

Our Ref: 784-B038394

Development Control
New Forest National Park Authority
Lymington Town Hall
Avenue Road
Lymington
SO41 9ZG

Submitted Via Email

Dear Sir/ Madam

PLANNING APPLICATION FOR THE INSTALLATION OF A NEW DORMER WINDOW, THE WIDENING OF AN EXISTING DORMER WINDOW, A MINOR RISE IN ROOF HEIGHT AND EXTENRAL ALTERATIONS ASSOCIATED WITH THE REMODELLING OF SOWLEY HOUSE COTTAGE, AND ERECTION OF A PLANT ROOM SHED AT SOWLEY LANE, EAST END, LYMINGTON, SO41 5SQ

Introduction

On behalf of our client, Ole Van Der Vorm please find enclosed a planning application for the installation of a new dormer window, the widening of an existing dormer window, a minor rise in roof height and elevational alterations associated with the remodelling of the residential floorspace at Sowley House Cottage, Sowley Lane, East End, Lymington, SO41 5SQ. In addition to this covering letter, the submission is accompanied by the following enclosed documents.

- Application Form
- CIL Form
- Location Plan
- Site Plan
- Drawings & plans comprising of existing and proposed elevations and floor layout plans
- Bio Diversity Checklist
- Preliminary Ecology Survey and Bat Surveys
- Flood Assessment
- Design and Access Statement incorporating a Sustainability Statement and Lighting Assessment

Site Description and Surroundings

Sowley House Cottage is a two-storey property situated off the southside of Sowley Lane, approximately 5 km east of Lymington. Set within the New Forest National Park, Sowley House Cottage is located a short distance north (roughly 550 metres) of the Solent. The application site comprises of a 4 bedroom cottage, located to the west of Sowley House. Vehicular access is achieved from the northern boundary via Sowley Lane where an internal access route serves the property, leading south to a shared courtyard with adjoining property Sowley House.

In respect of surroundings, the application site is located south of Sowley Pond, which is found beyond Sowley Lane. Sowley Marsh is situated south of the site, between Sowley House and the Solent's shoreline. Sowley Lane runs parallel to the site's northern boundary, whilst Sandpit Lane runs adjacent to the site's eastern boundary. The nearest settlement is East End, found circa 1.5 km north west of the site.

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Planning History

On 30 August 2022 a Certificate of Lawfulness for Existing Use (CLUED) was granted via application reference 22/00414/LDC confirming that Sowley House Cottage is lawfully defined as a C3 dwelling house with its own established residential curtilage.

Sowley House Cottage benefits from its own permitted development rights and for the purposes of planning applications, based on the definitions of development set out in the New Forest National Park Local Plan the CLUED provides a record of the existing dwellings floorspace as it was legally established.

The Proposal

The proposal comprises a planning application for roof alterations including the installation of a new dormer window to the south elevation, widening of an existing dormer window to the north elevation and an increase in roof height by 100mm at eaves/ gutter level and 200mm at the ridge.

A series of external alterations are also proposed. These are described in detail in the accompanying Design and Access Statement but in summary they include the installation of one additional ground floor window and changes to the size and placement of the existing door and window on the west elevation, the installation of two ground floor windows and widening of one ground floor window to the south elevation and modifications to the east elevation to include relocation of the existing cottage entrance.

In addition to the above, it is proposed to install a new roof light, block up two door openings and replace the other windows with new windows which comprise the same materials and fenestration. These alterations do not require planning permission, but they are shown on the plan for completeness.

The proposed modifications will allow for remodelling of the internal layout and will facilitate the provision of additional habitable floorspace through the conversion of the garage.

A small plant room shed will also be erected within the curtilage of Sowley House Cottage which will accommodate equipment associated with a ground source borehole which will provide hot water and underfloor heating to the property.

Planning Policy Context

New Forest National Park Local Plan 2016 - 2036

The Local Plan was formally adopted on 29 August 2019 and is the principal planning policy document, setting out the vision, objectives, spatial strategy and planning policies for the National Park, for the period up to 2036. The key Local Plan policies which are of relevance to the proposed development are listed below.

- Policy SP1: Supporting sustainable development
- Policy DP2: General development principles
- Policy SP4: Spatial strategy
- Policy SP5: Nature conservation sites of international importance
- Policy SP6: The natural environment
- Policy SP7: Landscape character
- Policy SP15: Tranquillity
- Policy DP18: Design principles
- Policy DP36: Extensions to dwellings

The adopted New Forest National Park Local Plan Proposals Map indicates the subject site is not allocated for a specific use and represents land outside of the designated settlement limits and villages set out within the relevant local plan policies.

In respect of nearby designations, the following constraints are found in the immediate vicinity of the site:

Special Area of Conservation – Solent Maritime
Site of Special Scientific Interest – Hurst Castle and Lymington River Estuary
Site of Special Scientific Interest – Sowley Pond
Special Protection Area – Solent & Southampton Water
Ramsar Site – Solent & Southampton Water

National Planning Policy Framework

The NPPF 2021 sets out the Government's planning policies for England and how they are expected to be applied. The NPPF 2021 indicates the purpose of the planning system is to contribute towards the achievement of sustainable development, providing three overarching objectives (economic, social and environmental) in pursuit of this goal. In order to ensure sustainable development is pursued positively, the framework is focused upon a 'presumption in favour of sustainable development'. The following sections of NPPF 2021 are considered of relevance to the proposed scheme.

Section 2 - Achieving Sustainable Development
Section 11 - Making effective use of land
Section 12 - Achieving well-designed places
Section 15 - Conserving and enhancing the natural environment
Section 16 - Conserving and enhancing the historic environment

Planning Justification

Principle of Development

As highlighted above, the proposed development seeks to make a series of external alterations to Sowley House Cottage which will facilitate the reconfiguration of the properties internal layout. Policy DP36: Extensions to Dwellings states extensions to existing dwellings will be permitted provided they are appropriate to the existing dwelling and its curtilage. The policy allows householders to extend and improve homes, however there are limitations dependent upon whether the home has been extended in the past. The extension limits apply outside the defined villages as extensions in these locations are likely to have a greater impact on the protected landscape of the National Park. In all cases, the Authority will have regard to the scale and character of the core element of the original dwelling (rather than subsequent additions) in determining whether or not an extension is sympathetic to the dwelling.

As a general rule, habitable floorspace of a dwelling can be extended by up to 30% providing other planning material considerations are met, such as design, scale, massing, appearance, alongside considerations of impacts on neighbours and the wider area.

Policy DP36 provides two exceptions where the 30% rule is not applicable. Should the dwelling be situated within one of the four main villages of Ashurst, Brockenhurst, Lyndhurst or Sway, properties may be extended beyond the 30% limit. Additionally, should the dwelling be classified as a 'small dwelling' extensions can only be extended up to 100 sqm. As set out above, the application site is not situated within the four main villages and is too large to be considered a 'small dwelling'. On this basis the two exceptions are not relevant.

Policy DP36 indicates the existing dwelling is defined as it existed on 1st July 1982 or as the dwelling was originally built or legally established, if the residential use post-dates 1st July 1982. Policy DP36 indicates floorspace of the original dwelling will be measured as the total internal habitable floorspace of the dwelling but does not include floorspace within conservatories, attached outbuildings and detached outbuildings (irrespective of whether the outbuilding's current use is as habitable floorspace). The floorspace of proposed extensions will include conservatories and attached outbuildings and any habitable floorspace provided within a detached outbuilding.

In this case the existing floorspace for Sowley House Cottage is 132.1m², as is defined by application reference 22/00414/LDC. The addition and modification of the dormer windows which require planning permission will result in additional floorspace of 1.73 m², with a further 24.86m² of habitable floorspace being created as a result of the garage conversion. The alterations proposed accord with the floorspace limits as defined by policy DP36 and there is no policy conflict arising.

It should be noted that the residential floorspace created through reuse of the integral garage does not require planning permission in its own right and should not be factored in to the floorspace calculation. However, it is notable that even with this floorspace included the proposal would result and 20.8% increase in a floorspace which is still below the maximum threshold of 30%.

Design

The external alterations proposed are traditional in style and respect the character and appearance of the original property in terms of bulk, scale, detailing and materials.

The internal alterations proposed will enable improvements to be made to the accessibility of the property and will enable the incorporation of sustainable design measures as described in the accompanying Design and Access Statement.

The overall design quality and historic character of the property is maintained and the alterations are appropriate when considered against the design criteria of policy DP2 and DP18.

Landscape

As highlighted above, the application site is situated within the New Forest National Park and as such is subject to Policy SP7: Landscape character and Policy SP15: Tranquillity of the adopted Local Plan. Policy SP7: Landscape Character states '*great weight in planning decisions will be given to conserving the landscape and scenic beauty of the National Park and to its wildlife and cultural heritage*'. Given the small scale of the external amendments it is not envisaged the proposals will result in negative impacts upon landscape character. Furthermore, the modest expansion of residential floorspace will not prejudice the tranquillity of the National Park setting and will not lead to an unacceptable intensification of use. To summarise, the proposal will not lead to harmful noise, visual intrusion or nuisance upon the National Park and its special qualities.

Ecology

The application site is situated a short distance from a number of ecological and biodiversity designations including a Special Area of Conservation, Site of Special Scientific Interest, Special Protection Area and Ramsar Site. Given the small scale of proposed alterations the scheme will not lead to negative impacts upon these designations.

Bats – Policy SP5: Nature conservation sites of international importance & Policy SP6: The natural environment which states '*Proposals should protect, maintain and enhance nationally, regionally and locally important sites and features of the natural environment, including habitats and species of biodiversity importance, geological features and the water environment*'.

A Preliminary Ecology Appraisal and Bat Emergence Surveys have been carried out. The Cottage is known to support a bat roost as such a detailed mitigation strategy is provided. An application to Natural England for roof works has recently been submitted and once planning permission is granted this will be expanded to incorporate the design alterations proposed.

Flood and Drainage

The application site lies within Flood Zone 1 and relates to the alteration and extension of an existing lawful dwelling house. The proposed extensions are within the existing confines of the built envelope of the site and

as such the proposals would not impact the drainage of the site or result in the potential for increased flood risk elsewhere.

Nutrient Neutrality

The site lies within the New Forest Water Treatment Catchment Area. The application comprises of alterations and extensions to an existing dwelling house and will not result in a net increase in dwellings as such it does not comprise a development which would be the subject of Natural England's developer advice. The impact on the development on the Solent nutrient levels is negligible.

CIL

CIL charges for all residential development including extensions are payable at a rate of £102.46 per square metre (rounded). Development proposals which create less than 100 square metres of gross internal area of new build (such as residential extensions less than 100 square metres of new build) will be exempt from CIL and will not be charged. This development falls below that threshold and as such there should be no CIL charge applicable to the application.

Conclusion

The proposal comprises a householder planning application for the external and internal alterations at Sowley House Cottage which is a lawful C3 dwelling house. The development proposed has been demonstrated to be acceptable in respect of the New Forest National Park Local Plan. The proposed development will see the installation and modification of dormer windows to the roof, a minor raise in roof height and a number of modest alterations to the external elevations of the dwelling. This will enable the remodelling to the cottages internal layout. The residential floorspace resulting from this remodelling will fall below the 30% policy threshold, in accordance with Policy DP36 of the adopted Local Plan.

It has been demonstrated via this planning submission that the development can be completed without adverse impact on landscape, built heritage, residential amenity, biodiversity and flood and drainage. The proposal represents a sustainable form of development which accords with Local Planning Policy. Therefore the NPPF directs that the development should be approved without delay.

We trust the above and enclosed provides you with sufficient information at this stage. A payment of £238.20 (£206 & £32.20) has been made in respect of the requisite application fee.

In the meantime, please contact us if you require any additional information regarding the proposal.

Yours sincerely,



Joanne Halton BSC hons MSC MRTPI
Director – Planning