

CONSULTEE RESPONSE ON PLANNING APPLICATION 20/00961

Location SOUTH LODGE, FOOTBALL GREEN,
MINSTEAD, LYNDHURST, SO43 7FR

Received Date 21 January 2021

Objection received from Building Design & Conservation Area Officer

Site Appraisal:

South Lodge is a detached property situated on the north side of Football Green, at the southern entrance to the Grade II listed Minstead Lodge, in character area A of the Forest Central South Conservation Area. The property dates back to the 19th century, if not earlier, and is constructed of painted brick under a half-hipped plain clay tile roof.

The property has been significantly extended and altered since the mid-20th century, with two two-storey and two single-storey extensions being added to the rear and side (north-east and south-east elevations). The main entrance to the property has also been relocated from its original position on the south-west elevation to the south-east elevation. Despite the alterations and extensions the property has maintained its rural charm and historic architectural character, and it has been identified as a property of local vernacular and cultural interest that makes a positive contribution to the wider Conservation Area.

In 2010 permission was granted to demolish a lean-to extension on the north-west side of the original part of the cottage. The demolition work was undertaken in 2015 and revealed a well on the north-west corner of the property. In 2016 permission was granted for a single storey garden room to be built on the north-west elevation of the original cottage, set back to avoid the well. The extension was to have an asymmetric half-hipped roof to match the historic roof pitch, with a blank wall elevation facing south-west towards the road, and oak framed glazed elevation facing north-east toward the garden.

The 2016 extension was never built. This application now proposes to amend the proposed garden room to be designed more like a conservatory with a shallower pitched roof so as to avoid crossing the first-floor window on the north-west elevation. The extension is also proposed to be moved slightly further north-east away from the well.

Comments:

The design of the proposed garden room is very standardised, which does not compliment or fit with the idiosyncratic rural character of this historic cottage. While the shallow roof pitch has been included to avoid obscuring the first-floor window, it sits uncomfortably against the elegantly steep roof pitches used on the rest of the property, making it look squat and out of place. Furthermore this design proposes to dramatically increase the amount of glazing to extend around all three external elevations, which gives the design a suburban character. Therefore it is not considered to conserve or enhance the historic architecture or aesthetic significance of the property or the rural character Conservation Area more widely. Given that this extension will become part of the original principal elevation (south-west elevation) and will be visible from Football Green, it is important the design compliments and respect the rural and historic character of the cottage, which this design does not.

A far more appropriate solution would be to construct the bespoke design proposed in 2016 that carefully complimented the cottage's architectural character, but reposition the footprint of extension to be further north-east (by about 2.4m as suggested in this application) to avoid obscuring the first-floor window.

In determining the proposals due consideration has been given to Section 16 of the NPPF, Section 72 of the 1990 Act and Policies DP2 (General Development Principles), SP16 (Historic & Built Environment), SP17 (Local Distinctiveness) and DP18 (Design Principles) of the New Forest National Park Authority Local Plan (Adopted 2019).

Name: Emily Dee

Title: Building Design and Conservation Officer

Date: 21/01/2020