with the like rights of the applicant to develop the land in the way proposed. In this case it is considered that the protection of the rights and freedoms of the applicant outweigh any possible interference that may result to any third party.

## 15. 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: LP 01B, EE.01, EP.01, PE.01 B, PP.01A  
  
Reason: To ensure satisfactory provision of the development.
  
3. The external roofing materials shall match those used on the existing building.  
  
Reason: To ensure an acceptable appearance of the building in accordance with policy CS2 of the Local Plan for the New Forest District outside the National Park Core Strategy.
  
4. The two rooflight windows on the east elevation of the approved building shall at all times be fixed shut.  
  
Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).
  
5. The first floor dormer windows on the rear elevation of the approved extension shall be obscurely glazed and fixed shut at all times unless the parts that can be opened are more than 1.7m above the floor.  
  
Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).
  
6. The rooflight on the rear of the approved extension shall at all times be glazed with obscure glass and fixed shut.  
  
Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

**Notes for inclusion on certificate:**

1. This decision also relates to amended plans received by the Local Planning Authority on 25 February 2016 and 3 March 2016
2. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council takes a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome by giving clear advice to applicants.

Pre application advice was sought prior to the application being submitted. Nevertheless there were still some outstanding concerns relating to the revised scheme but as these were identified early on in the process they did not compromise the target date and were overcome by accepting amendments to the scheme which have resulted in an acceptable scheme.

**Further Information:**

Householder Team

Telephone: 023 8028 5345 (Option 1)



# New Forest DISTRICT COUNCIL

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**Planning Development  
Control Committee  
April 2016**

**Item No: 3j**  
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Lodge Road  
Pennington Lymington  
16/10136  
SZ3095

Scale 1:1250

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

