

Supporting statement for extensions and alterations at Southwood, Beechwood Lane, Burley, BH24 4AS

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1.0 Introduction:

1.1 The site lies outside of the defined New Forest Villages within Character Area E of the Burley Conservation Area. The site consists of a traditional New Forest cottage which contributes positively to the rural character of the locality and is considered to be a non-designated heritage asset. The property has been extended in the early and late 1980's and these additions are not considered to be particularly attractive and detract from the character of the cottage. Fields surround the cottage with the adjacent properties being sited a reasonable distance away; opposite is the open forest.



1.2 This planning application seeks consent for proposed extensions and alterations. The existing conservatory, attached garage, flat roof rear extension and car port structure are proposed to be demolished. The existing veranda to the front of the property would remain.

2.0 Relevant planning history:

2.1 Planning permission granted for alterations and extension, car port, stable block and tack room on the 06th May 1982 (LPA reference 82/21652).

2.2 Planning permission granted for a conservatory on the 2nd April 1987 (LPA reference 87/34101).

3.0 Relevant planning policy:

National Planning Policy Framework (July 2021) (NPPF)

- 3.1 Section 12 of the NPPF requires development to be sympathetic to local character whilst not preventing or discouraging appropriate innovation or change. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area. Where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.

- 3.2 Section 15 of the NPPF confirms that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks which have the highest status of protection in relation to these issues.

- 3.3 Section 16 paragraph 197 requires Local Authorities to take account of the desirability of new development making a positive contribution to local character and distinctiveness. Moreover, paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation – the more important the asset, the greater weight should be.

National Design Guide

- 3.4 This sets out what is good design and forms part of the government's collection of planning practice guidance. Development should respond to local character and identity having an appreciation and understanding of local vernacular and characteristics of the existing built form.

New Forest National Park Local Plan 2016-2036 August 2019

- 3.5 Policy DP2 General development principles seeks to ensure that all development and uses have an acceptable impact upon the National Park with regards to natural environment, landscape character, amenity and traffic.

- 3.6 Policy SP17 Local Distinctiveness seeks to ensure that development and changes of use which would individually or cumulatively erode the Park's local character or result in a gradual suburbanising effect will not be permitted.

- 3.7 Policy DP18 requires development to enhance the built environment of the New Forest ensuring that all new development is contextually appropriate being sympathetic to and in keeping with its surroundings.

- 3.8 Policy DP36 Extensions to dwellings requires extensions to existing dwellings to be appropriate to the existing dwelling and its curtilage. As part of this policy, extensions to dwellings (not small dwellings) outside of the defined villages must not increase the floorspace of the existing dwelling by more than 30% unless there are exceptional circumstances. The policy relates to concerns that proposals to incrementally extend dwellings in a nationally designated landscape can affect the locally distinctive character of the built environment of the New Forest, as well as over time cause an imbalance in the range and mix of housing stock available. The objectives behind policy DP36 are thus to safeguard the distinctive character of the National Park and to maintain a balance in housing stock.
- 3.9 Policy SP16: The historic and built environment requires proposals to protect and maintain local vernacular buildings.

National Park Design Guide SPD – January 2022

- 3.10 This SPD provides advice to help achieve high standards of design in development proposals while retaining and enhancing the distinctive character of the New Forest National Park.

4.0 Planning case:

- 4.1 As there are no immediate neighbouring properties the main considerations are the design of the additions and the resulting impact upon the character of the cottage and the visual amenities of the Burley Conservation Area and whether the proposal would adhere to the floorspace restriction as outlined in Local Plan policy DP36.
- 4.2 It is proposed to remove the existing attached garage, carport, rear conservatory and flat roof rear extension which detract from the traditional character of the cottage. It is proposed to replace these with both a two-storey and single-storey rear addition, together with a detached garage to the side of the property. The proposed two-storey addition would consist of a projecting rear gable similar to the existing rear gable and would serve an additional bedroom. A proposed single-storey addition would replace the existing conservatory, and this would have a flat roof to allow a small balcony above. A flat roof design has also been chosen to ensure that the existing first-floor window is not obscured.
- 4.3 Pre-application advice was sought from the Authority prior to the submission of this application, and the Officer's response is attached at appendix 1. No Objections were raised with regards to the principle of the proposal, and it was confirmed that the proposal would comply with the floorspace limitation as set out in policy DP36. The Officer in her response did raise some concerns with regards to the dominance of the

proposed rear extension due to its width in relation to the existing rear gable, and this element has been altered taking into account these comments received.

- 4.4 It is not considered the proposed additions would appear visually imposing within the street scene being confined to the existing footprint of the property. The front elevation of the cottage would remain largely unaltered, except for the removal of the existing large carport, and this would improve views of the cottage from Beechwood Lane. Careful consideration has been given to the design of the two-storey element in order to achieve the space for an additional bedroom at first floor whilst ensuring it appears proportionate in relation to the cottage and removing the current unattractive flat roof element. As per the drawings below, the overall width of the proposed rear extension has been decreased in size from that submitted for pre-application comment to ensure that the addition does not appear overly dominant and preserves the scale and traditional character of the property.



Drawing submitted with pre-application enquiry

Amended proposed rear elevation

- 4.5 The proposed single-storey additions to the rear have been designed to have a flat roof which it is appreciated is not always considered to be appropriate. In this case however, the proposal would represent a reduction in the overall area of flat roof additions serving the dwelling due to the removal of the existing 1980s additions. The Officer in the pre-application response recognised this and did not raise any concerns with regards to the single-storey flat roofed elements proposed. No concerns were raised with regards to the proposed balcony either in the pre-application comments received.

- 4.6 With regards to the floorspace restriction, the property on the 1st July 1982 had a floor area of approximately 107m² and as such the 30% restriction would apply. The additions added to the property in the early and late 1980's utilised all this floor area resulting in a current floorspace of circa 158m²; an increase of approximately 48%. The proposal would not result in a net increase in floor area above that currently in situ and as such although this would exceed the 30% allowance, it would not be reasonable to raise an objection on these grounds given the new floor area would not be any greater than that currently at the site – see appendices 2 and 4. The Officer in her comments agreed with this approach.

- 4.7 Phase 1 and Phase 2 surveys have been carried out at the site to ensure the proposals would not adversely impact upon bats. The ecological survey has confirmed that no bats were recorded emerging / re-entering the property during the surveys and as such roosting bats are not considered to be impacted as part of the proposed works. The surveys have concluded that the surrounding area and gardens are suitable for commuting and foraging bats and as such the measures outlined within the report will be followed. Furthermore, a bat access ridge tile will be created within the new ridge of the extension to provide for enhancement in accordance with national planning policy.
- 4.8 The site also lies within close proximity to the New Forest SSSI, SPA and SAC. The proposed development would not impact upon these designated sites being confined to the residential curtilage of the property. There is also sufficient space to the front of the property to ensure that all materials etc are stored within the curtilage of the site and not on the open forest verges.
- 4.9 The Applicant has also engaged with the New Forest National Park Authority's Tree team and a tree works notice has recently been approved for the removal of several trees at the site close to the dwelling.

5.0 Summary:

- 5.1 In summary, it is considered that the proposal would comply with Local and National Planning policies.

6.0 Appendices:

- 6.1 Appendix 1 – Pre-application response
- 6.2 Appendix 2 – Floorspace Calculations
- 6.3 Appendix 3 – Evolution of property