

Dear Councillor

PLANNING DEVELOPMENT CONTROL COMMITTEE - WEDNESDAY, 14 JUNE 2017

Please find attached, for consideration at the meeting of the Planning Development Control Committee on Wednesday, 14 June 2017, the following report that was unavailable when the agenda was printed.

Please bring this document with you to the meeting.

Agenda No Item

3. m) Ashford House, Ashford Road, Fordingbridge (Application 17/10465) (Pages 1 - 8)

One and two-storey rear extensions; courtyard extension; pitch roof to replace corrugated sheet

RECOMMENDED:

Refuse

Yours sincerely

Bob Jackson
Chief Executive

Encs

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Application Number: 17/10465 Full Planning Permission

Site: ASHFORD HOUSE, ASHFORD ROAD, FORDINGBRIDGE SP6
3BT

Development: One & two-storey rear extensions; courtyard extension; pitch roof
to replace corrugated sheet

Applicant: Mr & Mrs Mitchelll

Target Date: 24/05/2017

Extension Date: 16/06/2017

1 REASON FOR COMMITTEE CONSIDERATION

Recommendation contrary to Town Council view.

2 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES

Plan Policy Designations

Countryside

National Planning Policy Framework

Section 7

Core Strategy

CS2: Design quality

Local Plan Part 2 Sites and Development Management Development Plan Document

DM20: Residential development in the countryside

Supplementary Planning Guidance And Documents

SPG - Residential Design Guide for Rural Areas

3 RELEVANT LEGISLATION AND GOVERNMENT ADVICE

Section 38 Development Plan
Planning and Compulsory Purchase Act 2004
National Planning Policy Framework

4 RELEVANT SITE HISTORY

16/11290 Two-storey side extension; single-storey extensions; roof alterations;
fenestration alterations - 15/12/2016 Refused - Appeal Dismissed

06/88494 Convert and extend coach house to form separate dwelling -
12/10/2006 Refused

05/86814 Convert coach house & store to separate dwelling - 20/03/2006
Withdrawn

85/NFDC/28572 Addition of a conservatory. 06/03/1985 Granted

76/NFDC/06410 Alterations to convert and change of use of two attached farm
outhouses into single unit of accommodation - 25/01/1977 Granted

5 COUNCILLOR COMMENTS

No Comments Received

6 PARISH / TOWN COUNCIL COMMENTS

Fordingbridge Town Council - Recommend PERMISSION under PAR3 as the concerns of the Planning Inspector have been answered and there would be no negative impact on neighbouring properties or the character of the area.

7 CONSULTEE COMMENTS

Environmental Health Contaminated Land - No objections

Conservation Officer - The proposal is not supported (See assessment)

8 REPRESENTATIONS RECEIVED

No Comments Received

9 CRIME & DISORDER IMPLICATIONS

None Relevant

10 LOCAL FINANCE CONSIDERATIONS

From the 6 April 2015 New Forest District Council began charging the Community Infrastructure Levy (CIL) on new residential developments.

Regulation 42 of the CIL Regulations 2010 (as amended) states that CIL will be applicable to all applications over 100sqm GIA and those that create a new dwelling. Whilst the development is over 100sqm GIA under Regulation 42A developments within the curtilage of the principal residence and comprises up to one dwelling are exempt from CIL. As a result, no CIL will be payable provided the applicant submits the required exemption form.

11 WORKING WITH THE APPLICANT/AGENT

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council take a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome.

This is achieved by:

- Strongly encouraging those proposing development to use the very thorough pre application advice service the Council provides.
- Working together with applicants/agents to ensure planning applications are registered as expeditiously as possible.
- Advising agents/applicants early on in the processing of an application (through the release of a Parish Briefing Note) as to the key issues relevant to the application.
- Updating applicants/agents of issues that arise in the processing of their applications through the availability of comments received on the web or by direct contact when relevant.
- Working together with applicants/agents to closely manage the planning application process to allow an opportunity to negotiate and accept amendments on applications (particularly those that best support the Core Strategy Objectives) when this can be done without compromising government performance requirements.
- Advising applicants/agents as soon as possible as to concerns that cannot be dealt with during the processing of an application allowing for a timely withdrawal and re-submission or decision based on the scheme as originally submitted if this is what the applicant/agent requires.
- When necessary discussing with applicants/agents proposed conditions especially those that would restrict the use of commercial properties or land when this can be done without compromising government performance requirements.

No pre-application advice was sought from the Council prior to the application's submission. The concerns of the Council in respect of the form of development and character impacts were made available on the Council's website and were conveyed to the applicant and agent prior to determination. As these cannot be addressed through amendments to this current submission and in view of the limited time constraints imposed on Planning Authorities to determine applications within specified timeframes, in this instance, due to the absence of acceptable plans and the level of justifiable harm the scheme would cause, it is not unreasonable to recommend refusal of the application.

12 ASSESSMENT

- 12.1 The site is located within the countryside, to the south of Fordingbridge. It is a small but elegant late 19th Century period house set in a compact courtyard arrangement surrounded by generous grounds on rising land to the north of Ashford Road. The complex originally comprised a two storey property fronting east with attached incidental wash house and coach house. At a later date an attached stable building was added to the north elevation of the courtyard wall and a garage to the south of the coach house. A modern conservatory addition on the south elevation of the house was granted permission in the mid 1980's.
- 12.2 This application proposes two storey and single storey additions on the north side of the complex. The proposal would be visible from the road and from the public right of way to the east. This would see the replacement of the existing stable building with a single storey addition and linked two storey addition to the north side of the house. Within the courtyard the former wash house and modern entrance hall would be removed and a larger hallway and centralised entrance created. On the southern side of the former coach house the existing garage would be replaced, with a pitched roof utility room. These works would be in addition to fenestration changes to the existing property and removal of redundant chimney stacks.

- 12.3 This application differs from a proposal refused in December 2016 (subsequently dismissed at appeal in March 2017) as the two storey extension to the side has been reduced in width by 1m, the fenestration in the eastern elevation altered and the single storey extension reduced in depth by 0.5m.
- 12.4 The key aspects of this property's character and relationship with its wider landscape setting are in the retention its primary historical form, layout and locally distinctive period features. Although it is recognised that the building is not subject to any formal listing protection, nonetheless these attributes should inform any future additions and alterations, ensuring these respond to local distinctiveness in its established character, scale and relationship with the surrounding countryside.
- 12.5 Clarification provided within the applicant's supporting statement and evidence from the Council's records demonstrate that the entire complex of buildings was useable and accessible in conjunction with the main dwelling on 1st July 1982. As such the existing floor area taken as 302.28 square metres and the proposed of 379 square metres would see a 25.5% increase, within the 30% limitation as outlined in the Council's adopted policy DM20 on residential development in the countryside. However compliance with this policy also requires development in all cases to respect the character and scale of the existing dwelling, and not significantly alter the impact of built development on the site within its setting.
- 12.6 In determining the previous appeal the Inspector considered the two storey extension would be overly long, when compared to the eastern elevation, to be properly subservient. Together with window separation, this would result in the extension harmfully competing with the main eastern elevation for prominence, particularly when viewed from Ashford Road, and would not represent good design. By comparison with the refused proposal, the 1m reduction in width of the two storey extension is still not sufficient to make it properly subservient to the main dwelling. Consequently the current proposal would still be prominent in views of its front, east elevation. The length of the extension and its limited recessive proportions would erode the pre-eminence of the existing house and its elegant architectural form and scale, which is not only fundamental to its character but also its relationship with this wider group of buildings and the surrounding countryside.
- 12.7 The most significant elements of the proposed works would be in the two storey and linked single storey additions to the north side of the building complex. The proposed two storey extension has been designed as a projection of the existing house's form, albeit incorporating some recession in width and height. The adjoining single storey extension would take a more contemporary approach, incorporating a lead rolled flat roof form, glazed lantern with substantially glazed elevations. Although it is recognised the detailing and materials proposed would respond to the form and features of the existing house, the two storey element would represent a proportionately over large addition. The proposals due to their position and footprint erode the contained form and layout of the existing building and this would adversely impact upon its locally distinctive features and heritage significance. By extending on the north elevation the principle east frontage would lose its elegant

architectural form. This design harm of the two storey element is further exacerbated with the addition of a large flat roofed extension and other alterations to the courtyard link structure. The proposed east and north elevations strike a particularly discordant note and propose additions that due to their size and scale begin to dominate the main building particularly as the lantern rooflight has been enlarged, which would appear harsh in context with the prevailing traditional pitched roof forms

- 12.8 The single storey extension on the north side of the complex has been reduced in depth by 0.5m. The appeal Inspector noted the single storey extension would be stepped back from the two storey extension, creating a large horizontal element linking the two main structures, which would tie the two elements together. The Inspector's main concern revolved around the two storey element, but it was noted that the depth of the single storey extension, which forms part of an integrated design, would also extend unsatisfactorily to the north. This has resulted in a single storey extension of reduced depth in this current scheme, however the Conservation Team still consider that the building, while having some smaller later alterations, retains its primary historical form and layout. It is felt to display features and attributes which are recognised as locally distinctive and, while not listed, contribute to the heritage understanding and character of the District. Simply repeating the existing house design but in a reduced form is not the appropriate response to this well-proportioned house.
- 12.9 Other extensions proposed would see the replacement of the current range of single storey courtyard buildings with a single structure to create a better defined entrance. Although the loss of the more modest proportioned wash house is regrettable, the replacement extension would replicate the original layout and relationship between the buildings. The proposed extension on the south side of the complex would appear to reinstate a former element of the building and in its scale and design would remain sympathetic to the appearance of this group. Fenestration alterations to the existing building would represent modest alterations that would have no harmful impacts on its appearance.
- 12.10 Owing to the separation of the site from neighbouring premises the proposals would have no harmful impacts on the living conditions of nearby residential occupiers.
- 12.11 On the basis of the above it is considered that the two storey addition would be of excessive size, which would not respond sympathetically to the form and scale of the existing house. Furthermore, in combination with the overly large single storey addition on the north side of the building complex this scale of additions would respond poorly to the compact form of the existing group and increase its visual intrusion into the surrounding countryside. As such the proposals would not respond positively to local distinctiveness and would result in harm to visual amenity in this rural location and is therefore recommended for refusal.
- 12.12 In coming to this recommendation, consideration has been given to the rights set out in Article 8 (Right to respect for private and family life) and Article 1 of the First Protocol (Right to peaceful enjoyment of possessions) of the European Convention on Human Rights. Whilst it is recognised that this recommendation, if agreed, may interfere with the rights and freedoms of the applicant to develop the land in the way proposed, the objections to the planning application are serious ones and

cannot be overcome by the imposition of conditions. The public interest and the rights and freedoms of neighbouring property owners can only be safeguarded by the refusal of permission.

13. RECOMMENDATION

Refuse

Reason(s) for Refusal:

1. The two storey addition by virtue of its size, form and siting would fail to respond sympathetically to the form, scale and proportions of the existing house and erode its pre-eminence which is fundamental to its character and that of this wider complex of buildings. In combination with the overly large, flat/lantern roofed single storey addition on the north side of the building complex, the scale and cumulative impact of additions would strike a discordant note, respond poorly to the compact form of the existing group and result in harmful visual intrusion into the surrounding countryside. As such the proposals would result in harm to the visual amenity and character of this rural location, contrary to policies CS2 of the Core Strategy for the New Forest District outside the National Park, Policy DM20 of the Local Plan Part 2: Sites and Development Management Plan and Section 7 of the National Planning Policy Framework (2012).

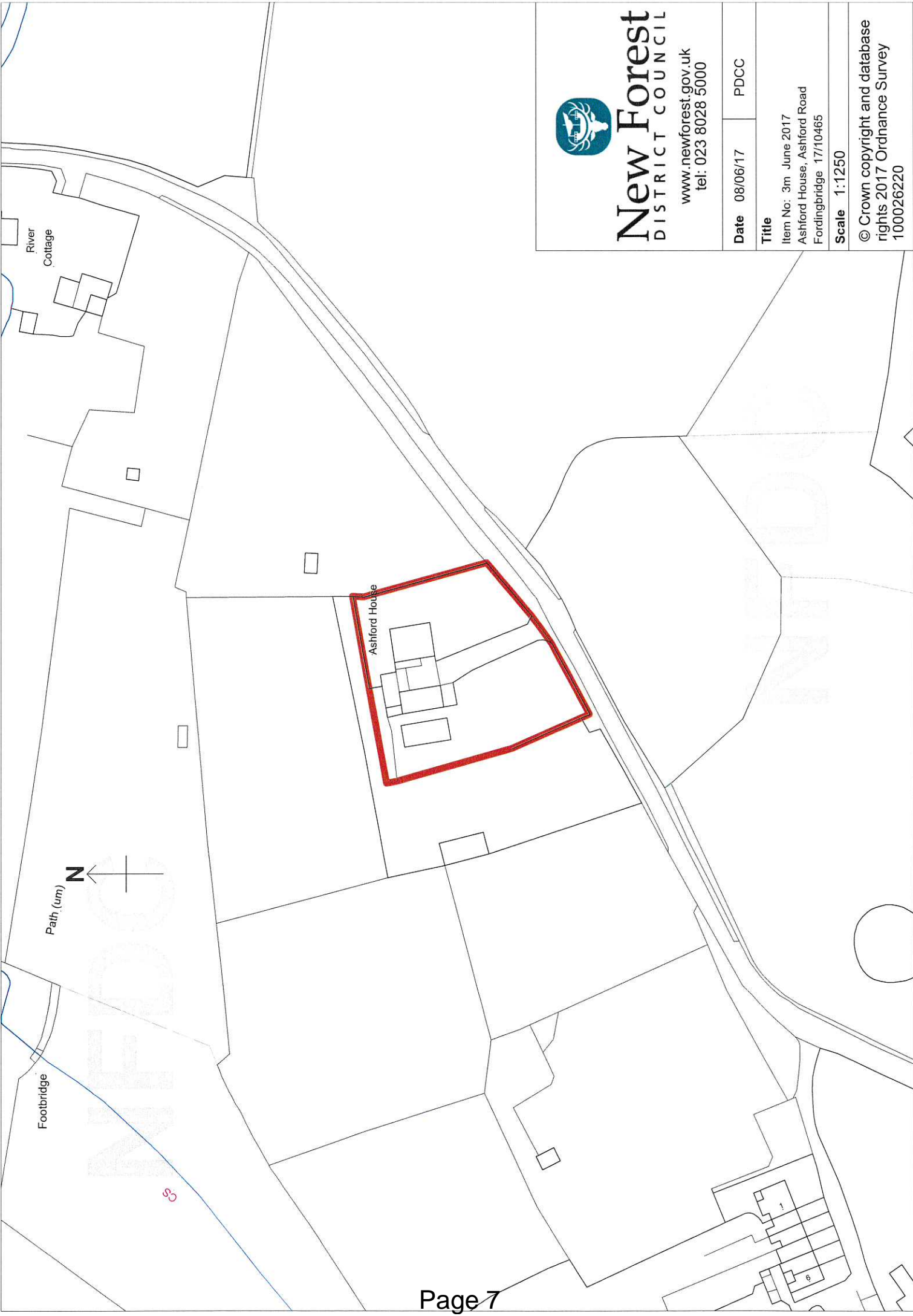
Notes for inclusion on certificate:

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No pre-application advice was sought from the Council prior to the application's submission. The concerns of the Council in respect of the form of development and character impacts were made available on the Council's website and were conveyed to the applicant and agent prior to determination. As these could not be addressed through amendments to this current submission and in view of the limited time constraints imposed on Planning Authorities to determine applications within specified timeframes, in this instance, due to the absence of acceptable plans and the level of justifiable harm the scheme would cause, it was not unreasonable to refuse the application.

Further Information:

Householder Team
Telephone: 023 8028 5345 (Option 1)



New Forest
DISTRICT COUNCIL

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tel: 023 8028 5000

Date	08/06/17	PDCC
Title		
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