

Application Number: 25/10844 Full Planning Permission
Site: 34 WESTERN ROAD, LYMINGTON SO41 9HL
Development: Conversion of 2 flats for use as a single dwelling house;
extend pitched roof over existing bathroom; single-storey rear
extension; fenestration alterations; replacement porch;
detached garage and workshop with storage over
Applicant: Mr & Mrs McCrossan
Agent: Morgan Building Design Ltd
Target Date: 24/11/2025
Case Officer: Hannah Chalmers
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) Impact on the Character and Street scene
- 2) Residential Amenity

2 SITE DESCRIPTION

The site is located on a residential street in the built-up area of Lymington. Western Road is situated within the Town Centre Character Area of the Lymington Distinctiveness SPD although the street itself has not been singled out with a particular design vernacular, the surrounding area is described as comprising of small-scale buildings and tight, regular street rhythms with narrow plots. Traditional materials such as red brick, handmade orange/red clay tiles and Welsh slate predominate. Western Road comprises of a mix of detached, semi-detached and terraced dwelling, with on street parking. The surrounding area does not exhibit a consistent architectural vernacular, resulting in a varied streetscape.

The application site comprises a detached traditional style house with a symmetrical façade. The building is constructed in red brick and features a pitched slate-tiled roof with two prominent brick chimneys. The property was subdivided into two flats in 1959 and is set back from the road behind a low brick boundary wall and garden.

To the rear, the building has been extended with single-storey additions on either side of the northern elevation.

A private driveway runs along the eastern side of the property, providing access to a single detached garage at the rear. The original large garden has been subdivided to create separate amenity spaces for each flat. Several sheds and outbuildings are located within the garden area.

3 PROPOSED DEVELOPMENT

The application seeks permission for the conversion of two existing flats back into a single dwelling. Works include a replacement porch, construction of a single-storey infill extension to the rear, featuring a flat roof with rooflights and glazed bi-fold doors, together with alterations to the existing fenestration.

A detached single-storey garage and workshop sited 27 metres from the front boundary and 8 metres from the rear elevation of the dwelling. The proposed outbuilding will have a maximum height of 3 metres and a width of 6 metres when viewed from the road, extending 13 metres along the eastern boundary before stepping down to 2.75 metres in height and narrowing to 5 metres. In total, the outbuilding will extend 20 metres along the eastern boundary, creating a footprint of 113 square metres. It will be constructed in brick to match the host dwelling, with a garage door on the south (street-facing) elevation. The west elevation, facing the garden, will feature vertical cladding and glazed bi-fold and French doors, while the north and east elevations will comprise painted blockwork.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
91/NFDC/49082 Single-storey rear addition	25/02/1992	Planning permission granted	Decided
XX/LYB/05614 Conversion of house into two self-contained flats.	12/05/1959	Planning permission granted	Decided

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy STR4: The settlement hierarchy
Policy ENV3: Design quality and local distinctiveness

Local Plan Part 2: Sites and Development Management 2014

Supplementary Planning Guidance And Documents

SPD - Parking Standards
SPD - Lymington Local Distinctiveness

Neighbourhood Plan

The Lymington and Pennington Neighbourhood Plan has now been examined and, subject to minor modifications, was found to meet the Basic Conditions. The referendum to accept the Plan was held on 29th January 2026, and the resulting vote was Yes. The Council will formally “make” the Plan at the next available opportunity, after which it will form part of the statutory Development Plan.

At this stage of the Plan making process (post referendum) national guidance indicates that such a plan must be given full weight in decision making, because its policies have been independently examined and confirmed as legally compliant and in general conformity with national policy. The National Planning Policy Framework (NPPF) confirms that following a successful referendum, a neighbourhood plan

forms part of the development plan and planning applications should ordinarily accord with it unless material considerations indicate otherwise.

National Planning Policy Framework

National Planning Policy Guidance

Plan Policy Designations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Lymington & Pennington Town Council

PAR 4: Recommend Refusal

- The garage proposal was considered excessive in scale, visually intrusive and was deemed disproportionately large for the site.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

No comments received

9 REPRESENTATIONS RECEIVED

Twelve objection comments from ten different households, five support comments from four separate households.

Summary of objection comments

- Size and scale of proposed outbuilding out of keeping with the surrounding development.
- Concerns about the potential for a future change of use into a commercial business (car valeting/detailing workshop)
- Concerns about future conversion to a residential dwelling
- Will result increase parking pressures on the Western Road and surrounding streets.
- Approval of the workshop could set a precedence for similar scale development in the area.
- The design and materials of the proposed workshop are out of keeping with host dwelling and surrounding area.
- The size and scale of the workshop would be over development of the garden.
- The scale of the proposal is inappropriate for the residential character of the area.
- Proposed workshop will be overbearing and dominant to the adjacent neighbour.
- The proposed size, scale and choice of materials will have a detrimental impact the outlook from the adjacent property.
- The scale of the proposal, extending along the boundary with 32 Western Road, will create a sense of enclosure.
- The size of the workshop will block hedgehog runs.

Summary of support comments

- There has been other development in the Western Road and this proposal is not a significant departure from this.
- Objections against the proposal are due to misunderstanding of the use.
- The proposal will result in the sensitive and tasteful restoration of the property, returning its use as a single dwelling.

10 PLANNING ASSESSMENT

Principle of Development

Local Plan Policy STR4 identifies three tiers of settlements and sets out the nature and scale of development appropriate to each. Part (i) identifies Lymington as a town. Although the site is not located within Lymington's town centre, it lies within the built-up settlement area and falls within the Parish of Lymington and Pennington. As it is within the defined built-up area of Lymington (as per the New Forest District Local Plan), the principle of development is considered acceptable.

The proposal will result in the conversion of two flats into a single dwelling, leading to the loss of one residential unit. However, there is no Local Plan policy prohibiting this form of development, and the scheme is therefore assessed against relevant policies on residential amenity and character. The creation of a single dwelling reflects the residential typology of the area, which mainly consists of dwelling houses.

Concern has been raised from neighbours that the proposed outbuilding would be converted into commercial or residential use in the future.

The proposal will have a minor negative impact on Housing Land Supply as it will involve the loss of one dwelling. However, this is not a suitable reason for refusal.

As such, subject to suitable conditions, the principle of development is established in accordance with Local Plan Policy STR4.

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

Local Plan Policy ENV3 (Design, Quality and Local Distinctiveness) requires all development to achieve high-quality design that contributes positively to local distinctiveness, quality of life, and the character and identity of the locality. Criterion (i) specifically calls for buildings that are sympathetic to their environment.

Lymington and Pennington Neighbourhood Plan Policy LP6: All development should achieve high quality design that contributes positively to local distinctiveness, quality of life and enhances the character and identity of the locality. To achieve this development proposals are required to have regard to the Lymington Local Distinctiveness SPD.

The proposal includes replacing the existing hipped porch—currently constructed from brick, timber, and glazing—with a new hipped brick porch of similar size. Additionally, the scheme involves removing the timber porch on the eastern elevation and adding a single-storey rear extension to infill the existing rear projections. All construction materials will match those of the existing building to ensure visual continuity.

The outbuilding will be positioned toward the rear of the plot, 27 metres from the front boundary and 8 metres from the rear elevation of the dwelling. The proposed outbuilding will have a maximum height of 3 metres and a width of 6 metres when

viewed from the road, extending 13 metres along the eastern boundary before stepping down to 2.75 metres in height and narrowing to 5 metres. In total, the outbuilding will extend 20 metres along the eastern boundary, creating a footprint of 113 square metres. Despite its size, the street-facing elevation will retain a subordinate appearance and will not adversely affect the character of the street scene.

The outbuilding is intended for ancillary residential use, accommodating a garage, workshop, store, and garden room—consistent with the residential character of the area. It will be constructed in brick to match the host dwelling, with a garage door on the south (street-facing) elevation. The west elevation, facing the garden, will feature vertical cladding and glazed bi-fold and French doors, while the north and east elevations will comprise painted blockwork, the proposed colour of the blockwork has not been provided but the applicant, but a suitably regressive colour could be agreed through planning conditions. The elevation visible from the public realm will match the materials of the host dwelling, and the remaining elevations will be screened to an extent by existing boundary treatments of fencing and planting within both the application site and adjacent gardens.

Concerns have been raised regarding the scale of the proposal and potential overdevelopment of the plot. However, the property benefits from a generous garden measuring 27 metres by 14 metres, currently subdivided to provide private amenity spaces for each flat. The establishment of a single garden will open up the rear garden and despite the large outbuilding, the property will retain a reasonable rear garden area with a width of 7.3 metres which is still wider than the gardens serving 36, 38, 40 & 42 Western Road.

The proposal is set back from the front boundary and positioned behind the host dwelling, thereby maintaining the character and appearance of Western Road. Its single-storey scale and ancillary use is in keeping with the residential character of the area. Accordingly, the scheme complies with Local Plan Policy ENV3.

The application site falls within the Town Centre Character Area of the Lymington Local Distinctiveness SPD (though not the town centre as defined in the Local Plan). The Lymington and Pennington Plan Policy LP6 requires all development to have consideration of the of the Lymington Distinctiveness SPD. Western Road is within Town Centre Character Area although the street itself has not been singled out with a particular design vernacular, the surrounding area is described as comprising of small-scale buildings and tight, regular street rhythms with narrow plots. The proposal preserves this character.

The above considerations leading to the conclusion on compliance with Local Plan Policy ENV3 are considered to equally apply to Neighbourhood Plan Policy LP6.

Residential amenity

Local Plan Policy ENV3 (Design, Quality and Local Distinctiveness) requires all development to achieve a high standard of design that contributes positively to local distinctiveness, quality of life, and the character and identity of the locality. Criterion (ii) requires careful consideration of the impact on the residential amenity of both existing and future occupiers. In particular, new development should avoid unacceptable effects such as visual intrusion, overbearing impact, overlooking, shading, noise, light pollution, or other adverse impacts.

i. Impact on the Amenity of No. 36 Western Road (West)

The proposed single-storey, flat-roof rear extension would project approximately 4.8 metres beyond the existing rear elevation along the shared boundary with No. 36

Western Road. It is acknowledged that the length of the extension would be visible from rear-facing windows at the neighbouring property and would result in a degree of change to the existing outlook. However, due to its single-storey scale and flat-roof design, the extension would not appear overbearing or visually dominant. It would not result in an unacceptable loss of light or outlook to adjoining occupiers.

No new windows are proposed on the western elevation facing this neighbour. The proposed outbuilding would be located approximately 17 metres from the dwelling at No. 36 Western Road and 7 metres from the eastern garden boundary of that property. This separation distance is considered sufficient, and the outbuilding would not result in an overbearing impact, overshadowing, or unacceptable visual intrusion.

ii. Impact on the Amenity of No. 35 Queen Elizabeth Avenue (North)

The proposed extension would be located approximately 27 metres from the boundary with No. 35 Queen Elizabeth Avenue. New windows and glazed bi-fold doors would replace existing fenestration on the rear elevation and would not materially alter the outlook from this dwelling. Given the separation distances involved, the proposal would not result in a loss of privacy between the properties.

Alterations to the first-floor rear elevation include the infilling of two existing windows, which would reduce any potential overlooking. The proposed outbuilding would be positioned approximately 3 metres from the garden boundary and 21 metres from the dwelling. Given the single-storey scale of the development and the separation distances involved, it is considered that the proposal would not result in an overbearing impact, overlooking, shading, or visual harm to this neighbour.

iii. Impact on the Amenity of No. 27 Queen Elizabeth Avenue (North)

The proposed extension would be located approximately 27 metres from the boundary and 56 metres from the dwelling at No. 27 Queen Elizabeth Avenue. As with No. 35, the replacement of existing rear fenestration with new windows and glazed bi-fold doors would not materially alter the outlook from the neighbouring property. Given the significant separation distances, there would be no loss of privacy between the properties.

The infilling of two existing first-floor rear windows would further reduce any potential overlooking. The proposed outbuilding would be located on the garden boundary and approximately 28 metres from the dwellinghouse. The outbuilding would be positioned to the south of the garden; however, the garden room element closest to this neighbour is stepped down in height to 2.575 metres. This scale is comparable to a typical garden shed, and any shading would be limited to brief periods during the day.

iv. Impact on the Amenity of No. 32 Western Road (East)

The proposed rear extension would be located approximately 4.5 metres from the boundary and 8 metres from the dwelling at No. 32 Western Road. This arrangement does not represent a significant change from the existing situation, given the presence of single-storey rear additions currently within the application site. A new ground-floor window is proposed on the eastern elevation; however, this would face an evergreen boundary hedge and would not introduce views into the neighbouring property. The proposed outbuilding would be positioned approximately 0.5 metres from the boundary with No. 32 Western Road and would extend approximately 20 metres along this boundary, with a separation distance of approximately 14 metres to the dwellinghouse.

Concerns have been raised by neighbouring occupiers that the proposed outbuilding would be overbearing, create a sense of enclosure, and cast shade over the rear

garden. While it is acknowledged that the building would extend along approximately two-thirds of the boundary, it is set back by 0.5 metres and limited to a modest height of 3 metres. The painted brick side elevation facing No. 32 Western Road would be partially visible; however, this would be screened to some extent by existing garden shrubs. A condition requiring the blockwork to be painted a regressive colour would further reduce its visual impact.

Given the single-storey height of the outbuilding and its orientation to the north-west of No. 32 Western Road, any potential shading would be mitigated by existing boundary planting. Even if such planting were removed, any shadowing would be limited to later in the day and would not directly affect the neighbouring dwelling or patio area. The case officer has visited the application site and adjoining properties and, having regard to the scale and orientation of the proposal, concludes that the development would not result in significant overshadowing or loss of light.

v. Use of the Outbuilding

The workshop/outbuilding element of the proposal has generated concern regarding its size and the potential for future alternative uses. The applicant has confirmed that the building would only be used for personal purposes ancillary to the main house and will not be used for employment or commercial purposes.

As set out in the Principle of Development section of this report, any future material change of use from one that is ancillary to the main house would require an express planning permission. Members will be aware that conditions should be kept to a minimum and only be used when all six of the tests in the NPPF (para. 57) are met. If all six tests (relevant to the development, relevant to planning, reasonable, necessary, precise and enforceable) are not met then conditions should not be imposed. In light of the fact that a material change of use needs planning permission a planning condition controlling the use of the outbuilding would likely fail the tests of reasonableness and necessity.

Therefore, subject to other conditions as set out above, the proposal is considered to comply with Policy ENV3 criterion (ii) and would not result in unacceptable visual intrusion, overbearing impact, overlooking, shading, or noise impacts on the residential amenity of the occupiers of neighbouring dwellings.

Highway safety, access and parking

Local Plan Policy CCC2 (Safe and sustainable travel) states new development will provide sufficient car and cycle parking in accordance with the adopted Parking Standards Supplementary Planning Document.

There are no proposed alterations to the existing access to the site. The reduction of households, from two separate flats accommodating two households to one dwelling accommodating a single household is likely to reduce the parking pressure for the plot. The proposed garage has sufficient parking for four vehicles and there is on plot tandem parking available for 3 cars. There is sufficient space within the proposed outbuilding for secure cycle storage. Therefore, the proposal meets the parking standards set out in the adopted parking SPD and accords with Planning Policy CCC2.

Ecology

Local Plan Policy DM2 (Nature conservation, biodiversity and geodiversity) states development will not be permitted which would adversely affect species of fauna or flora that are protected under national or international law, or their habitats, unless their protection can be adequately secured through conditions and/or planning

obligations.

Representations have raised concerns that the proposed outbuilding could obstruct the foraging hedgehogs. The proposed outbuilding does not extend the entire boundary of the site and there are still areas of along the boundary that hedgehogs can access.

Householder applications are exempt from the mandatory biodiversity net gain requirement. It is not considered proportionate or appropriate to require the delivery of Biodiversity Net Gain in association with this proposal, however enhancements to biodiversity through additional planting, bird/bat boxes and/or bee bricks are encouraged

Developer Contributions

As part of the development, subject to any relief being granted the following amount Community Infrastructure Levy will be payable as the proposed outbuilding is over 100 sq metres:

Type	Proposed Floorspace (sq/m)	Existing Floorspace (sq/m)	Net Floorspace (sq/m)	Chargeable Floorspace (sq/m)	Rate	Total
Dwelling houses	317.31	202.62	114.69	122.41	£80/sqm	£13,798.09 *

Subtotal:	£13,798.09
Relief:	£0.00
Total Payable:	£13,798.09

**The formula used to calculate the amount of CIL payable allows for changes in building costs over time and is Index Linked using the RICS CIL Index (<https://www.rics.org/uk/products/data-products/rics-community-infrastructure-levy-index/>) and is:*

Net additional new build floor space (A) x CIL Rate (R) x Inflation Index (I)

11 CONCLUSION / PLANNING BALANCE

The proposed development has been designed to preserve the character of the area and amenity of neighbouring properties.

The scheme accords with Local Plan Policy ENV3 criterion (ii) on residential amenity and complies with the design principles set out in Local Plan Policy ENV3, the Lymington Local Distinctiveness SPD and Neighbourhood Plan Policy LP6, ensuring development integrates with its surroundings and maintains the established character of Western Road.

Accordingly, the proposal is considered acceptable and should be approved.

12 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:

- Location Plan Drawing No. LP.01 Rev C received by the Local Planning Authority on 11 November 2025
- Proposed Plans Drawing No. PP.01 received by the Local Planning Authority on 15 September 2025
- Proposed Elevations Drawing No. PE.01 Rev A received by the Local Planning Authority on 29 September 2025
- Garage plans Drawing No. G01 Rev D received by the Local Planning Authority on 18 December 2025

Reason: To ensure satisfactory provision of the development.

3. No development above damp proof course level (DPC) shall take place on the outbuilding until detail and specification of the colour of the blockwork to be painted has been submitted and approved in writing by the local planning authority. The out building hereby permitted shall be treated in accordance with the approved details prior to the first use of the building and shall thereafter be retained for the lifetime of the development unless otherwise agreed in writing the Local Planning Authority.

Reason: To ensure the satisfactory appearance of the development and to protect the visual amenity of the area, in accordance with Local Plan Policy ENV3.

Further Information:

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New Forest

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PLANNING COMMITTEE

February 2026

34 Western Road
Lymington

25/10844

Scale 1:1000

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