

Application No: 25/01327FULL Full Application

Site: Moorview Cottage, Winsor Road, Winsor, Southampton,
SO40 2HP

Proposal: Two storey side extensions; replacement porch

Applicant: Steven & Kenzie Waters

Case Officer: Lindsey Chamberlain

Parish: Copythorne Parish Council

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. POLICIES

Development Plan Designations

Conservation Area

Principal Development Plan Policies

DP2 General development principles
DP18 Design principles
DP36 Extensions to dwellings
SP15 Tranquillity
SP16 The historic and built environment
SP17 Local distinctiveness

Supplementary Planning Documents

Design Guide SPD
Copythorne Parish Design Statement SPD

NPPF

Sec 12 - Achieving well-designed places
Sec 15 - Conserving and enhancing the natural environment
Sec 16 - Conserving and enhancing the historic environment

3. MEMBER COMMENTS

None received

3. PARISH COUNCIL COMMENTS

Copythorne Parish Council: Recommend permission for the reasons listed below:

- Complies with DP36.
- Improved on the current look of the property.
- No objections from neighbours.

5. CONSULTEES

Building Design and Conservation: Unable to support. Comments (summarised):

- Design appears to overwhelm the rear elevation due to its size, bulk and massing, and is considered to lack subservience to the original dwelling.
- Concerns are raised over the proposed large openings to the rear elevation.
- Overall, the proposal is not considered to be sympathetic to the architectural and historic interest of the non-designated heritage asset, nor the character and appearance of the Conservation Area causing less than substantial harm.

6. REPRESENTATIONS

None received.

7. RELEVANT HISTORY

No relevant planning history.

8. ASSESSMENT

Application Site

8.1 The application site is accessed from Winsor Road in Winsor and is located opposite the village hall. The site is within the Forest North East Conservation Area and the dwelling is a building of vernacular detailing and local historic interest that is included on the National Park's Local List of Heritage Assets. It is therefore considered to be a 'non-designated heritage asset' in relation to national planning policy as set out in the NPPF (December 2024).

Proposed Development

8.2 This application seeks permission for a side and rear extensions and enlargement of the existing porch. The side extension would comprise of two storeys. To the rear, the existing conservatory would be removed and the two single storey elements replaced with two, two-storey extensions. On the rear, windows are proposed together with the middle gable at ground floor level including glazed doors with glazing either side, and

apex glazing to the eastern gable. No windows are proposed to the side elevations, only a door proposed on the north-east elevation.

8.3 The property currently has two chimney stacks at either end of the property and the proposal seeks to remove the chimney to the south-western side, the elevation where the new two storey extension is proposed.

8.4 To the front, a replacement porch is proposed to be constructed in brick to match the existing.

8.5 With regards to the materials, facing brickwork, interlocking tiles and windows are all proposed to match the existing.

Consideration

8.6 The key considerations in this case are compliance with Policy DP36; the proposed design and impact on heritage assets (designated and non-designated).

8.7 The dwelling is located outside of the defined New Forest villages and is not a small dwelling. Therefore the 30% floor space restriction contained within Policy DP36 applies. The proposal would comprise a 30% increase and would therefore meet the floor space requirements of the policy. Policy DP36 also requires extensions to be appropriate to the existing dwelling and its curtilage and the New Forest National Park Design Guide (2022) states that extensions need to be carefully considered in order to enhance and complement the existing dwelling. Extensions should be proportionate and subservient, reflecting the beauty and quality of place of the New Forest. This is consistent with the guidelines in the adopted Copythorne Parish Design Statement (2025). This is considered further in the paragraphs below.

8.8 Moorview Cottage has been identified as a building of vernacular detailing and local historic interest that is included on the National Park's Local List of Heritage Assets, and positively contributes to the character and appearance of the Forest North East Conservation Area. Comments from the Authority's Building Design and Conservation Officer consider that Moorview Cottage and the next door Inglenook Cottage were constructed as a pair. The property forms part of an important group, noted within the Conservation Area Appraisal, of late 19th/early 20th century development and is bordered to the front by a hedge marked on a character area map as a prominent hedge.

8.9 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. Paragraph 189 of the National Planning Policy Framework (NPPF) states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, and that the conservation and enhancement of wildlife and cultural heritage are important considerations that should be given great weight in National Parks.

8.10 Paragraph 202 of the NPPF sets out that heritage assets including sites and buildings of local historic are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. Policy SP16 of the Local Plan provides stronger heritage protection than the NPPF, requiring that development within the National Park should conserve and enhance the significance or special interest of designated or non-designated heritage assets. They should: (a)(iii) make a positive contribution to, or better reveal, or enhance the appreciation of, the significance or special interest of a heritage asset or its setting. Proposals will be resisted where they would harm the significance or special interest of a heritage asset (designated or undesignated) unless any harm is outweighed by the public benefits of the proposal, proportionate to the degree of harm and significance of the asset, including securing its optimum viable use.

8.11 The Authority's Building Design and Conservation Team have been consulted and are unable to support the proposals. Although there is a single storey lean-to extension to the side of the dwelling, it does not impact the existing balanced façade which is an important New Forest Cottage characteristic replicated in many of the cottages along Windsor Road. The proposed two storey side extension, although stepped back by approximately 20cm and the ridgeline stepped down by approximately 10cm, will impact that balanced, symmetrical façade of the Cottage and see the removal of the righthand chimney, considered an important traditional feature.

8.12 To the rear, the proposal is for two open gable extensions either side of the existing two storey elevation which, although stepped back by approximately 15cm, will be approximately 20cm wider and on the same ridgeline. This design appears to overwhelm the rear elevation due to its size, bulk and massing, and is considered to lack subservience to the original dwelling.

8.13 As noted within the New Forest National Park's Design Guide in paragraph 4.11, traditional buildings were very simple in their design and the relationship between solid wall and glazing was important. Concerns have been raised by the Building Design and Conservation Team about the proposed glazing to the rear of the property in terms of size of openings and design, appearing incongruous on the dwelling and not visually cohesive with the traditional New Forest Cottage character. Of particular concern is the proposed first floor apex glazed bedroom window which, along with increased number of large windows, will increase light spill onto the tranquil countryside to the rear. The proposed design is therefore not considered to meet Policies DP2, SP15 and DP18 of the adopted Local Plan.

8.14 Furthermore, overall, the proposal is not considered to be sympathetic to the architectural and historic interest of the non-designated heritage asset, nor the character and appearance of the conservation area causing less than substantial harm. The proposal would also fail to conserve or enhance the landscape and scenic beauty, as well as the cultural heritage of the National Park. No public benefits

have been put forward to offset this harm. The proposals therefore conflict with Policy SP16 of the adopted Local Plan.

8.15 Copythorne Parish Council have reviewed the application and have recommended permission, commenting that the proposal complies with DP36; improves the look of the property and there are no objections from neighbours. However, as detailed above, the proposal does not comply fully with the requirements of Policy DP36 and would conflict with Policies DP2, SP15, DP18 and SP16 of the adopted Local Plan.

Conclusion

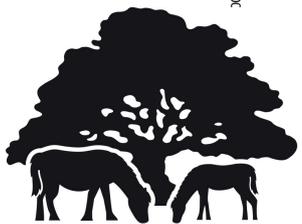
8.16 The proposed development, by virtue of its scale and design would not be in keeping with or appropriate to the existing dwelling and its setting. The proposal would cause less than substantial harm to the significance of heritage assets. It has not been sufficiently demonstrated that the harm has been outweighed by public benefit. The proposal would be contrary to the requirements of Policies DP2, DP18, SP15 and SP16 of the adopted Local Plan, the Design Guide SPD and the NPPF.

9. RECOMMENDATION

Refuse

Reason(s) for refusal:

1. The proposed development, by virtue of its scale and design would not be in keeping with or appropriate to the existing dwelling and its setting. The proposal would cause less than substantial harm to the significance of a non-designated heritage asset and it would fail to be appropriate or sympathetic to its setting within the conservation area. It has not been sufficiently demonstrated that the harm has been outweighed by public benefit. The proposal would be contrary to the requirements of Policies DP2, DP18, SP15 and SP16 of the New Forest National Park Local Plan 2016-2036 (August 2019), the National Planning Policy Framework and the Design Guide SPD. Furthermore, the proposed development would not seek to further the purposes of the National Park, contrary to the requirement of Section 245 of the Levelling Up and Regeneration Act 2023, which amended Section 11A of the National Parks and Access to the Countryside Act 1949.



NEW FOREST
NATIONAL PARK

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