

Application Number: 25/10835 Full Planning Permission
Site: 6 BITTERNE WAY, LYMINGTON SO41 3PB
Development: Erection of attached store to side, change of materials to dormer windows; fenestration changes
Applicant: Mr Savin
Agent: Kode Architecture
Target Date: 11/11/2025
Case Officer: Jacky Dawe
Officer Recommendation: Grant Subject to Conditions
Reason for Referral to Committee: Town Council contrary view

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of Development
- 2) Design, site layout and impact on local character and appearance of the area.
- 3) Residential amenity.

2 SITE DESCRIPTION

The application property is located within the Lymington defined Built up Area and is also within an area that is covered by the Lymington Local Distinctiveness Supplementary Planning Document.

The application property is a . detached chalet bungalow with front dormers. The street scene is varied in style and materials comprised of bungalows and chalet style properties within the immediate vicinity.

3. PROPOSED DEVELOPMENT

Permission is sought for a single-storey side extension for storage, to change the materials from timber cladding to render on the dormers and from slate to clay tiles on the roof, change of window frames from light grey to white aluminium crittal windows, and for an additional window (single pane) within the rear dormer. This application follows 24/11011 for extensions and 25/10511 for a new dwelling. The works have commenced on the previously granted application and are now substantially completed. This application seeks to regularise the on site situation and so it is partly retrospective.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
25/10511 New dwelling; widen driveway area to allow 2 cars; ramped pathway access; existing property and garage demolished	07/08/2025	Granted Subject to Conditions	Decided

24/11011 Raising of ridge to allow creation of first floor within roof space; front dormers and first floor rear extension with ground floor rear extension 08/01/2025 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 - Character Area 6 - South Lymington

Neighbourhood Plan

Lymington and Pennington Neighbourhood Plan

The Lymington and Pennington Neighbourhood Plan, is now post examination with modifications. The Neighbourhood Plan is scheduled to go to Cabinet on 3rd December for a decision on whether it should proceed to Referendum. The Neighbourhood Plan now carries considerable weight as the plan is deemed legally compliant and meets the basic conditions and has reached a stage where we now have a duty to have regard and is now a material consideration.

Policy LP6 - High Quality Design In progress

National Planning Policy Framework 2024

Chapter 12 – achieving well designed places

National Planning Policy Guidance

Plan Policy Designations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Lymington & Pennington Town Council - Re-consultation on additional plans

PAR 4: Recommend Refusal

- As previously stated, the proposed development is considered to have a visually intrusive appearance and is out of character with the surrounding residential area.
- Most, if not all, of the proposed alterations appear to have already been carried out. This is contrary to the statement made within the application and therefore renders the information provided inaccurate.
- The use of white render to the large rear dormer results in an overly dominant appearance that is not in keeping with the character and appearance of the area and adversely affects the amenity of neighbouring properties.
- The proposal represents poor-quality design and fails to comply with Policy ENV3 in respect of materials and design quality.

Lymington & Pennington Town Council - Original Plans

PAR 4: Recommend Refusal

- The proposed development was considered to have a visually intrusive appearance and is out of character with the surrounding residential area.
- Most if not all the applied for changes have been carried out. This is contrary to the statement made in the application which is, therefore, false.
- The white render to the large rear dormer makes it appear overly dominant. It is not in keeping with the appearance and character of the area and impacts on the amenity of neighbouring properties.
- The proposal represents poor quality of design and therefore fails to conform to Policy ENV3.

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: 2

- objection to use of render on the rear dormer as this accentuates the size of the dormer and makes it visually intrusive and not in keeping with the area. There are no other examples of render - timber is softer and provide greater ecological benefits;
- the amended plans now propose 6 windows which is further intrusion;
- addition of glazing bars not in keeping.
- the applications are retrospective.

10 PLANNING ASSESSMENT

Principle of Development

The site is located in the built-up area and so the principle of the development is acceptable, subject to the consideration of all other relevant material considerations as set out below. The two previous consents have established the principle of this development including the large rear dormer, this application seeks only to add a single-storey side extension, change the colour of the window frames, add a further window to the rear dormer and change the materials.

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

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 property falls within Character Area 6 South Lymington of the Lymington Local Distinctiveness SPD which specifies that distinctive features are the consistency of features, the set back and the rhythms of the built form. Materials should characterise each group within the area. The application property is identified as a larger garden space.

Policy LP6 of the Lymington and Pennington Neighbourhood requires high quality design. This policy states that design should contribute positively to local distinctiveness, quality of life and enhance the character and appearance of the locality. This policy generally conforms with Policy ENV3. Appendix C of the Lymington Local Distinctiveness document, should also be considered.

The changes proposed to the previously approved scheme are considered to be relatively minor in nature. The size and shape of the rear dormer has already been approved, the change to the window configuration within the rear dormer would add an extra window with a single pane to serve the same bedroom, the other two windows within the dormer would remain unchanged and serve a bathroom and a dressing room. Furthermore, the addition of glazing bars to the rear ground floor windows are also considered acceptable and being to the rear would have no visual impact on the street scene.

The change from timber cladding to a stone coloured render to this dormer are located to the rear of the property and only obscure views of the dormer would be possible between properties from the road. Therefore, views of the dormer would not appear prominent within the street scene.

The Town Council and third party representations have raised objection to the change in materials of the rear dormer to render and consider that this would accentuate its size and visual impact. However, as set out in the planning assessment above the rear dormer is the same size as already approved. The relationship to existing properties would remain unchanged and as such the change in materials would not lead the rear dormer appearing materially larger or over dominant within the context or in the street scene.

The dormers to the front are as previously approved. They are of a traditional shape and size, which sit well within the existing roof form, the change of materials from timber cladding to render would not detract from the character of the street or appear overly prominent within the varied street scene.

The predominant roof materials within the road are clay tiles, although there are a few examples of slate. As such, the change of the proposed roof materials to clay tiles is considered to be in keeping with the existing street scene.

The approved window frames were grey and white frames are now proposed. White is a traditional colour for window frames and not unusual within this street scene, however, there are varied colours within the immediate area.

The proposed single-storey side extension is set back from the front elevation of the dwelling and the roof pitch of the side extension would match that of the main roof, although considerably lower in height. The proposed materials would match those of the existing dwelling. Therefore, it is considered that the side extension would not detract from the character of the area or appear overly prominent within the street scene.

The proposed alterations to the previously approved scheme conforms with the requirements of Character Area 6 of the Lymington Local Distinctiveness SPD. It

reflects the set back and rhythms of the built form and materials in the area. The property is identified as a larger garden space, and this area would remain under the proposed alterations.

Overall the alterations to the previously approved scheme have been designed to appear proportionate to the existing dwelling and would not appear overly prominent within the street scene or detract from the character of the area. As such the proposals would comply with Policy ENV3 of the Local Plan Part 1.

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.

The single-storey side extension is relatively low and sits off of the side boundary with no. 4.

The proposed change in materials, colour of windows or addition of glazing bars would not impact upon neighbour amenity. The introduction of a further window - with a single pane - within the existing rear facing dormer window would not increase the level of overlooking as it serves the same room. A back to back distance of approximately 35m would be retained with number 40 Lentune Way which is considered acceptable within the built up area to safeguard residential amenity and limit the potential for overlooking.

The proposal has been carefully assessed on site. Due to the spatial characteristics of the application site and the adjacent properties, the design of the proposed development, its location and positioning in relation to the common boundaries and the neighbouring properties, the proposal would not cause unacceptable effects on the privacy, light and outlook available to the adjacent neighbours. As such the proposals would comply with Policy ENV3 of the Local Plan Part 1

Developer Contributions

N/A

11 OTHER MATTERS

None.

12 CONCLUSION / PLANNING BALANCE

The application has been considered against all relevant material considerations including the development plan, relevant legislation, policy guidance, government advice and the views of interested 3rd parties have been taken into consideration. The proposal is considered to be an appropriate form of development. It would have an acceptable impact on the character and appearance of the area and would not adversely affect the amenities of neighbouring dwellings or highway safety.

As such, the proposals comply with Policy ENV3 of the Local Plan Part 1 and therefore, the recommendation is to grant planning permission.

13 RECOMMENDATION

Grant Subject to Conditions

Proposed Conditions:

1. The development permitted shall be carried out in accordance with the following approved plans:

KA-25-J58-A200 REV A = EXISTING ELEVATIONS - RECEIVED 16TH SEPTEMBER 2025

KA-25-J58-A105 REV A = PROPOSED ROOF PLANS - RECEIVED 16TH SEPTEMBER 2025

KA-25-J58-A104 REV A = PROPOSED FLOOR PLANS - RECEIVED 16TH SEPTEMBER 2025

KA-25-J58-A103 REV A = PROPOSED SITE LOCATION AND BLOCK PLAN - RECEIVED 16TH SEPTEMBER 2025

KA-25-J58-A102 REV A = EXISTING ROOF PLAN - RECEIVED 16TH SEPTEMBER 2025

KA-25-J58-A101 REV A = EXISTING FLOOR PLANS - RECEIVED 16TH SEPTEMBER 2025

KA-25-J58-A100 REV A = EXISTING LOCATION AND BLOCK PLAN - RECEIVED 16TH SEPTEMBER 2025

KA-25-J58-A201 REV B = AMENDED PROPOSED ELEVATIONS - RECEIVED 28TH OCTOBER 2025

KA-25-J58-A300 - ADDITIONAL INFORMATION FINISH DETAILS

Reason: To ensure satisfactory provision of the development.

Further Information:

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PLANNING COMMITTEE

December 2025

6 Bitterne Way
Lymington

25/10835

Scale 1:500

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