



Appeal Decision

Site visit made on 24 September 2019

by S Leonard BA (Hons) BTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 17 October 2019

Appeal Ref: APP/B1740/D/19/3232808

Seletar Cottage, 1 Old Farm Walk, Lymington SO41 3NY

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Matthew Vokes against the decision of New Forest District Council.
 - The application Ref 19/10279, dated 4 March 2019, was refused by notice dated 12 June 2019.
 - The development proposed is replacement dormer windows, cedar cladding, slate cladding, render existing walls.
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Decision

1. The appeal is allowed and planning permission is granted for replacement dormer windows, cedar cladding, slate cladding, render existing walls at Seletar Cottage, 1 Old Farm Walk, Lymington SO41 3NY in accordance with the terms of the application, Ref 19/10279, dated 4 March 2019.

Procedural Matter

2. The description of development in the banner heading above has been taken from the planning application form. It differs slightly from that on the decision notice, which matches that on the appeal form, and is replacement dormers (retrospective), cedar cladding, slate cladding, render existing walls. My decision is based on the description in the heading above.
3. I note that the application has been submitted retrospectively. During my site inspection, I observed that the dormer windows and rendering of the main walls and garage have been carried out. I have dealt with the appeal accordingly.

Main Issue

4. The main issue is the effect of the replacement dormer windows on the character and appearance of the host property and wider surrounding area.

Reasons

5. The appeal property is a detached, pitched roof, chalet style dwelling on the north side of Old Farm Walk, within an established suburban residential area. The property has been subject to a number of recent alterations and extensions in addition to the appeal scheme, including hip to gable roof extension, rear dormer window, single storey rear extension, parapet addition to the garage, replacement high level side elevation window, and replacement of the previous

- roof tiles with slate tiles. The property has a contemporary appearance as a result of these works, which are not for determination under this appeal.
6. Old Farm Walk is not specifically mentioned in the Lymington Local Distinctiveness Supplementary Planning Document 2011 (the LLDSPD). During my site inspection I saw that the surrounding area is characterised by post-war detached dwellings with a variety of building designs, roof forms and materials. Bungalows and chalet bungalows predominate in Old Farm Walk, Maturin Close, Lentune Way and Bitterne Way, and there are two storey houses in Belmore Road. The street scene has a spacious and open character. Dwellings are generally visible from the street and set back behind soft landscaped front gardens and grass highway verges.
 7. Chalet bungalow roofs are mainly half hipped or fully gable ended, and many include a front facing central roof gable. There are a number of properties within the vicinity of the appeal site with flat-roofed dormers on the street-facing roof slopes. These comprise a variety of designs and positions within the roof slope, and include pairs of single width dormers as well as solitary double and triple width dormers. There are also variations in dormer materials, including tile hanging, render and timber cladding.
 8. The dormers which are the subject of this appeal have replaced two previous tile-hung, flat-roofed dormers of similar width, and in the same position within the roof slope. The replacement dormers are flat-roofed and cedar-clad, and of a height of around 200mm more than the previous dormers. The materials, window frame details and glazing panel proportions are in keeping with those of the main building.
 9. The dormers are of a width, height and depth, so that they appear as subservient in scale to the main roof. This, together with their positioning away from the roof ridge, eaves and side gable ends, mean that they sit comfortably within the roof slope without appearing over-dominant. Their positioning also retains a symmetrical arrangement of front elevation fenestration having regard their position above the ground floor windows and either side of the centrally located porch roof and roof lights.
 10. Accordingly, the replacement dormers are in keeping with the character and appearance of the host property. The Council has raised no objection to the render, slate and cedar cladding finishes for the walls and porch. Neither do I given my considerations above. In this respect I have regard to the existing variety of materials within the site locality which include painted brick, render, slate tiles, and timber cladding.
 11. As such, whilst clearly visible in the street scene, I find that the appeal scheme causes no harm to the aforementioned character and appearance of the surrounding area. As such, the development accords with Policy CS2 of the New Forest District (outside the National Park) Core Strategy 2009, draft Policy 13 of the emerging New Forest District Local Plan 2016 – 2036 Part 1: Planning Strategy, and the LLDSPD, which aim to ensure that development proposals are well designed and are appropriate and sympathetic to their setting. For similar reasons, the development accords with guidance in Chapter 12 of the Framework which requires high quality design.

Other Matters

12. Concerns have been raised locally regarding the design of the aforementioned earlier works that have been carried out to the dwelling and the impact of these alterations upon the living conditions of the occupants of neighbouring properties. These are not matters for consideration in this appeal, which has been determined on the basis of the appeal description of development. It has also been questioned whether the earlier development falls within the remit of Permitted Development Rights. I note that the Council has addressed this matter in the planning application officer report. Notwithstanding this, it is not a matter for me to determine in the context of an appeal made under Section 78 of the Town and Country Planning Act 1990.

Conditions

13. I have considered the Council's suggested conditions in the light of advice in Paragraph 55 of the National Planning Policy Framework (the Framework) and the national Planning Practice Guidance (PPG). Given the works that have already occurred, I do not consider that conditions setting a timescale for the commencement of the approved development and requiring the development to be carried out in accordance with the approved plans, to meet the requirements set out in the Framework.

Conclusion

14. For the above reasons, and having regard to all other matters raised, I conclude that the appeal should succeed, and planning permission be granted.

S Leonard

INSPECTOR