

NOTICE OF MEETING

Meeting: PLANNING COMMITTEE

Date and Time: WEDNESDAY, 10 MARCH 2021, AT 9.30 AM*

Place: MICROSOFT TEAMS - ONLINE

Enquiries to: Email: karen.wardle@nfdc.gov.uk
Tel: 023 8028 5071

PUBLIC PARTICIPATION:

*Members of the public are entitled to speak on individual items on the public agenda in accordance with the Council's public participation scheme. To register to speak please contact Planning Administration on Tel: 023 8028 5345 or E-mail: PlanningCommitteeSpeakers@nfdc.gov.uk no later than 12.00 noon on Monday, 8 March 2021. This will allow the Council to provide public speakers with the necessary joining instructions for the Microsoft Teams Meeting. The Council will accept a written copy of a statement from registered speakers who do not wish to join a Teams Meeting, or are unable to. The statement will be read out at the meeting and should not exceed three minutes.

Claire Upton-Brown
Chief Planning Officer

Appletree Court, Lyndhurst, Hampshire. SO43 7PA
www.newforest.gov.uk

This Agenda is also available on audio tape, in Braille, large print and digital format

AGENDA

NOTE: The Planning Committee will break for lunch around 1.00 p.m.

Apologies

1. MINUTES

To confirm the minutes of the meeting held on 10 February 2021 as a correct record.

2. DECLARATIONS OF INTEREST

To note any declarations of interest made by members in connection with an agenda item. The nature of the interest must also be specified.

Members are asked to discuss any possible interests with Democratic Services prior to the meeting.

3. **PLANNING APPLICATIONS FOR COMMITTEE DECISION**

To determine the applications set out below:

NOTE: These items will be considered from 9.30 am

(a) **Land of St Jude, Roman Road, Dibden Purlieu, Hythe (Application 21/10119) (Pages 7 - 24)**

Four dwellings, with associated works, carports and parking, with new vehicular access onto Roman Road and stopping up of existing access serving St Jude's (resubmission of application 20/10399)

RECOMMENDED:

Grant subject to conditions

(b) **Damerham Baptist Chapel, Lower Daggons Lane, South End, Damerham (Application 21/10044) (Pages 25 - 32)**

Two-storey south extension; detached outbuilding store

RECOMMENDED:

Refuse

(c) **11 Langton Close, Barton-On-Sea, New Milton (Application 21/10019) (Pages 33 - 38)**

Extensions, facade alterations, floor plan redesign and all associated works

RECOMMENDED:

Grant subject to conditions

(d) **Creek House, Barton Common Road, Barton-On-Sea, New Milton (NB: Subject to Legal Agreement) (Application 20/11184) (Pages 39 - 46)**

Variation of Condition 2 of Planning Permission 16/11428 to allow the replacement of approved plans: 1.001 Rev D2 2.001 Rev D2 2.106 Rev D1 2.003 Rev D1.1 2.002 Rev D2 2.004 Rev D1.1 2.005 Rev D1.1 to allow hardstanding, layout, fenestration and material alterations to reflect the 'as built' development

RECOMMENDED:

Grant the variation of condition

NOTE: These items will be considered from 2.00 pm

(e) **Land Adjacent to 11 St Johns Street, Hythe (Application 20/11229) (Pages 47 - 54)**

The creation of a car parking space on land not owned by the applicant, including the formation of an access from a public highway and construction of a gate in an existing boundary wall

RECOMMENDED:

Refuse

(f) **Maylands, 9 Lime Close, Dibden Purlieu (Application 20/11463) (Pages 55 - 60)**

Two-storey side extension; single-storey front & side extensions; single-storey rear extension; roof alterations and raise ridge height to extend first floor & roof lights

RECOMMENDED:

Refuse

(g) **24 Brokenford Lane, Totton (Application 21/10107) (Pages 61 - 66)**

Single-storey side extension; loft conversion that includes hip to gable addition and rear dormer

RECOMMENDED:

Grant subject to conditions

4. ANY OTHER ITEMS WHICH THE CHAIRMAN DECIDES ARE URGENT

Please note that all planning applications give due consideration to the following matters:

Human Rights

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.

Equality

The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. The Committee must be mindful of this duty *inter alia* when determining all planning applications. In particular the Committee must pay due regard to the need to:

- (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;

- (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

NEW FOREST DISTRICT COUNCIL – VIRTUAL MEETINGS

Background

This meeting is being held virtually with all participants accessing via Microsoft Teams.

A live stream will be available on YouTube to allow the press and public to view meetings in real time and can also be found at the relevant meeting page on the Council's website, with this published agenda.

Principles for all meetings

The Chairman will read out Ground Rules at the start of the meeting for the benefit of all participants. All normal procedures for meetings apply as far as practicable, as the Government Regulations do not amend any of the Council's existing Standing Orders.

The Ground Rules for all virtual meetings will include, but are not limited to, the following:-

- All participants are reminded that virtual public meetings are being broadcast live on YouTube and will be available for repeated viewing. Please be mindful of your camera and microphone setup and the images and sounds that will be broadcast on public record.
- All participants are asked to mute their microphones when not speaking to reduce feedback and background noise. Please only unmute your microphone and speak when invited to do so by the Chairman.
- Councillors in attendance that have not indicated their wish to speak in advance of the meeting can make a request to speak during the meeting by using the "raise hand" feature in Microsoft Teams. Requests will be managed by the Chairman with support from Democratic Services. Please remember to "lower hand" when you have finished speaking.
- The chat facility should not be used unless raising a point of order or providing the wording for a motion.
- All participants are asked to refer to the report number and page number within the agenda and reports pack so that there is a clear understanding of what is being discussed at all times.

Voting

When voting is required on a particular item, each councillor on the committee will be called to vote in turn by name, expressing their vote verbally. The outcome will be announced to the meeting. A recorded vote will not be reflected in the minutes of the meeting unless this is requested in accordance with the Council's Standing Orders.

By casting their vote, councillors do so in the acknowledgement that they were present for the duration of the item in question.

Technology

If individuals experience technical issues, the meeting will continue providing that it is quorate and it is still practical to do so. The Chairman will adjourn the meeting if technical

issues cause the meeting to be inquorate, the live stream technology fails, or continuing is not practical.

Public Participation

Contact details to register to speak in accordance with the Council's Public Participation Procedures are on the front page of this agenda.

In order to speak at a virtual meeting, you must have the facility to join a Microsoft Teams Meeting. Joining instructions will be sent to registered speakers in advance of the meeting.

The Council will accept a written copy of a statement from registered speakers that do not wish to join a Microsoft Teams Meeting, or are unable to. The statement will be read out at the meeting and should not exceed three minutes. Please use the contact details on the agenda front sheet for further information.

To: Councillors:

Christine Ward (Chairman)
Christine Hopkins (Vice-Chairman)
Ann Bellows
Sue Bennison
Hilary Brand
Rebecca Clark
Anne Corbridge
Kate Crisell
Arthur Davis
Barry Dunning

Councillors:

Allan Glass
David Hawkins
Maureen Holding
Mahmoud Kangarani
Joe Reilly
Tony Ring
Ann Sevier
Michael Thierry
Beverley Thorne
Malcolm Wade

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Application Number: 21/10119 Full Planning Permission

Site: Land of ST JUDE, ROMAN ROAD, DIBDEN PURLIEU, HYTHE
SO45 4QJ

Development: Four dwellings, with associated works, carports and parking, with new vehicular access onto Roman Road and stopping up of existing access serving St Jude's (resubmission of application 20/10399).

Applicant: Mr Sellwood

Agent: SDA Planning Ltd

Target Date: 26/03/2021

Case Officer: Stephen Belli

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of development and appeal decision
- 2) Design and impact on the character and appearance of the area
- 3) Impact on residential amenities of adjacent neighbours, in terms of light, outlook and privacy
- 4) Car parking provision and highway safety
- 5) Ecology and impact on sites designated for nature conservation

This application is to be considered by Committee because the recommendation of the Parish Council differs from that of the Chief Planning Officer.

2 SITE DESCRIPTION

The site is located within the settlement boundary of Hythe and Dibden and comprises an existing Art Deco style dwelling known as St. Jude together with a formalised garden and other open area of land surrounding the property. The site backs onto Beverley Road, part of a modern estate to the north, and to the east adjoins a more recently built estate known as Heatherdown. The site adjoins one of the older original properties on Roman Road to the west.

The existing dwelling is served by a narrow one car width access road located towards the western end of the plot. This access opens onto Roman Road, which is an unclassified public highway which runs parallel to the A326 Hythe By Pass. The access road to the existing dwelling runs tightly around the side elevation and accesses a car parking and outbuildings area to the rear. St Jude has been vacant for some time but is still in a habitable condition.

The site did contain a number of trees not formally protected by a Tree Preservation Order prior to the submission of the application which have now been removed. A formal TPO does, however, exist along the whole of the site frontage onto Roman Road, covering a group TPO of Pine trees (Ref G1 on TPO, along with two further TPOs covering individual trees on the eastern (T2 - Spruce) and northern boundaries (T1 - Lime). The development site comprises an area of approximately 0.28 hectares (which includes the existing host dwelling) which extends to the east and north of the existing dwelling. The land is generally flat. Prior to the grant of planning permission the developer has created an opening through the roadside bank between TPO trees and created a gap in the position of the proposed access.

3 PROPOSED DEVELOPMENT

This is the third application on this site (see planning history below). This new proposal is for full planning permission for four new dwellings to be served by a new 4.6 metre wide access road at its junction with the public highway, narrowing to 4.1 metres as it runs into the site. This new access road is provided towards the eastern end of the plot at the point where an unauthorised access has been formed between the TPO frontage trees. The plans indicate the original access serving St Jude to be closed up.

The new dwellings are arranged with plot 1 directly to the east of the host dwelling facing the public highway, plot 2 to the north of plot 1 facing an internal estate road, and plots 3 and 4 filling the narrowed width of the northern part of the site. Plots 3 and 4 comprise a pair of semi-detached unit, whilst plots 1 and 2 are detached. Plot 1 is a four bed unit, whilst the remainder are three bed units.

The development is completed by a four bay open sided car port building to the north of St Jude, with a further three surface car parking spaces to serve St Jude, with four spaces in front of the car port. A further two bay car port and three surfaced car parking spaces completes the car parking arrangements. Between the four bay car port building and the rear elevation of St. Jude the host dwelling retains an area of private garden unchanged, albeit the private rear garden area has been truncated and lost to the car port and parking area serving the new dwellings and St Jude itself.

All services along with a foul mains drainage system are available to the site via the connection to St. Jude. Foul and surface water drainage runs are not shown on the submitted block plan, but it seems likely that a connection will be made from the new dwellings to access the existing main foul drainage connection serving St. Jude. Surface water will be dealt with via soakaway(s) but these are not shown on the submitted plans.

4 PLANNING HISTORY

- | | |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 20/10399 | Erection of four dwellings, with associated works, carports and parking, with new vehicular access onto Roman Road and stopping up of existing access serving St Jude's – Non determination Appeal – dismissed 31/12/20 |
| 19/10747 | 4 detached dwellings; associated garage and parking; new access Refused 24/07/19 – Appeal dismissed 14/02/20 |

5 PLANNING POLICY AND GUIDANCE

PLANNING POLICY AND GUIDANCE

Local Plan Part 2: Sites and Development Management

Policy DM1 Heritage and Conservation

Policy DM2 Nature conservation, biodiversity and geodiversity

Local Plan Review 2016-2036 Part One: Planning Strategy

Policy STR1 Achieving sustainable development

Policy STR3 Strategy for locating new development

Policy ENV1 Mitigating the impact of development on International Nature

Conservation sites

Policy ENV3 Design quality and local distinctiveness

Policy IMPL1 Developer contributions

Policy IMPL2 Development standards

Hythe and Dibden Neighbourhood Plan 2019

*Para 7.4 The parish will be notable for its **high standards of design** in the built and natural environment. New development including housing will be informed by a clear understanding of the locally valued environmental and cultural assets of the parish and will be sensitively integrated into the existing environment.*

Aim 1 To promote high standards of design in the built and natural environment

Objectives

- New development shall be designed and built to high standards of quality based on a clear understanding and appreciation of the unique character of the area and what is valued locally.
- New development shall respect and enhance the character and distinctiveness of the built and natural environment.
- The design of new development shall contribute to 'sense of place' and support a locally appropriate balance of environmentally, economically and socially sustainable outcomes.
-

Policy D1

All new development in Hythe and Dibden will be required to seek exemplary standards of design and architecture, to demonstrate

- that local character and context has been fully recognised,
- that the proposed design responds to it, and
- that what is valued locally is respected.

The design and materials used in the development should complement, but do not necessarily need to imitate, the best examples of design and building in the local area. Innovation in design is encouraged, provided it fully respects local context.

Policy D3

Hythe and Dibden has its own unique qualities and characteristics - all new development must demonstrate that local distinctiveness has been recognised and that the development proposals respond to this appropriately.

Supplementary Planning Guidance and other Documents

SPD Mitigation Strategy for European Sites
SPD Parking standards
SPD Housing design, density and character

Relevant Legislation

Planning and Compulsory Purchase Act 2004

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that “where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise

Habitat Regulations 2017

63 – assessment of implications for European sites etc.
64 – considerations of overriding public interest

Relevant advice

National Planning Policy Framework 2019

- Section 2 Achieving sustainable development
- Section 5 Delivering a sufficient supply of homes
- Section 11 Making effective use of land including appropriate densities
- Section 12 Achieving well designed places
- Section 14 Climate change, flooding and coastal change
- Section 15 Conserving and enhancing the natural environment

National Design Guide 2019

6 PARISH / TOWN COUNCIL COMMENTS

Hythe & Dibden Parish Council

Comment: PAR 4: Recommend REFUSAL. The Committee would like to maintain their view that this development is not suited to this site. We acknowledge the alterations made by the developer since the original application and note the views of the Planning Officer. However, as a Committee representing, and made up of, local residents we cannot support this proposal for the following reasons. By allowing this site to add four additional homes that are not in keeping with the majority of size and appearance of Roman Road, this will set a precedent for future proposals in this area of Dibden Purlieu. The area is populated by larger family housing with large plots that are distinctive with views over the Forest. If this proposal goes through it allows for a significant change to the appearance and street scene of Roman Road.

We have concerns about additional traffic turning in and out of the site, with up to 16 spaces agreed, plus possible visitors. Roman Road is a road which can see dangerous driving and speeding, and there is insufficient pedestrian and cyclist provision. There are concerns about safe access and the additional traffic this development will bring to this road. The safety of local Residents on foot, bike and in car is of a serious concern.

The site will have effectively five properties instead of the current one home and will not be in keeping with the vast majority of Roman Road properties. It is considered by the Committee to be overdevelopment for the site with significantly smaller plots than the majority of neighbouring plots. The site of the house is of local historical importance with its large garden which will be lost as four properties are essentially squeezed on to the site.

The Committee maintain their concerns about the proximity of plot 4 to number 2 Heatherdown and feel this is encroaching on this property and could be considered as overbearing due to its proximity. While there appears to be no overlooking there certainly could be the impression on number 2 Heatherdown.

The location of such an overdeveloped site would also have a detrimental impact on St Jude's, which is a property of important local heritage significance. Local residents have raised concerns about this development to local Councillors and the Committee are aware of the local strength of feeling of this site.

The Committee understands the need for housing and varied types in the community, but it must be in the appropriate site and in keeping with the wider surroundings and streetscene. However, we feel this proposal is not suitable for this site and must maintain our objections.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

NFDC Conservation

In light of recent appeal decision no further comments to make.

NFDC Ecologist

Advice offered with regard to the need for an Appropriate Assessment, precautionary measures to protect roosting bats during any tree removal works, and on site biodiversity enhancement. No objections subject to conditions.

NFDC Tree Officer

No objections subject to protective tree conditions during work. Suggest conditions be applied to any approval.

Hampshire County Highway Authority

No objections subject to highway related conditions.

The appeal decision is noted as are the comments of the Inspector. The Highway Authority maintain their view that the proposed access is acceptable.

The highway safety concerns raised by the Parish Council and local objector are noted but the evidence of the last 5 years of traffic accidents shows only one recorded accident at the junction of Roman Road and Butts Ash Lane. The Highway Authority does not consider there is any evidence of a need to warrant casualty reductions measures. The development of four new dwellings will not significantly worsen the existing highway safety of Roman Road.

Strategic Gas Network

Offers standard advice when working near pipelines. No such pipelines on site however.

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

One letter of objection raising the following points

- Overdevelopment and out of character with area
- Loss of light and privacy impacting adversely on neighbouring properties
- Unacceptable traffic impact from an additional four new dwellings
- Why has this been submitted with two previous refusals and appeals

10 PLANNING ASSESSMENT

Principle of development and background to current application

Members are referred to the last appeal decision (20/10399) which has been appended in full to this report. As part of the earlier application the Planning Case officer was negotiating a reduction in the number of units from four to three and improved design and layout, particularly in relation to units 2-4. The applicant at the time provided the Council with a full set of amended plans which resolved issues of design but still maintained a total of four new dwellings. The applicant decided not to wait for a decision on that application as the Case Officer was still unhappy with four new dwellings and opted to appeal against non-determination after the statutory 8 weeks.

In the appeal decision the Inspector raises no objection to the principle of development within the settlement boundary. Crucially, neither did he object to the proposed four new dwellings considering, in his opinion, that this was not overdevelopment. It was agreed that in locational terms the site is in a sustainable location within easy reach of a range of local facilities. This appeal decision is a key material consideration in considering this application and raises other matters which are set out below.

The Inspector in arriving at his decision dismissed the appeal on very narrow grounds relating to the impact of nitrates on protected watercourses and in turn the impact on nature conservation and European protected species.

Furthermore, it is important to note that the Inspector who dealt with the earlier appeal under reference 19/10747 did not object either to the principle of four new dwellings but was concerned regarding the potential impact on protected trees, and the poor design of the proposed dwellings. Members can read that appeal decision online.

Impact on character and appearance of the area

Policy ENV3 of the Local Plan states that development should contribute positively to local distinctiveness, quality of life and enhance the character and identity of the locality by creating buildings, streets, places and spaces that are functional, appropriate in appearance and attractive. New development should be accessible for those with different needs with realistic levels of car parking, and attractive and appropriate green spaces. The recently adopted Hythe Neighbourhood Plan also emphasises the importance of quality design and layout in character with the local area.

With regard to the principle of four new dwellings, officers were of the view that this was too many and would adversely impact on the character and appearance of this area, particularly in relation to the older original Roman Road facing dwellings which are characterised by large spacious dwellings in very large orchard style plots. Your Officers initially considered that two new dwellings or three at the very most would be acceptable. The Inspector, however, noted the way in which the street scene would not be significantly impacted as units 2-4 would be situated in depth behind unit 1 which was to face Roman Road. This relationship, in his view, would limit the character change in visual terms when viewed from Roman Road and, to that end, whilst your officers remained concerned over the 'shoe horning' of units 3-4 into the northern part of the site the Inspector's last decision was decisive in which he agreed that both the principle of this number of new units, along with the improved design was acceptable.

In the last appeal the Inspector took note of the amended plans submitted towards the end of the 8 week period for the last application. These amended plans were put before the Inspector and he was asked to consider these further improvements along with the original plans submitted under that application. In coming to a decision, the Inspector considered the amended plans were acceptable. Unit 1 picks up on architectural details both from Heatherdown and St Jude itself. Plot 2 represents a typical New Forest cottage style much improved from the original unit 2 design, whilst units 3 and 4 represent a pair of houses with better proportions all round, narrow gables and chimney features. In the Committee presentation Members will be shown the history of plot layout and design for this site and will note for themselves the overall improvement in both.

With regard to the impact on TPO trees on site the Council's Tree Officer is content that the works are acceptable subject to approving the final details of the roadway along with a method statement and other tree related conditions. These are included in the conditions at the end of this report.

It is now considered that the proposal as now presented is acceptable in design and layout terms and generally complies with the above policies. The Inspector's decision is a weighty consideration which must be taken into account in reaching a recommendation and eventual decision.

Impact on local residential amenities

The only properties affected by this application are those to the rear on Beverley Road, St Jude itself, and nos. 1-3 Heatherdown. Beverley Road residents lie some 27 metres away to the north from the rear elevation of plots 3-4. This is well in excess of the standard 21 metre back to back rule of thumb. Plots 1 and 2 have some impact on No.1 Heatherdown by virtue of these units adjoining the common boundary. However, No. 1 enjoys two private garden areas, with the southern area at the front of the property not affected at all by unit 2. There is some oblique overlooking of garden areas of No. 1 Heatherdown by first floor windows in unit 1 but

this is not excessive. The relationship between unit 1 and St Jude is also considered acceptable. The host property will retain and benefit from a southern garden area unencumbered by the original access and parking, and a smaller garden to the north of a reasonable size. Levels of overlooking between unit 1 and St Jude are reasonable.

Turning to the impact of units 3-4 previously officers did seek to delete plot 2 and, by doing so, this would have allowed room for plots 3-4 to be brought forward out of the narrowed northern part of the site which impacts the most on No.2 Heatherdown in particular. Unit 4 has one single bathroom window facing No.2 and two first floor rear facing small bedroom windows positioned some 3 and 5 metres away from the common boundary with No. 1 which creates some oblique overlooking of No. 1's private garden area. This oblique overlooking, however, was considered by the Inspector to be an acceptable relationship and therefore it would not be reasonable to object on this basis. Similarly the Inspector considered the nearest neighbours objection on light but did not find against the development on that point either.

Highway safety and car parking

Notwithstanding the concerns raised by the Parish Council and the local objector there are no grounds to refuse this application either on access or parking. The Inspector was careful to note the position and arrangements for access into the site and found the new access to be acceptable both in terms of its impact on roadside protected trees and in highway safety and visibility terms.

The Inspector also noted in relation to the quantum of car parking to be provided that this complies with the Council's parking standards (a total of 16 no. with at least two spaces per unit and five visitor spaces).

The Highway Authority's views in summary are reproduced earlier in this report. They have confirmed they have no objections subject to conditions which are covered below. The suggested conditions require access, turning and parking to be completed prior to occupation, details of cycle storage to be provided, and a construction traffic management plan to be agreed.

Nitrate neutrality and impact on the Solent SPA and SACs

In accordance with the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') an Appropriate Assessment has been carried out as to whether granting permission which includes an element of new residential overnight accommodation would adversely affect the integrity of the New Forest and Solent Coast European sites, in view of that site's conservation objectives having regard to nitrogen levels in the River Solent catchment. The Assessment concludes that the proposed development would, in combination with other developments, have an adverse effect due to the impacts of additional nitrate loading on the River Solent catchment unless nitrate neutrality can be achieved, or adequate and effective mitigation is in place prior to any new dwelling being occupied.

In accordance with the Council Position Statement agreed on 4th September 2019, these adverse impacts would be avoided if the planning permission were to be conditional upon the approval of proposals for the mitigation of that impact, such measures to be implemented prior to occupation of the new residential accommodation. These measures to include undertaking a water efficiency calculation together with a mitigation package to addressing the additional nutrient load imposed on protected European Sites by the development. A Grampian style condition has been agreed with the applicant.

Whilst the Inspector's reservations regarding the imposition of a Grampian condition are noted, it is likely that over the next few months a local solution can be arrived at. Added to this, there are now other options which the applicant can explore such as mitigation schemes on the Isle of Wight which can be used for the purchase of nitrate credits. Overall, a Grampian condition should only be applied where there is every likelihood that it can be complied with within the lifetime of the permission. This is considered to be the case. The Grampian condition will prevent occupancy until a scheme is in place. It does not, however, prevent work taking place to build the new units, but that is entirely at the risk of the developer because at this stage the date of occupation cannot be confirmed.

Habitat Mitigation and recreational impact

In accordance with the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') an Appropriate Assessment has been carried out as to whether granting permission would adversely affect the integrity of the New Forest and Solent Coast European sites, in view of those sites' conservation objectives. The Assessment concludes that the proposed development would, in combination with other developments, have an adverse effect due to the recreational impacts on the European sites.

The applicants have agreed to contribute to the Council's Habitat Mitigation scheme and already submitted a Unilateral Undertaking and paid the necessary fees under the earlier application the subject of the last appeal. A new UU will now be submitted with the fee paid previously being transferred to the new application.

On Site Biodiversity and protected species

In accordance with saved Local Plan policy DM2: Nature conservation "*Development proposals will be expected to incorporate features to encourage biodiversity and retain and, where possible, enhance existing features of nature conservation value within the site.*" This policy is also supported by new Local Plan policy STR1 which seeks environmental gain on development sites. This application proposal falls below the threshold required to carry out a 10% uplift test however.

The Council's ecologist comments are set out above. No objections are raised subject to the imposition of appropriate conditions. The proposal is in accordance with DM2 and STR1.

Air Quality mitigation

Policy ENV1 of the Local Plan Part 1 Strategy requires all new residential development to provide for air quality monitoring, management and mitigation. To ensure that impacts on international nature conservation sites are adequately mitigated, a financial contribution is required towards monitoring and, if necessary (based on future monitoring outcomes) managing or mitigating air quality effects within the New Forest SPA, SAC and Ramsar site. There is potential for traffic-related nitrogen air pollution (including NOx, nitrogen deposition and ammonia) to affect the internationally important Annex 1 habitats for which the New Forest SAC was designated, and by extension those of the other International designations. Given the uncertainties in present data, a contribution is required to undertake ongoing monitoring of the effects of traffic emissions on sensitive locations. A monitoring strategy will be implemented to provide the earliest possible indication that the forms of nitrogen pollution discussed (including ammonia concentrations) are beginning to affect vegetation, so that, if necessary, measures can be taken to mitigate the impact and prevent an adverse effect on the integrity of the SAC habitats from occurring.

The applicant will be submitting a Unilateral Undertaking in accordance with the Council's agreed template and consequently this matter can be considered to be resolved. The £80 fee paid under the earlier application can be transferred to the new application.

Developer Contributions

As part of the development, the following will/has been secured via a Section 106 agreement:

As part of the development, subject to any relief being granted the following amount Community Infrastructure Levy will be payable:

Type	Proposed Floorspace (sq/m)	Existing Floorspace (sq/m)	Net Floorspace (sq/m)	Chargeable Floorspace (sq/m)	Rate	Total
Dwelling houses	428.86		428.86	428.86	£80/sqm	£43,941.66*
Subtotal:	£43,941.66					
Relief:	£0.00					
Total Payable:	£43,941.66					

11 CONCLUSION

Notwithstanding the concerns raised by the Parish Council and local objector this proposal is acceptable both in terms of the principle of four new dwellings, as well as the design and layout of the new dwellings, along with the proposed access and parking arrangements. The proposal is in line with development plan policy in relation to nature conservation, and matters of concern raised with regard to the impact of the development on the amenity of adjoining residents are not so significant as to warrant a refusal of planning permission. The proposal, on balance, is therefore recommended for approval subject to the conditions as set out below.

12 OTHER CONSIDERATIONS

Human rights

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 there may be an interference with these rights and the rights of other third parties, such interference has to be balanced with the like rights of the applicant to develop the land in the way proposed. In this case it is considered that the protection of the rights and freedoms of the applicant outweigh any possible interference that may result to any third party.

Equality

The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the

Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. The Committee must be mindful of this duty *inter alia* when determining all planning applications. In particular the Committee must pay due regard to the need to:

- (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

13 RECOMMENDATION

Grant Subject to Conditions

Proposed Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development permitted shall be carried out in accordance with the following approved plans:

101 Site location Plan

102D Site Layout Plan

103D Street Scene Elevations

104B Highways Plan

105B Block Technical Plan

106A Plot 1 Proposed floor plans

107A Plot 1 Proposed elevations

108A Plot 1 Proposed roof plan

109D Plot 2 Floor Plan

110D Plot 2 Elevations

111B Plots 3 & 4 Floor Plan.pdf

112B Plots 3 & 4 Elevations.pdf

113B Plots 3 & 4 Roof Plan.pdf

114A Two bay car port detail

115A Four bay car port details

Reason: To ensure satisfactory provision of the development.

3. Prior to any works taking place above dpc level, samples or exact details of the facing and roofing materials, together with the details of all windows and doors as well as cills and depth of reveals no less than 100mms to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved details.

Reason: To ensure an acceptable appearance of the development in accordance with Policy ENV3 of the Local Plan Review 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

4. No development shall take place until a scheme of landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include:
 - (a) the existing trees and shrubs which have been agreed to be retained;
 - (b) a specification for new planting (species, size, spacing and location);
 - (c) areas for hard surfacing and the materials to be used;
 - (d) other means of plot enclosure (including any surrounding St Jude) which shall include native species hedgerow boundaries predominantly
 - (e) a method and programme for landscape implementation and the means to provide for its future maintenance.

All trees, shrubs and hedgerows shall be maintained for a minimum period of 5 years from the date of planning with any that die, become damaged or diseased within that time being replaced with the same species unless otherwise agreed with the LPA in the next available planting season.

Reason: To ensure that the development takes place in an appropriate way in visual and local character terms, and to safeguard trees and natural features which are important to the visual amenities of the area, and to comply with Development Plan Policy ENV3 and the Hythe and Dibden Neighbourhood Plan.

5. The trees/hedgerows on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the submitted arboricultural statement/the recommendations as set out in BS5837:2012.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area.

6. No development, demolition or site clearance shall take place until the following information has been submitted to and agreed in writing with the Local Planning Authority
 - A plan showing the location of service routes, including the position of soakaways;
 - A plan showing the location of site compound and mixing areas;

- Tree Planting Schedule and Tree Plan specific for tree planting including (tree species, size, spacing, form, planting method and location) in accordance with BS 8545: 2014
- A Method statement for the removal of the existing access and driveway that falls within the root protection areas of retained trees.

Development shall only take place in accordance with these approved details.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area.

7. No development, demolition or site clearance shall take place until a method statement and engineering drawings for the new access and driveway of the approved development has been submitted to and approved in writing by the Local Planning Authority.

Development shall only take place in accordance with these approved details.

Reason: To safeguard trees and natural features which are important to the visual amenities and biodiversity value of the area and to comply with Development Plan policies DM2 and STR1

8. The trees identified for felling/ pruning (Arboricultural Impact Assessment Ref: D1920AIAa - T1a, T4 and T5) shall be subject to a detailed written method statement to be submitted to and agreed in writing with the Local Planning Authority prior to any works including site clearance taking place. The works to the trees shall only take place in accordance with the agreed method statement.

Reason: To safeguard trees and natural features which are important to the visual amenities and biodiversity value of the area and to comply with Development Plan policies DM2 and STR1

9. The development hereby permitted shall implement the ecological mitigation and enhancement measures in accordance with Section 7 of the Preliminary Ecological Appraisal (PEA) (Reference: PEA_St.Judes_Kalotec_September_2019) including

- Removal (and careful site management to avoid unintentional spread) of invasive, non-native species listed on Schedule 9 of the Wildlife and Countryside Act (as a controlled waste);
- Appropriate timing of woody species removal (with respect to nesting birds – outside of bird nesting season March – September);
- Recommendations for replacement tree planting;
- Recommendations to minimise and specification of lighting; and
- Landscaping for the benefit of wildlife

Reason: To comply with Development Plan policies DM2 and STR1

10. All dwellings hereby approved shall not be occupied until bat boxes, bird boxes and bee bricks have been installed/constructed on each dwelling in accordance with the details provided in Section 7 and as shown on Appendix I 'Ecological Constraints and Opportunities Map' of the Preliminary Ecological Appraisal (PEA) (Reference: PEA_St.Judes_Kalotec_September_2019). A breathable roofing membrane should not be used, unless otherwise agreed in writing with the Local Planning Authority before those works take place. Where any close boarded fencing or other walling is proposed provision shall be made for hedgehogs to pass between plot boundaries.

Reason: To comply with Development Plan policies DM2 and STR1

11. The development hereby permitted shall not be occupied until:
- a) A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority; all measures necessary to meet the agreed waste water efficiency calculation must be installed before first occupation and retained thereafter;
 - b) A mitigation package addressing the additional nutrient input arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European Sites by the development when fully occupied and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European Sites, having regard to the conservation objectives for those sites; and
 - c) All measures forming part of that mitigation package have been provided to the Local Planning Authority.

Reason: There is existing evidence of high levels of nitrogen in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation for is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017.

12. Before the occupation of any part of the development hereby approved, the road access into the site including any necessary visibility splay works, internal access roads, areas for turning and parking as shown on the approved plan shall be constructed and completed, with all parking areas, car ports and hard surface spaces thereafter retained, maintained and kept available for the occupants of the development at all times.

Reason: In the interests of highway safety

13. Before the commencement of development, the detailed design of the cycle parking facility for all new dwellings, including the specification, shall be submitted to and approved in writing by the Local Planning Authority. Before the occupation of any part of the development hereby approved, the cycle store shall be erected as shown on the approved plans and thereafter retained, maintained and kept available for the occupants of the development at all times.

Reason: To promote sustainable mode of travel.

14. Prior to the occupation of any of the dwellings hereby approved, the existing access serving St Jude shall be permanently stopped up with native species hedgerows and trees, the details of which shall be included as part of the landscaping details set out in Condition 4 above.

Reason: In the interests of highway safety

15. No development hereby permitted shall commence until a Construction Traffic Management Plan, to include details of provision to be made on site for contractor's parking, construction traffic access, the turning of delivery vehicles and lorry routeing as well as provisions for removing mud from vehicles and a programme of works has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development hereby permitted is commenced and retained throughout the duration of construction.

Reason: In the interest of Highway Safety

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 and the Town and Country Planning Act 1990 or any subsequent re-enactment thereof, the car ports hereby approved, shall not be converted into habitable living accommodation, or accommodation ancillary to the dwelling to which it relates, or provided with side walls and garage doors unless express planning permission has been granted.

Reason: To ensure adequate parking provision is retained on the site, in the interests of highway safety and in accordance with Policies ENV3 and CCC2 of the Local Plan Review 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any re-enactment of that Order) no extension (or alterations) otherwise approved by Classes A, B or C of Part 1 of Schedule 2 to the Order, and no means of enclosure otherwise approved by Class A of Part 2 of Schedule 2 to the Order shall be erected or carried out without express planning permission first having been granted.

Reason: In view of the sensitive nature of site and its physical characteristics and its relationship with adjoining dwellings, the Local Planning Authority would wish to ensure that any future development proposals do not adversely affect the visual amenities and character of the area, and the amenities of neighbouring properties, contrary to Policy ENV3 of the Local Plan Review 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park.

18. Prior to occupancy of any of the new dwellings hereby permitted, each dwelling shall be provided with high speed fibre broadband connection to the property threshold, together with facilities for rechargeable electric vehicle points.

Reason: To comply with development standards as set out in Development Plan Policy IMPL2

19. Before development commences, the proposed slab and ridge height levels of all the dwellings hereby approved in relationship to the existing ground levels and ridge height of St Jude and numbers 1 and 2 Heatherdown set to an agreed datum shall be submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with those details which have been approved.

Reason: To ensure that the development takes place in an appropriate way in accordance with Policy ENV3 of the Local Plan Review 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

20. Notwithstanding the details as shown on the submitted highway access plans the exact details of any refuse collection point including any hard surfaced area or enclosure/building for the housing of domestic waste shall be submitted to and agreed in writing with the Local Planning Authority as part of the access road condition no. 7 set out above. The development shall proceed in accordance with the details that may be so agreed.

Reason: In the interests of highway safety, the protection of trees and the visual appearance of the development.

Further Information:

Stephen Belli

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New Forest DISTRICT COUNCIL

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Claire Upton-Brown
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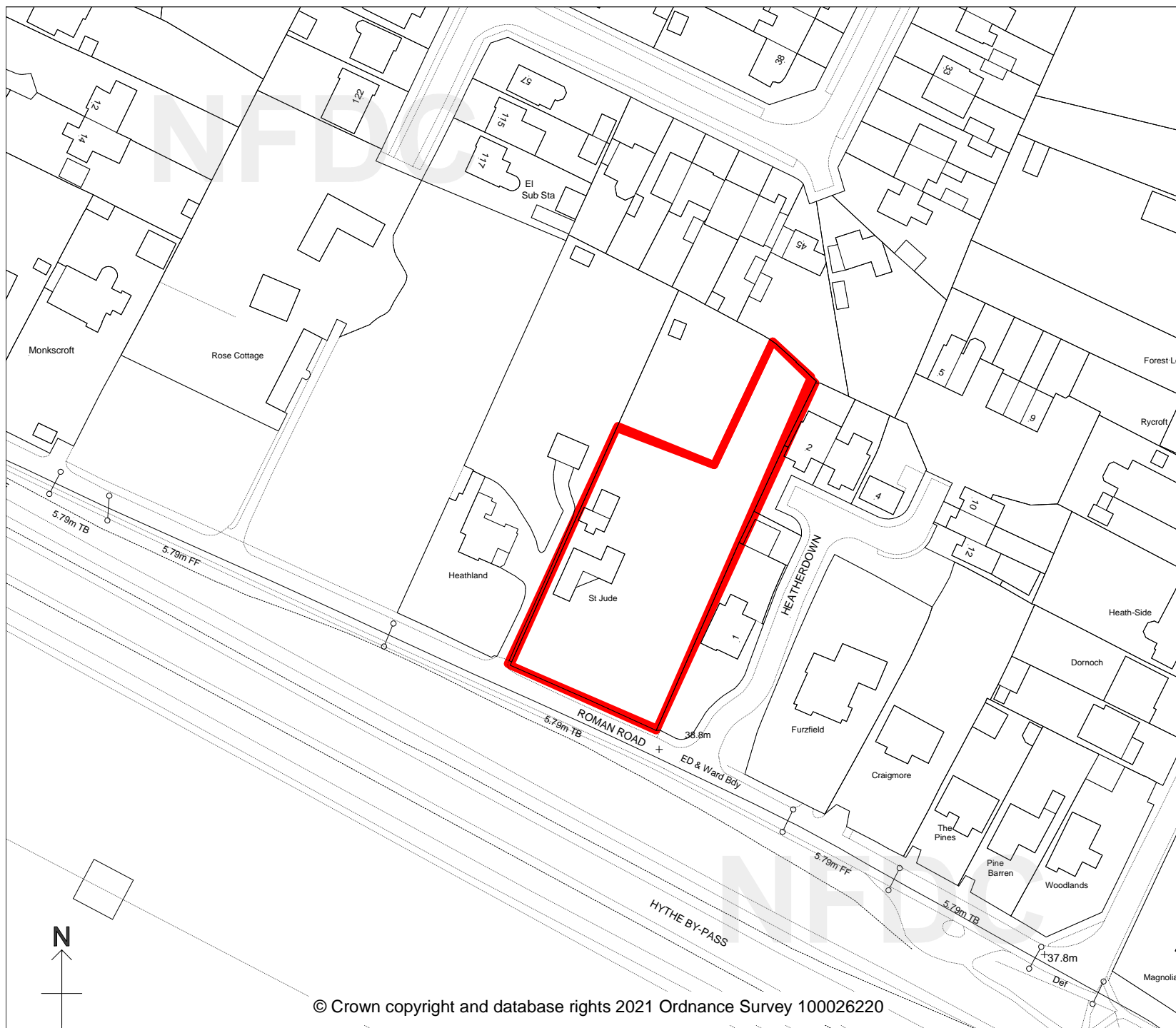
PLANNING COMMITTEE

March 2021

Land of St Jude, Roman Road
Dibden Purlieu
SO45 4QJ
21/10119

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the internet, it will not be to
scale.



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Application Number: 21/10044 Full Planning Permission

Site: DAMERHAM BAPTIST CHAPEL, LOWER DAGGONS LANE,
SOUTH END, DAMERHAM SP6 3HE

Development: Two-storey south extension; detached outbuilding store

Applicant: Mr & Mrs Ferguson

Agent: Richard Ashton RIBA

Target Date: 09/03/2021

Case Officer: Kate Cattermole

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) The principle of development
- 2) Impact on the character and appearance of the existing dwelling, the countryside, AONB and Damerham Conservation Area

This application is to be considered by Committee because there is a contrary view with Damerham Parish Council and Cllr Edward Heron supports the development.

2 SITE DESCRIPTION

The application site consists of a Baptist Chapel, which received planning permission in 2017 to convert it to a residential dwelling and these works have now been completed and is now occupied as such.

The dwelling is sited within the countryside and the Cranborne Chase Area of Outstanding Natural Beauty. The site is also within the Damerham Conservation Area, the boundaries of which wrap around the north, west and southern sides of the site. There is a group of trees on the eastern site boundary which are protected by a group tree preservation order. The settlement pattern in Damerham tends to be of a linear form with properties fronting the road, whereas in this case the building is set back behind another property and therefore forms part of the wider landscape.

The original chapel is a Victorian building, and there had been subsequent additions to provide further facilities in the form of a single storey rear lean-to and a small flat roofed addition to the side of the building. All of these elements were incorporated into the conversion, but the simple linear form of the original chapel has been retained and is the dominant characteristic of the building.

The approved plans under the 2017 consent was for a two bedroom property, with a single bedroom upstairs and the second bedroom at ground floor. Comparing the existing floor plan that has been submitted with the current application both bedrooms have now been accommodated at first floor level, along with the bathroom and an ensuite, however the small scale of the building was retained.

The dwelling is accessed via a private track from the road, and is situated behind 'The Old Cottage', which is a listed building. To the front of the building is a gravel drive with a small shed situated adjacent to the common boundary with 'The Old Cottage', and the remainder of the plot is laid to grass.

The consent for the conversion of the building to residential use included a condition withdrawing permitted development rights, and the reason for this was to safeguard the historic character and interest of the existing building, and to help safeguard the character and appearance of the rural character of the area, and the conservation area. The building is not listed, but is considered a non designated heritage asset.

3 PROPOSED DEVELOPMENT

Two storey timber clad side extension and detached outbuilding.

The proposed two storey side extension would be linked to the existing dwelling via the existing single storey flat roof roofed side extension and would provide an additional two bedrooms, with the option of using the ground floor bedroom 4 as a study.

The proposed outbuilding would be sited to the front of the dwelling, running parallel with the side boundary of the property. It would be a timber building with slate roof, to be used a store and garden store.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
20/10414 Two-storey north-east extension	04/06/2020	Withdrawn by Applicant	Withdrawn
17/11283 Use as dwelling; single-storey extension; fenestration alterations; rooflights; flue; parking; septic tank	18/12/2017	Granted Subject to Conditions	Decided

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness

Policy ENV4: Landscape character and quality

Policy STR2: Protection of the countryside, Cranborne Chase Area of Outstanding Natural Beauty and the adjoining New Forest National Park

Local Plan Part 2: Sites and Development Management 2014

DM1: Heritage and Conservation

DM2: Nature conservation, biodiversity and geodiversity

DM20: Residential development in the countryside

Supplementary Planning Guidance And Documents

SPG - Residential Design Guide for Rural Areas

6 PARISH / TOWN COUNCIL COMMENTS

Damerham Parish Council

Following a discussion at Damerham Parish Council, the members of the Parish Council proposed, seconded and RESOLVED (4) a recommendation of a PAR3 decision - We recommend PERMISSION for the reasons listed below:

No impact on street scene

The proposed development is in keeping with the area and existing building to create a family residence

7 COUNCILLOR COMMENTS

Cllr Edward Heron : Support

This revised application addresses my concerns with the previous withdrawn application (20/10414). The proposed linked extension is sympathetic to the Chapel and is clearly subservient. I understand that proposal conforms to DM20 in regards to additional habitable floorspace.

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Cranborne Chase & West Wiltshire Downs AONB

The proposals do not conserve or enhance the natural beauty of the AONB, and rooflights should be removed from proposal.

Conservation

Objection

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

For: 0

Against: 1

- Too large and does not fit the traditional layout of the existing building
- Will have an adverse impact on the AONB International Dark Skies Reserve due to the amount of proposed glazing creating additional light pollution

Response from agent in respect of Conservation Officer and AONB comments:

- agree with Conservation officer's assessment of chapel as simple, compact, largely linear form and modest scale
- proposed extension has simple roof form and contrasting materials, and has been so designed as an ancillary building to the chapel (as seen with a vestry/social use building)
- Windows and door opening have been kept to a minimum and simple
- front elevation most important feature of the chapel (though distance from road and not visible to neighbours), and by setting back extension would retain prominence of this feature of the building which will remain unchanged
- two side elevations of chapel unaffected by the new extension
- due to its position and separation by existing flat roofed link, the new extension would not interfere with simple, compact, largely linear form and modest scale of the chapel
- disagree with views of AONB
- rooflight smallest available, and will be fitted with a close fitting blind so as not to cause harm to the Dark Skies Reserve
- Calculations given in Design and Access statement to confirm the proposed increase in floor area complies with NFDC policy DM20

10 PLANNING ASSESSMENT

Principle of Development

This property is located within the countryside where Policy DM20 of the Local Plan Part 2 is relevant. This policy only permits limited extensions to existing dwellings that are of an appropriate design, scale and appearance in keeping with the rural character of the area. This policy includes a quantitative measure whereby extensions should not normally provide an increase in floorspace of more than 30%. In all cases proposals should be designed to respect the character and scale of the existing dwelling and not significantly alter the impact of built development on the site within its countryside setting.

Impact on the character and appearance of the existing dwelling, the countryside, AONB and Damerham Conservation Area

Side Extension:

The main part of the existing building is a simple dual pitched structure with slate roof. There is a mono pitched single storey element on the rear and small flat roofed single storey structure on the side of the building, but this existing flat roofed structure has a modest footprint sited towards the back of the property. By reason of their form and position on the plot, these single storey elements do not interfere with the dominant form of the converted chapel and had been in situ prior to the conversion. To facilitate the conversion to a residential dwelling, external alterations were made primarily to the windows, which were made deeper and the introduction of rooflights on the main building and single storey rear structure. These changes were considered to be appropriate to enable the re-use of the former chapel.

Cumulative additions to this building are especially sensitive due to its siting and historical significance, and would need to respect its linear form and be considerate of the scale of the original chapel.

The proposed two storey side extension would be linked to the existing dwelling via the existing single storey flat roof roofed side extension. However, by reason of its siting, design, height and materials the proposed extension would introduce a structure that would have a poor relationship with the host dwelling and compete and detract from the attractive and simple linear form of the original chapel. The resulting development would lack homogeneity and the extension would not be sympathetic to the dwelling and would reduce the historic significance of the existing building. Furthermore, it would have a negative harmful impact upon the pleasing modest scale, compact linear form and architectural simplicity of the chapel, resulting in less than substantial harm to the Conservation Area.

Where less than substantial harm is identified, this has to be weighed against the public benefit. The proposed extension would provide additional bedrooms to accommodate a family, however this would not be a public benefit, and there is no suggestion that if this could not be achieved that the building would fall into disuse so soon since its conversion. As such, the proposed extension would neither conserve or enhance the character and appearance of the Damerham Conservation Area or natural beauty of the Area of Outstanding Natural Beauty.

In 2019 the Cranborne Chase AONB was designated the 14th International Dark Sky Reserve in the world, and hence the visibility of stars is a key attribute to the AONB. The site is within a rural area where levels of light pollution are minimal. The AONB consultee response raises concerns about the introduction of a further rooflight and the potential for light pollution arising from this extension. Although the additional harm is acknowledged, taking into account the existing rooflights on both

the converted chapel and single storey structure this is unlikely to exacerbate the existing situation to a harmful extent. Notwithstanding this, by reason of its siting and the amount of glazing in the rear elevation of the extension, this would allow another source of light to project into the dark landscape that would result in further light pollution in this location, adding to the harm of the proposed extension. Notwithstanding that this would have a further impact, the harm from this aspect of the proposal is not considered sufficient to justify refusal on this ground.

With respect to the overall size of the extension, calculations have been put forward by the agent that show the proposal meets with the quantitative measure of policy DM20, however this does not include the floorspace under 1.5m at first floor level in the extension. The explanatory footnote to policy DM20 states: 'floorspace will be measured as the total internal floorspace of the whole building including all attached buildings, irrespective of whether their current use is as habitable floorspace'. Measuring the internal shell of both the existing building and the extension, it would appear that the extension is actually more akin to a 35% increase. Notwithstanding this difference in the floorspace calculations, the harm of the proposed extension in respect of its siting, design and size have already been identified in this report.

Outbuilding

The proposed outbuilding would be sited to the front of the dwelling, but would be positioned adjacent to the side boundary of the site, and as such would not interfere or detract from the appearance of the host dwelling. Even though the proposed building would be larger than the existing shed on site, it is proportionate in scale and it is also noted that there appear to be no other outbuildings of note on the site. The proposed outbuilding would provide storage, which taking into account the scale of the existing dwelling is a reasonable requirement. It is of a modest scale that would easily be accommodated within the site, and is of an appropriate design and materials for this type of building. There are established trees adjacent to the front boundary with the site, which are protected by a Tree Preservation Order, but by virtue of the position of the outbuilding in relation to these there should be no adverse impact upon these.

Notwithstanding there are no issues in respect of the proposed outbuilding, as there is identified harm arising from the proposed extension to the dwelling the application as a whole fails.

Residential amenity

By virtue of its isolated siting, there would be no impact upon the amenities of neighbouring properties.

11 CONCLUSION

The proposals have been considered within the relevant local and national policy context. The proposed two storey side extension would result in a harmful addition to the host dwelling which would consequently detract from the character and appearance of the Damerham Conservation Area, and be harmful to the Area of Outstanding Natural Beauty. Even though there is no identified harm arising from the proposed outbuilding, the application has to be considered as a whole as there is no mechanism in place to provide a split decision for this type of application. Refusal of planning permission is considered to be justified in this instance.

12 OTHER CONSIDERATIONS

None

13 RECOMMENDATION

Refuse

Reason(s) for Refusal:

1. The proposed two storey side extension by reason of its siting, design, size and materials would detract from and compete with the simple linear form and scale of the original chapel, resulting in an unsympathetic addition that would result in less than substantial harm to the Damerham Conservation Area and would neither conserve or enhance the natural beauty of the Area of Outstanding Natural Beauty. As such the proposed extension would be contrary to Policies ENV3, ENV4 and STR2 of the Local Plan Part 1: Planning Strategy, DM1 and DM20 of the Local Plan Part 2: Development Management Plan and the NPPF chaps 12, 15 and 16.

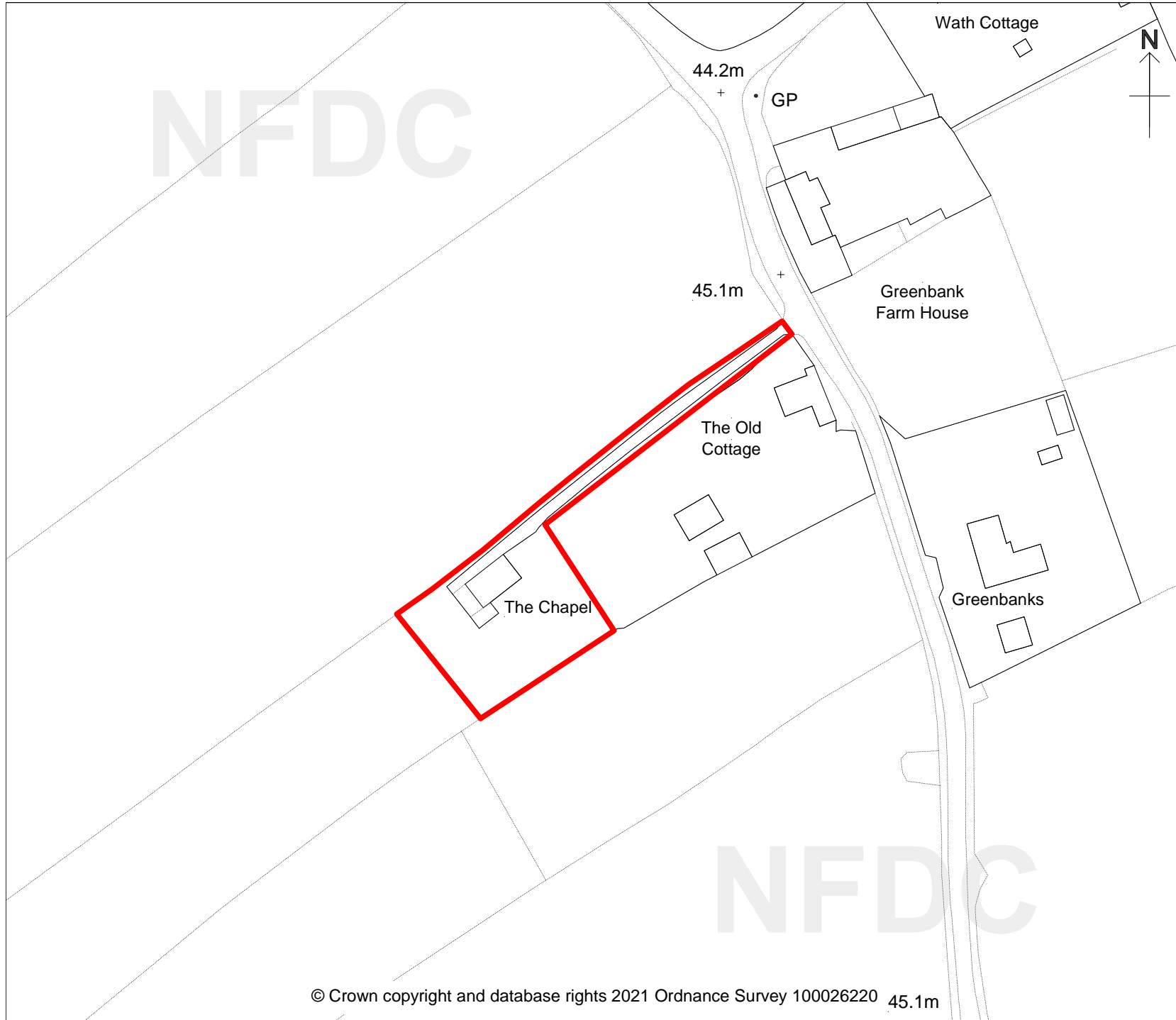
Further Information:

Kate Cattermole

Telephone: 023 8028 5446

NFDC

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DISTRICT COUNCIL

Tel: 023 8028 5000
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Claire Upton-Brown
Chief Planning Officer
Planning
New Forest District Council
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Lyndhurst
SO43 7PA

PLANNING COMMITTEE

March 2021

Damerham Baptist Chapel
Lower Daggons Lane, South End
Damerham SP6 3HE
21/10044

Scale 1:1250

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the internet, it will not be to
scale.

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Application Number: 21/10019 Full Planning Permission

Site: 11 LANGTON CLOSE, BARTON-ON-SEA, NEW MILTON
BH25 7BA

Development: Extensions, facade alterations, floor plan redesign and all associated works

Applicant: Mr. Jarvis

Agent:

Target Date: 10/03/2021

Case Officer: Kate Cattermole

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of Development
- 2) Impact on the street scene and the character and appearance of the area
- 3) Neighbour amenity

2 SITE DESCRIPTION

The application site consists of a detached hipped roof bungalow. The property is situated within an established residential cul de sac in the built up area of Barton on Sea, and the prevailing character of the road is detached bungalows. The property has a narrow road frontage, with the plot widening to the rear.

To the north east of the site is no 15, which is a detached linear bungalow set away from the boundary with the application site. This neighbouring property has a detached flat roofed garage sited alongside the boundary with the application site, and a large shed is sited behind the garage. To the south of the site is a hipped roof bungalow which is sited just off the common boundary with the application site, and has a conservatory on the rear elevation. By reason of the pattern of development along the road, this neighbour (no 9) is set further forward in its plot.

There is a large oak tree on the boundary of the site (within the garden of the neighbouring property in Chestnut Avenue), which is the subject of a Tree Preservation Order.

3 PROPOSED DEVELOPMENT

Planning permission was granted in 2019 under reference 19/11459 to demolish the existing garage and link and replace with a single storey side extension. The approved extension spanned the area between the existing bungalow and side boundary with no 15 Langton Close, with a more modest extension on the southern elevation replacing the side porch. The design of the extensions were contemporary, consisting of flat roof form and differing heights. This previous permission has been implemented and is under construction.

The current application is to amend details of the previously approved design, namely the height of the entrance hall would be increased to 3.1m (measured from ground level), whilst the section of the extension forming the kitchen would be reduced in height to 3.35m (a decrease of 15cms compared to the previously approved scheme). The number of flat roof lanterns on the extension are also to be reduced in number and repositioned.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
19/11459 Proposed extensions; facade alterations; floor plan redesign and all associated works	13/03/2020	Granted Subject to Conditions	Decided

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness

Policy ENV4: Landscape character and quality

Local Plan Part 2: Sites and Development Management 2014

DM2: Nature conservation, biodiversity and geodiversity

New Milton Neighbourhood Plan

NM4 Design Quality

NM13 Barton on Sea

Supplementary Planning Guidance And Documents

SPD - New Milton Local Distinctiveness

6 PARISH / TOWN COUNCIL COMMENTS

New Milton Town Council

ACCEPTABLE (Delegated) subject to adherence to Neighbourhood Plan policy NM4 'Design Quality', as there are no measures provided to positively address climate change.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

No comments received

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

For: 0

Against: 4

- views of the extension fill view from lounge of no 8 Langton Close, would not be happy for it to go any higher than currently reached, totally out of character with Langton Close

- Impact on light of neighbouring property no 9 Langton Close from side extension would not want it to go higher than 3m approved
- concerned about usage of 0.5m walkway between properties, will impact on privacy of living area and back garden of no 9 Langton Close
- The frontage is too high and the design of the proposed build not in keeping with the traditional build and quality of the close
- no 15 already affected in respect of light from existing extension and any further increase would have a significant impact in lifestyle to garden and property
- The property already high enough at the front and the extension not in keeping with surrounding buildings in the close
- any further changes to the property would be completely out of keeping with the local area. The area consists of bungalows of the same height, and is not permissible to increase the height over that of the existing bungalows. Also use of lofts for living accommodation not allowable in this area.

10 PLANNING ASSESSMENT

Principle of Development

The principle of this development has already been determined as acceptable, under the previous consent 19/11459 when due consideration was given to the impact of the proposal on the street scene and character of the area, and the impact of the development on the amenities of the neighbouring properties in terms of overlooking, loss of light or overbearing impact. Therefore, the only elements of the current application that need to be considered are those that differ from the scheme that has planning permission, namely the increase in height of the hall and the decrease in the height of the kitchen.

The previous application included a condition relating to the foundations to ensure the roots of the adjacent protected Oak tree was not adversely impacted upon by the development, this condition has subsequently been discharged and as the works would not involve further ground disturbance within the root protection area of this tree, this does not form a constraint to the current application.

Street scene and character of the area

The proposal would change the heights of two parts of the side extension closest to the adjoining bungalow. These height changes would be an increase in the height of the roof over the hall to 3.1m from 2.87m (an increase of 23 cms) and a decrease in the height of the roof over the kitchen to 3.35m from 3.5m (a reduction of 15cms). The proposed side extensions, by reason of their flat roofed form do contrast with the existing hipped roof bungalow, however the hipped roof form of the existing building is still distinctive, in keeping with other properties within the close. There are no changes proposed to the height or form of the existing bungalow roof.

Information was provided by the applicant during the course of the previous application, which detailed the energy performance improvements that would be incorporated into the extension, which would result in a sustainable build meeting the challenges of climate change.

Residential amenity

The element of the extension that would be increased in height is set 2.8m away from the side boundary with no 15 Langton Close and coupled with the decrease in height of the rear section of the build, this would not significantly change the impact of the development, compared to the already approved extensions on site.

In respect of the proposed extension on the south side of the dwelling adjacent to the boundary with 9 Langton Close, this would be as previously approved. The relationship with the neighbour was considered as part of the assessment of the

previous application; no representations were received during the course of the previous planning application. The existing bungalow at 9 Langton Close sits further forward in its plot, and has a conservatory on the rear elevation set off the side boundary with the application site, and just beyond it is a detached timber outbuilding which backs onto the side boundary.

The proposed extension would replace an existing glazed lean to porch which currently extends up to the boundary with this neighbour. Albeit that the proposed extension would be longer than the existing structure in situ, it would be narrower and have no windows in the side elevation. Taking into account the orientation of the respective buildings and the relationship of the proposed extension, this would not create issues of loss of light or overshadowing to this neighbour. The side extension would be set further away from the boundary with 9 Langton Close than the existing glazed lean to structure, but this degree of separation would not create any harm to the amenities of the neighbouring property.

11 CONCLUSION

For the reasons given above, it is considered that the proposed development is acceptable and accords with the Government advice contained with the National Planning Policy Framework (2019) and other Local Plan policies. Permission is therefore recommended.

12 OTHER CONSIDERATIONS

None

13 RECOMMENDATION

Grant Subject to Conditions

Proposed Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development permitted shall be carried out in accordance with the following approved plans:
 - 1:1250 Location Plan dated 25 July 2019 as deposited with the Local Planning Authority 7 Jan 2021
 - Existing Block Plan dated Jan 2021 as deposited with the Local Planning Authority 7 Jan 2021
 - Existing Elevations dated Jan 2021 as deposited with the Local Planning Authority 7 Jan 2021
 - Existing Plan dated Jan 2021 as deposited with the Local Planning Authority 7 Jan 2021

- Proposed Plan dated Jan 2021 as deposited with the Local Planning Authority 7 Jan 2021
- Proposed Front and Rear Elevations dated Jan 2021 as deposited with the Local Planning Authority 13 Jan 2021
- Proposed Side Elevations dated Jan 2021 as deposited with the Local Planning Authority 13 Jan 2021
- Proposed Block Plan dated Jan 2021 as deposited with the Local Planning Authority 14 Jan 2021
- Proposed Front Elevation illustrating changes dated Jan 2021 as deposited with the Local Planning Authority 11 Feb 2021

Reason: To ensure satisfactory provision of the development.

Further Information:

Kate Cattermole

Telephone: 023 8028 5446

NFDC



New Forest DISTRICT COUNCIL

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Claire Upton-Brown
Chief Planning Officer
Planning
New Forest District Council
Appletree Court
Lyndhurst
SO43 7PA

PLANNING COMMITTEE

March 2021

11 Langton Close
Barton on Sea
New Milton BH25 7BA
21/10019

Scale 1:1250

N.B. If printing this plan from
the internet, it will not be to
scale.

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Application Number: 20/11184 Variation / Removal of Condition

Site: CREEK HOUSE, BARTON COMMON ROAD, BARTON-ON-SEA,
NEW MILTON BH25 5PR

Development: Variation of Condition 2 of Planning Permission 16/11428 to allow the replacement of approved plans: 1.001 Rev D2 2.001 Rev D2 2.106 Rev D1 2.003 Rev D1.1 2.002 Rev D2 2.004 Rev D1.1 2.005 Rev D1.1 to allow hardstanding, layout, fenestration and material alterations to reflect the 'as built' development.

Applicant: Raban Developments

Agent: Genesis Town Planning

Target Date: 21/12/2020

Case Officer: Jim Bennett

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- (1) The Principle of Development;
- (2) Impact on residential amenity of adjacent neighbouring properties, in respect of light, visual intrusion and privacy;
- (3) Design, site layout and impact on local character and appearance of area, including impact on trees
- (4) Impact on ecology and protected species;
- (5) Impact on highway safety, including matters relevant to car parking;
- (6) Habitat Mitigation

This application is to be considered by Committee as the recommendation is contrary to the view of the Parish Council

2 SITE DESCRIPTION

The proposal relates to the former curtilage of a large detached house situated on a large plot located in the built up area of New Milton opposite Barton Common. Development of a total of six dwellings on the site is well advanced. The site is accessed via a long in/out drive to the front of the site from Barton Common Road. The development is set well back into the site from the frontage with Barton Common Road, following the established building line of the area.

Trees protected by Tree Preservation Order 69/88 occupy the site.

3 PROPOSED DEVELOPMENT

The application is made following planning approval under ref. 16/11428, involving alterations and conversion of an existing house to create 4 dwellings and 2 detached dwellings in the grounds. The current application is made to formalise

specific changes that have been made to the development following the initial approval, these include provision of 4 no. hardstandings (potentially for garages, which would need to be subject to further planning permission) and minor changes to elevations, layout and materials.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
16/11428 Alterations and conversion of existing house to create 4 dwellings; 2 detached houses	16/12/2016	Granted Subject to Conditions	Decided
13/11290 Alterations and conversion of existing house to create 4 dwellings; 2 detached houses	02/01/2014	Granted Subject to Conditions	Decided

5 PLANNING POLICY AND GUIDANCE

The Local Plan Part 1

Policy STR1: Achieving sustainable development
 Policy STR5: Meeting our housing needs
 Policy ENV1: Mitigating the impacts of development on International Nature Conservation sites
 Policy ENV3: Design quality and local distinctiveness
 Policy IMPL1: Developer Contributions
 Policy IMPL2: Development standards

Local Plan Part 2 Sites and Development Management Development Plan Document

DM2: Nature conservation, biodiversity and geodiversity

Supplementary Planning Guidance and other Documents

SPD - Housing Design, Density and Character
 SPD - Mitigation Strategy for European Sites
 SPG - New Milton Local Distinctiveness Document
 SPD - Parking Standards

Relevant Advice (NPPF)

Chap 5: Delivering a sufficient supply of homes
 Chap 11: Making effective use of land
 Chap 12: Achieving well designed places
 Chap 14: Meeting the challenge of climate change and flooding

Plan Policy Designations and constraints

Built-up Area
 Tree Preservation Order: 16/0185 and 12/13

6 PARISH / TOWN COUNCIL COMMENTS

New Milton Town Council OBJECT (Non-Delegated)

- (1) Due to the negative amenity impact on neighbour to the north.
- (2) Retrospective nature of the application.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

NFDC Ecologist - no objections

NFDC Tree Officer - the incursion into to root protection of areas of the trees is minimal. I have no objections to the car park/bays hardstanding bases.

9 REPRESENTATIONS RECEIVED

The following is a summary of the representation received:

- Loss of Privacy – The previous plans 16/11428 had a proposed garden area consisting of trees and shrubs around 12m in depth between the new house No.6 driveway and the boundary with our property which would have provided a good degree of privacy. The new plans 20/11184 have only a 3m depth available for natural cover, resulting in a significant loss of privacy.
- Disturbance due to the driveway and hardstanding being so close to our property boundary – With the prospect of vehicles being manoeuvred within 3 metres of our property boundary on a daily basis will impact us with increased levels of noise and pollution, pollution will be due to car exhaust fumes and car headlights, security and driveway lighting.

10 PLANNING ASSESSMENT

Principle of Development

The application is made following approval of a scheme for six dwellings under ref. 16/11428. The principle of housing development on this site has been established by the extant approval. This application is made to formalise specific changes to the development following the initial approval, including provision of hardstandings and minor changes to elevations, layout and materials. The principle of the proposed changes are broadly acceptable, subject to the material considerations outlined below.

Impact on residential amenity of adjacent neighbouring properties, in respect of light, visual intrusion and privacy

The proposal does not significantly impact upon adjoining residential amenity in terms of overbearing impact or loss of outlook, as the proposal relates primarily to provision of ground level hardstandings and very minor alterations to the approved scheme. The hardstandings are capable of accommodating a garage structure at a later date, but this would be subject to a separate planning application by future occupiers of the development, should they wish to seek approval for such structures

The siting of the new hardstandings and driveway extension, particularly those in relation to Plot 6, reduce the degree of separation of the development to dwellings on The Martells and Silverdale and have the potential to impact on the privacy and to introduce a degree of disturbance to adjoining occupiers, not envisaged by the initial approval. This may occur due to the reduced space available for boundary planting and by moving activity closer to the common boundary. In order to address

the impact on adjoining amenity a revised landscaping plan has been submitted which introduces additional and thickened planting to the northern boundary of the site, by comparison with the approved scheme.

In respect of disturbance, use of the extended drive and hardstanding, in relation to just a single dwelling, would not increase the level of nuisance to a significant enough degree to substantiate a reason for refusal. Furthermore the bolstered planting on the northern boundary should assist in this regard. Consequently it is the view of officers that no unacceptable loss of privacy or disturbance would occur, subject to a landscaping condition to ensure the enhanced planting is delivered.

Design, site layout and impact on local character and appearance of area, including impact on trees

The New Milton Local Distinctiveness Document is pertinent to consideration of the proposal and Character Area 7; the Becton Bunny Valley specifically mentions the large dwellings along this stretch of Barton Common Road, as '*villas in extensive plots built to enjoy the views across Barton Common and the Golf Course to the Needles Rocks across the Solent*'. The Local Distinctiveness Document and Policy ENV3 of the Local Plan stipulate that new development will be required to be well designed to respect the character, identity and context of the area's towns and countryside. The main changes involve the extension of hardstandings and driveways, although minor revisions are also proposed to fenestration, balustrades, porches, parapets, rainwater goods and boundary treatment. Overall, the proposed changes are not of such significance to harm the character and distinctiveness of the area..

It is not proposed to remove any trees from the site, over and above those indicated by the original planning permission. However, the introduction of hardstandings and driveways have the potential to impact on the root protection areas of retained trees. However, the hardstandings have been constructed with cellweb and slightly above original ground level to avoid detriment to the root protection areas of trees and the Tree Officer raises no objections to this.

Overall, the amended form of development on site would not harm the character and distinctiveness of the area.

Impact on ecology and protected species

The proposal will be subject to the same ecological enhancement measures as the previously approved scheme, being the Bat Survey Report, the Ecological Appraisal and the Ecology Biodiversity Mitigation Compensation & Enhancement Strategy. Delivery of these biodiversity benefits will be ensured by condition.

Impact on highway safety, including matters relevant to car parking

The proposal provides the same level of on site car and cycle parking provision, access and turning arrangements as the previously approved scheme and no concerns are raised in respect of this provision, subject to conditions.

Habitat Mitigation

As a development proposal for a net gain of five dwellings, contributions towards CIL and habitat mitigation were secured under the previous approval ref. 16/11428 in accordance with the Habitat Regulations 2010. Following an assessment of the likely significant effects associated with the recreational impacts of the residential

development provided for in the Local Plan on both the New Forest and the Solent European Nature Conservation Sites it was concluded that likely significant adverse effects could not be ruled out without appropriate mitigation projects being secured.

This planning permission was originally therefore granted, subject to a condition preventing the development from proceeding until the applicant has secured appropriate mitigation, either by agreeing to fund the Council's Mitigation Projects or otherwise providing mitigation to an equivalent standard. The condition was discharged following the completion of a S.106 agreement to secure the mitigation. A varied S.106 agreement has been completed to link the contribution secured by application ref. 16/11428 to the current application.

The proposal relates to new residential development, where nitrate neutrality would normally be expected in relation to its impact on the Solent SAC and SPA. However, the proposal is a Section 73 application, which seeks to vary a condition applied to an earlier approval under ref.16/11428, in order to formalise discrepancies primarily in relation to the hardstandings. The application approved under ref. 16/11428 preceded adoption of policies on nitrate neutrality and air quality monitoring and it is not considered reasonable to impose those requirements on the current S.73 application, which seeks to address discrepancies unrelated to the number of dwellings and bedroom numbers to be provided on the site.

11 CONCLUSION

In light of the form of development proposed the proposal would have no harmful impact upon the character of the area, highway safety, trees, ecological interests or neighbouring amenity, subject to conditions, in accordance with policies of the development plan and is accordingly recommended for approval.

12 RECOMMENDATION

GRANT the VARIATION of CONDITION

Proposed Conditions:

1. The development permitted shall be carried out in accordance with the following approved plans: 1.001 Rev D2, 2.001 Rev C2 (Proposed Site Plan), 2.002 Rev C1 (Creek House Floor Plans), 2.003 Rev C1 (Proposed Elevations Main House) , 2.004 Rev C1 (House 5 Proposed General Arrangement), 2.005 Rev C1 (House 6 Proposed General Arrangement), 2.010 (Creek House Comparison), 2.011 (House 5 and 6 Comparison), Site Section Drawing 2.106 Rev D1, Detailed Planting Plan number 702/02I (dated December 2020), Planting Strategy Plan number 702/02L, the Arboricultural Report by John Shutler Tree Services dated 23/09/2020, Bat Survey Report ref. 702.2 prepared by Hankinson Duckett Associates dated October 2013, the Ecological Appraisal ref. 702.2 prepared by Hankinson Duckett Associates dated August 2013 and the Creek House Ecology Biodiversity Mitigation Compensation & Enhancement Strategy Revision A dated September 2018

Reason: To ensure satisfactory provision of the development.

2. The development shall be finished in accordance with the submitted details of the facing, roofing, fenestration and hard landscaping materials shown on drawing numbers 2.003 Rev C1, 2.004 Rev C1, 2.005 Rev C1, drawing number 702.1/01L and as approved through the discharge of the materials condition applied to 16/11428 being:

Multi coloured facing brickwork - Ibstock, Ashdown Crowborough;
Timber rainscreen cladding - Canadian Western Red Cedar;
Through coloured render in white;
Fibre cement rainscreen board - Marley Eternit Equitone Natura in charcoal;
Single ply roofing membrane with polyester powder coated aluminium coping on top of the walls around the roofs of Plots 5 & 6 to match window frames;
Doors - light grey frames with composite timber door;
Windows - light grey aluminium frames; and
Rainwater goods - black uPVC

Reason: To ensure an acceptable appearance of the building in accordance with policy ENV3 of the Local Plan Part 1 and the New Milton Local Distinctiveness Document.

3. Before use of the development is commenced provision for car and cycle parking shall have been made within the site in accordance with the approved plan no. 2.001 Rev C2 (Proposed Site Plan) and shall be retained thereafter.

Reason: To ensure adequate on-site car parking provision for the approved development.

4. All external works (hard and soft landscape) shall be carried out in accordance with the approved Detailed Planting Plan number 702/02I (dated December 2020) and Planting Strategy Plan number 702/02L prior to occupation of the development and maintained thereafter as built and subject to changes or additions only if and as agreed in writing with the Local Planning Authority. Any trees or plants provided as part of the approved landscaping scheme, which die within 5 years of the date of this permission shall be replaced.

Reason: To ensure the achievement and long term retention of an appropriate quality of development and in the interests of protecting the amenity of adjoining occupiers, in accordance with Policy ENV3 of the Local Plan Part 1 and the New Milton Local Distinctiveness Document.

5. Development shall only take place in accordance with the recommendations for tree works and protection outlined in the Arboricultural Report by John Shutler Tree Services dated 23/09/2020.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policy ENV3 of the New Forest Local Plan Part 1.

6. The works hereby approved shall be undertaken in full accordance with the provisions set out within the submitted Bat Survey Report ref. 702.2 prepared by Hankinson Duckett Associates dated October 2013, the Ecological Appraisal ref. 702.2 prepared by Hankinson Duckett Associates dated August 2013 and in accordance with the biodiversity mitigation, compensation and enhancements contained within the submitted Creek House Ecology Biodiversity Mitigation Compensation & Enhancement Strategy Revision A dated September 2018, or as may otherwise be agreed in writing with the Local Planning Authority.

Reason: To encourage the retention of biodiversity assets within the site, in accordance with Policy DM2 of the Local Plan Part 2 Sites and Development Management Development Plan Document.

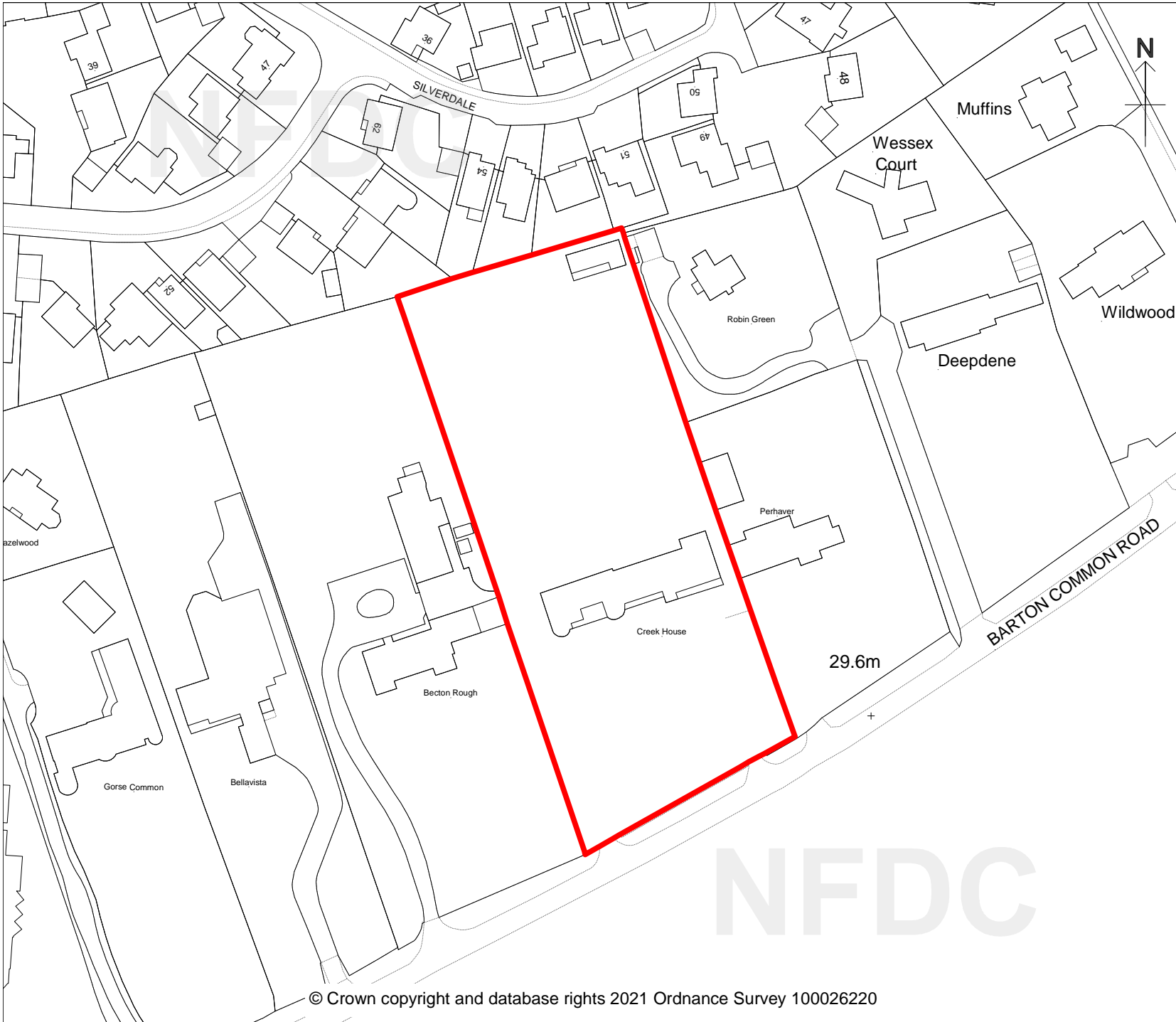
7. Before first occupation of the development hereby approved, a surface water sustainable drainage system (SuDS) shall be designed and installed to accommodate the run-off from all impermeable surfaces including roofs, driveways and patio areas on the approved development such that no additional or increased rate of flow of surface water will drain to any water body or adjacent land and that there is capacity in the installed drainage system to contain below ground level the run-off from a 1 in 100 year rainfall event plus 30% on stored volumes as an allowance for climate change as set out in the Technical Guidance on Flood Risk to the National Planning Policy Framework. Infiltration rates for soakaways are to be based on percolation tests in accordance with BRE 365, CIRIA SuDS manual C753, or a similar approved method. In the event that a SuDS compliant design is not reasonably practical, then the design of the drainage system shall follow the hierarchy of preference for different types of surface water drainage system as set out at paragraph 3(3) of Approved Document H of the Building Regulations. The drainage system shall be designed to remain safe and accessible for the lifetime of the development, taking into account future amenity and maintenance requirements.

Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with the New Forest National Park Authority Strategic Flood Risk Assessment for Local Development Frameworks.

Further Information:

Jim Bennett

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New Forest
DISTRICT COUNCIL

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PLANNING COMMITTEE

March 2021

Creek House, Barton Common Road
Barton on Sea, New Milton
BH25 5PR
20/11184

Scale 1:1250

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the internet, it will not be to
scale.

Application Number: 20/11229 Full Planning Permission

Site:	Land Adjacent to 11 ST JOHNS STREET, HYTHE SO45 6BZ
Development:	The creation of a car parking space on land not owned by the applicant, including the formation of an access from a public highway and construction of a gate in an existing boundary wall
Applicant:	Mr Harrison
Agent:	Friendly Architecture
Target Date:	05/02/2021
Case Officer:	Julie Parry
Extension Date:	11/03/2021

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of development
- 2) Impact on local character and appearance of the street scene, Conservation Area and adjacent listed buildings.
- 3) Impact on highway safety.

This application is to be considered by Committee because of a request from Councillor Beverley Thorne.

2 SITE DESCRIPTION

The application site forms a small area of land located next to the long rear garden of 11 St John's Street, which is a Grade II listed building. The site is also located close to the waterfront and within the Hythe Conservation Area. The site forms part of a larger area of land alongside 11 St John's Street that is highlighted within the Local Plan as a landscape feature. The hedges and trees within this landscape feature create a softening buffer between the harsh supermarket car park opposite and the listed buildings behind. It appears that there was at one time an informal footpath over this land, but this has largely disappeared as the vegetation within this area has matured over time. The rear garden boundary of 11 St John's Street is marked by a brick wall. To the south-west of the application site, within the landscape strip, an area of hardstanding for parking has been formed by the applicant using compressed gravel. This area, which is sited opposite the entrance to the Waitrose Car Park, does not benefit from planning permission and, having been formed relatively recently, is the subject of an ongoing enforcement case.

The application site and the adjacent landscaped areas are owned by a private company who also own the land where Waitrose is located, and the required notice has been served on this company in respect of this application.

3 PROPOSED DEVELOPMENT

The application seeks planning permission for a new parking space in the form of a new area of hardstanding that would be 4 metres in width and 8 metres in depth. The proposed development would be set alongside number 11 St John's Street on land outside of that property's domestic curtilage and close to an existing access to The Boat House, which is a neighbouring residential property.

A pedestrian gate through the boundary wall would be created from the rear of the parking space to allow for access to the rear garden of 11 St John's Street. The access would be formed onto an unclassified road which has restricted parking with double yellow lines.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description
16/10658 2 outbuildings (retrospective)	11/08/2016	Granted
16/10659 2 timber outbuildings (retrospective) (Application for Listed Building Consent)	03/06/2016	Withdrawn by Applicant
16/10570 Single-storey rear extension	27/06/2016	Granted Subject to Conditions
16/10571 Single-storey rear extension (Application for Listed Building Consent)	27/06/2016	Granted Subject to Conditions

5 PLANNING POLICY AND GUIDANCE

Local Plan Part 1

Policy ENV3: Design quality and local distinctiveness

Local Plan Part 2 Sites and Development Management Development Plan Document

DM1: Heritage and Conservation

DM2: Nature conservation, biodiversity and geodiversity

New Forest District Local Plan First Alteration

Policy DW-E12: Protection of Landscape Features

Hythe and Dibden Neighbourhood Plan

Policy D1

Policy D3

6 PARISH / TOWN COUNCIL COMMENTS

Hythe & Dibden Parish Council

Comment: Recommend REFUSAL but would accept the decision reached by the DC Planning Officers under their delegated powers. The Council welcomes the comments of the Arboriculturist on lack of impact on local amenities. The location is an improvement on the one directly opposite the Waitrose car park access, and the

Council is unaware of any concerns that Highways has brought forward. There are also concerns raised over access to the nearby footpath. Overall, the Committee would welcome the views of the NFDC Officers and supports their decision.

7 COUNCILLOR COMMENTS

Councillor Beverley Thorne: has called for the application to be brought to the Planning Committee. She has supported the application in that the new parking area would be close to an existing driveway and would not result in a break in the vegetation.

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Historic England: No Comment

Natural England: Following the receipt of additional information from the agent, Natural England have advised that provided the works are undertaken and maintained in line with the plans and information submitted, they have no further comments to make.

HCC Highways: Objects to the application for the following reasons:-

- The visibility splays cannot be guaranteed to be achieved as they are on land outside of the applicant's control.
- The proposal would be detrimental to highway safety as it would lead to unacceptable manoeuvres on the highway.
- The proposal would create a vehicular access onto a road where inadequate pedestrian facilities exist.

NFDC Tree Officer: No objection subject to a tree protection condition - the non-dig cellular confinement system should provide sufficient protection for the adjacent trees.

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

Four letters of support have been received from representees from Dibden Purlieu and Southampton for the following reasons:-

- Does not set a precedent as there is already a parking space for the Boathouse.
- Not public land

Five letters of objection have been received from representees from Hythe:-

- Too close to an existing access and bend
- Loss of vegetation
- Highway safety
- Ownership of land
- Set a precedent

10 PLANNING ASSESSMENT

Principle of Development

There is no objection to the principle of an additional area of hardstanding for car parking in this location. However, the proposal's impact needs to be assessed in the light of all relevant planning policies and the specific characteristics of the site.

Landscape and Streetscene Impact

As already noted, the application site forms part of a designated landscape feature. The existing trees and vegetation within this landscape area serve to create a verdant roadside feature, which contributes positively to the streetscene, as well as the character and appearance of the wider Conservation Area.

Accordingly, it is necessary to assess the impact of this proposal against the requirements of Saved Policy DW-E12. This policy states that:

"Development will not be permitted which would cause the loss of, or irreparable damage to, open area or other landscape features .. which contribute to the character or setting of a defined built-up area or defined New Forest village by reason of visual amenity."

The area of hardstanding that is proposed would result in the removal of an area of vegetation and the loss of part of the existing landscape feature, and whilst it is only a small part of the overall landscape feature, it is nevertheless a highly visible area, the loss of which would be materially harmful to the overall quality and appearance of this landscape feature. It is considered that the introduction of hardsurfacing along with the associated parking of a vehicle would result in an incongruous addition to the streetscape. As such, it is considered the proposed development would not be in accordance with Saved Policy DW-E12.

The agent has put forward an argument that there is already an access to The Boat House, and therefore the introduction of further hardstanding would not be detrimental to the streetscene. However, The Boat House and its access have been in this location for many years, and being positioned beyond the landscape feature they in no way justify severing the existing landscape feature with an additional area of hardstanding for parking.

Conservation Area & Heritage impacts

There is a duty imposed by Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requiring special regard to be paid to preserving or enhancing the character or appearance of a Conservation Area.

In this case, the Conservation Officer has been verbally consulted in respect of the proposed parking space and they have advised that the inclusion of further parking within this green buffer area would neither preserve nor enhance the character and appearance of the Hythe Conservation Area. Indeed, it is considered that the proposed would cause harm to the Conservation Area, through the loss of an area of vegetation that makes a positive contribution to the Conservation Area's character. It is considered that the harm in this respect would be 'less than substantial', meaning the harm must be weighed against the scheme's public benefits. In this case, there would be no such public benefits, given that the parking space would be for private use. As such, the balance here is that there are no clear and convincing benefits to justify the harm that has been identified.

The Council's Conservation Officer has also looked at the boundary wall where the gate would be formed and has advised that it is of relatively modern construction, and therefore the removal of some of the wall to create pillars and a gate would not be harmful to historic fabric and therefore would be acceptable. The proposed pillars and gate are detailed within the application and would be appropriate in this location, without having a detrimental impact on the character of the Listed Building. In terms of setting, the area of proposed hardstanding would be some way from the main Listed Building, such that there would be no adverse impact on the setting of the Listed Building.

Impact on adjacent trees

There are trees within the landscape feature, which, because of their size and location within a Conservation Area, are protected. These trees include Bay, Sycamore and Holm Oak trees.

The proposal would use a cellular confinement system to create the hard surface, which would be infilled with a free drainage material. Relevant details of the construction and materials to be used, along with the temporary protective fencing, have been identified within the submitted Arboricultural submission, which concludes that the significant adjacent trees would be retained and protected during development.

The Council's tree officer was consulted on this application, and has confirmed that the non-dig cellular confinement system that is proposed should provide sufficient protection for adjacent trees. As such, it is considered that the proposed development could proceed without harmfully compromising adjacent trees as a result of root damage.

Highway safety, access and parking

The Highway Authority has objected to the application because the visibility splays cannot be guaranteed to be achieved as they are on land outside of the applicant's control. Furthermore, they consider the proposal would be detrimental to highway safety because it would lead to unacceptable manoeuvres on the highway and create a vehicular access onto a road where inadequate pedestrian facilities exist.

The agent has responded to these objections as follows:-

- The visibility splays are based on HCC technical guidance and no other development along The Promenade makes provision for on site turning of vehicles.
- The swept path details are based on a medium sized family saloon, which is the car owned by the applicant.
- visibility splays are on land within a single ownership and the application would need to negotiate with the landowner for any easement of conditions to the permission.
- The fact that there is no pedestrian footway is not understood.

In considering both the Highway Authority's objection and the agent's representations, the fact remains that the visibility splays required to achieve a safe access are outside of the applicant's ownership and the red line area. Therefore, the proposed development would result in the creation of an unsafe means of access onto the adjacent highway. Furthermore, the proposal would inevitably result in reversing movements close to a sharp bend in the road, which would materially compound the highway dangers arising from the proposed access. The Highway Authority's final point of concern is not considered to form the basis of a sustainable

objection given that there is a pavement on the opposite side of The Promenade, and given that the applicant could any event use their rear garden (rather than the road) to walk between their car and their property.

Residential amenity

Given the position of the proposed parking space, there would not be any adverse impact on neighbour amenity in terms of visual intrusion.

Ecology

A verbal consultation was taken with the Council's Ecologist and they raised no concerns given the limited area of hedging which would be removed. Natural England have raised no concerns in respect of nearby European designated sites.

Flood Risk

The area which is the subject of this application is within a Flood Zone and therefore consideration has been given on any potential for further flooding. Given that a porous surface would be used for the proposed hard surface, the potential for an adverse impact on the drainage in this location is negligible.

Other Considerations

The existing unauthorised parking space / area to the south-west does not form part of the application site. The application plans suggest the use of this area would be discontinued if the area proposed through this application were to be built out. However, this is not something that can be controlled under this application. In any event, ceasing to use an unauthorised area is not a justification to permit a development that would be visually harmful and contrary to policy.

Finally, it is accepted that the property does not benefit from its own on-site parking space, but this is not unusual in a town centre context. It is not considered the applicant's wish to have an additional car parking area next to their property is justification to permit a development that would be visually harmful and contrary to policy.

11 CONCLUSION

The area of land, which is the subject of this application, is identified within the Local Plan as a landscape feature. It provides a verdant buffer alongside the Promenade within the centre of Hythe. The introduction of a private residential parking space would, because of the loss of vegetation and the introduction of a parked vehicle, be an inappropriate and visually harmful form of development which would be detrimental to the streetscene. The proposal would neither preserve nor enhance the character and appearance of the Hythe Conservation Area.

The required site access visibility splay cannot be guaranteed to be achieved as it would cross third party land which is outside of the applicant's control. As such, the development proposals would result in the creation of a substandard access in terms of visibility splays which would be detrimental to highway safety and cause danger and inconvenience to users of the adjoining highway. Furthermore, the proposal would harm highway safety, as it would result in dangerous reversing manoeuvres onto the highway.

The proposal is therefore contrary to local and Government policies and guidance and the application is recommended for refusal.

12 RECOMMENDATION

Refuse

Reason(s) for Refusal:

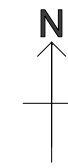
1. The area of land which is the subject of this application forms part of a designated landscape feature that provides a verdant buffer alongside the Promenade within the centre of Hythe. The introduction of a private residential parking space and its associated hardstanding would be an unsympathetic form of development that would result in the material loss of vegetation within the landscape feature to the detriment of the visual amenities of the streetscene. The affected landscape feature makes a positive contribution to the Hythe Conservation Area and, as such, the erosion and severance of this feature, as proposed, would also cause harm to the character and appearance of the Hythe Conservation Area. Consequently, this proposal would be contrary to Policy DW-E12 of the New Forest District Local Plan First Alteration, Policy ENV 3 of the Local Plan Part 1 2016-2036 Planning Strategy, Policy DM1 of the Local Plan Part 2: Sites and Development Management Plan, Chapters 7 and 12 of the National Planning Policy Framework (2018) and Policy D1 of the Hythe and Dibden Neighbourhood Plan.
2. The proposal would be detrimental to the safety and convenience of users of the adjacent public highway because the visibility splays required to secure safe access cannot be guaranteed to be achieved due to their crossing third party land which is outside of the applicant's control. Furthermore, the proposed access would be in a position that would result in reversing manoeuvres close to a sharp bend in the adjacent highway, which would further add to the dangers associated with the proposed access.

Further Information:

Julie Parry

Telephone: 023 8028 5436

NFDC



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DISTRICT COUNCIL

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Claire Upton-Brown
Chief Planning Officer
Planning
New Forest District Council
Appletree Court
Lyndhurst
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PLANNING COMMITTEE

March 2021

Land adjacent to
11 St Johns Street
Hythe SO45 6BZ
20/11229

Scale 1:500

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the internet, it will not be to
scale.

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THE PROMENADE

Shingle

Shingle

The Boat House

Slipways

Slipways

Slipways

Boat Repair
Yard

NFDC

Application Number: 20/11463 Full Planning Permission

Site: MAYLANDS, 9 LIME CLOSE, DIBDEN PURLIEU SO45 4RD

Development: Two-storey side extension; single-storey front & side extensions; single-storey rear extension; roof alterations and raise ridge height to extend first floor & roof lights

Applicant: Mr Callaghan

Agent: Sanders Design Services Ltd

Target Date: 04/03/2021

Case Officer: Julie Parry

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of development
- 2) Impact on local character and appearance of the area in terms of scale and design
- 3) Impact on neighbour amenity in terms of outlook, loss of light and privacy

This application is to be considered by Committee because of a contrary view to Hythe and Dibden Parish Council.

2 SITE DESCRIPTION

The property is a low level detached bungalow with a hipped roof design in a cul-de-sac of similar properties, with some having been altered to form rooms in the roof. Given the low level nature of the properties and the gaps maintained to the boundaries, the area has a spacious feel. The properties which have been altered have maintained their low eaves and hipped roof design, albeit with some including cropped gabled design features. Number 9 benefits from dormers to allow for rooms in the roof, and a detached garage is located to the side. There is a good sized garden to the rear.

3 PROPOSED DEVELOPMENT

The application seeks planning permission for a two-storey side extension, single storey additions to the front, side and rear, along with roof alterations which would raise the ridge height.

A previous planning permission for roof alterations and extensions in 2018 has not been implemented

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
18/10613 Two-storey side extension; single storey front & side extensions; Roof alterations and raise ridge height to extend first floor; side dormer; roof lights; Juliet balcony; chimney:	28/06/2018	Granted Subject to Conditions	Decided

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness

Local Plan Part 2: Sites and Development Management 2014

DM2: Nature conservation, biodiversity and geodiversity

Additional documents

Hythe and Dibden Neighbourhood Plan

6 PARISH / TOWN COUNCIL COMMENTS

Hythe & Dibden Parish Council

Comment: Recommend PERMISSION. The Committee welcomes the bringing back of the extension away from the roadside. The development does not appear to have any negative impact on the streetscene and there are no visible concerns about overlooking. The site is suitable for this size of development.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Environmental Health (Contaminated Land): No concerns

9 REPRESENTATIONS RECEIVED

No representations received.

10 PLANNING ASSESSMENT

Principle of Development

Policy ENV3 of the Local Plan requires new development to achieve high quality design that contributes positively to local distinctiveness, quality of life and the character and identity of the locality. Whilst the principle of the development is considered to be acceptable, this needs to be balanced with policy criteria and the relevant material considerations, involving an assessment of the impact on the character and appearance of the area, residential amenity and highways matters.

Within the Hythe and Dibden Neighbourhood Plan Aim 1 objectives include the requirement that new development shall respect and enhance the character and distinctiveness of the built and natural environment. Furthermore, under Policy D1 all new development in Hythe and Dibden will be required to seek exemplary standards of design and architecture, to demonstrate that local character and context has been fully recognised and that the proposed design responds to it. Policy D3 goes on to say that Hythe and Dibden has its own unique qualities and characteristics -and therefore all new development must demonstrate that local distinctiveness has been recognised and that the development proposals respond to this appropriately.

Design, site layout and impact on local character and appearance of area

The properties in this cul-de-sac are bungalows, which are distinctive in their low eaves and hipped roof designs. Whilst some have been altered to achieve rooms in the roof, this has been done sympathetically, retaining low eaves and part hipped designs, along with maintaining the spatial gap between the properties. Number 5 in the corner of the cul-de-sac is different in its overall design but still retains some of these characteristics which provide a spacious character to the street.

The proposed extensions which are the subject of this application would result in a significant increase in the bulk at first floor, taking the built form almost across the full width of the site, with a loss of the spatial characteristics which currently benefit this site. To the front, a full gable would be introduced, which along with the increased height would be visually imposing on the streetscene. The excessively large additions to the property would be emphasised by the increase in eaves height and loss of the hipped roof design which would result in a form of development which would be dominant alongside the neighbouring low level hipped bungalows. With a double gable design being proposed for the rear elevation the raised ridge would extend into the plot by almost 13 metres and this would be clearly visible on the streetscene. This increase in massing would create an excessively large property which would be out of keeping with the pattern of development in this location and, as such, detrimental to the streetscene.

The property does benefit from a long rear garden, and therefore the proposed single storey elements to the rear would not have a detrimental impact on the local area.

The agent has provided an overlay of the proposed elevation in comparison to what was previously approved and the applicant has provided a statement which provides an explanation to how this revised scheme would benefit the neighbour's amenity. Furthermore the Parish Council have supported the application as they feel there is a benefit from the previous scheme in that the single storey element would be brought back from the roadside. The previously approved scheme did have a single storey element which protruded forward than what is being proposed and a chimney on the side elevation facing number 8. However, the forward projection retained a low eaves height alongside the shared boundary limiting the overall impact on both the neighbour and the street scene.

Highway safety, access and parking

There would be sufficient parking within the front garden to ensure that highway safety would not be a concern.

Residential amenity

The neighbouring property at 8 Lime Walk is positioned to the south of the application site and has a garage built up to the boundary. Towards the rear, this

neighbour has a dormer which faces the application site. The proposed two-storey side extension, with its raised eaves, would introduce a relatively high flank wall close to the shared boundary with number 8. Whilst this element of the proposed development would have some impact on the outlook from the neighbour's amenity space to the side of their property, it is noted that they have a garage built up to the shared boundary and have a relatively large garden. The proposed development's additional built form would also be visible from this neighbour's dormer windows. However, these are set away from the shared boundary. Therefore, on balance, the impact of the proposed development on the amenities of 8 Lime Walk, in terms of outlook, would be acceptable.

The proposed rooflights would be high level over the first floor and therefore would not cause any overlooking concerns.

The property to the south-west, Hazelbury, has a back to back distance of 27 metres with number 9, and the principle of introducing windows at first floor on the rear of number 9 would therefore be acceptable. Whilst the large gable form proposed at the rear of number 9 would contain a large area of fenestration, which would result in a greater perception of being overlooked, given the degree of separation there would not be an unacceptable loss of privacy on this neighbour.

The other neighbouring properties are positioned a sufficient distance away from the application site as not to be significantly affected by the proposed development.

Ecology and Landscaping

No details of either landscaping or achieving a net gain in Biodiversity on the site have been provided with the application. However, these matters could be secured through planning conditions, were the planning application otherwise acceptable.

Developer Contributions

As part of the development, subject to any relief being granted the following amount Community Infrastructure Levy will be payable:

Type	Proposed Floorspace (sq/m)	Existing Floorspace (sq/m)	Net Floorspace (sq/m)	Chargeable Floorspace (sq/m)	Rate	Total
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Dwelling houses	351.69	160.56	191.13	191.13	£80/sqm	£19,583.47*
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Subtotal:	£19,583.47
Relief:	£0.00
Total Payable:	£19,583.47

11 CONCLUSION

The proposal, by reason of its massing, height and design, would, in relation to the adjoining buildings be out of scale and character with the pattern of development in this location. The property, as extended, would represent an unsympathetic, visually dominant and incongruous dwelling within the streetscene, contrary to Policy ENV3 of the Local Plan 2016-2036 Part One : Planning Strategy, and the application is therefore recommend for refusal.

12 RECOMMENDATION

Refuse

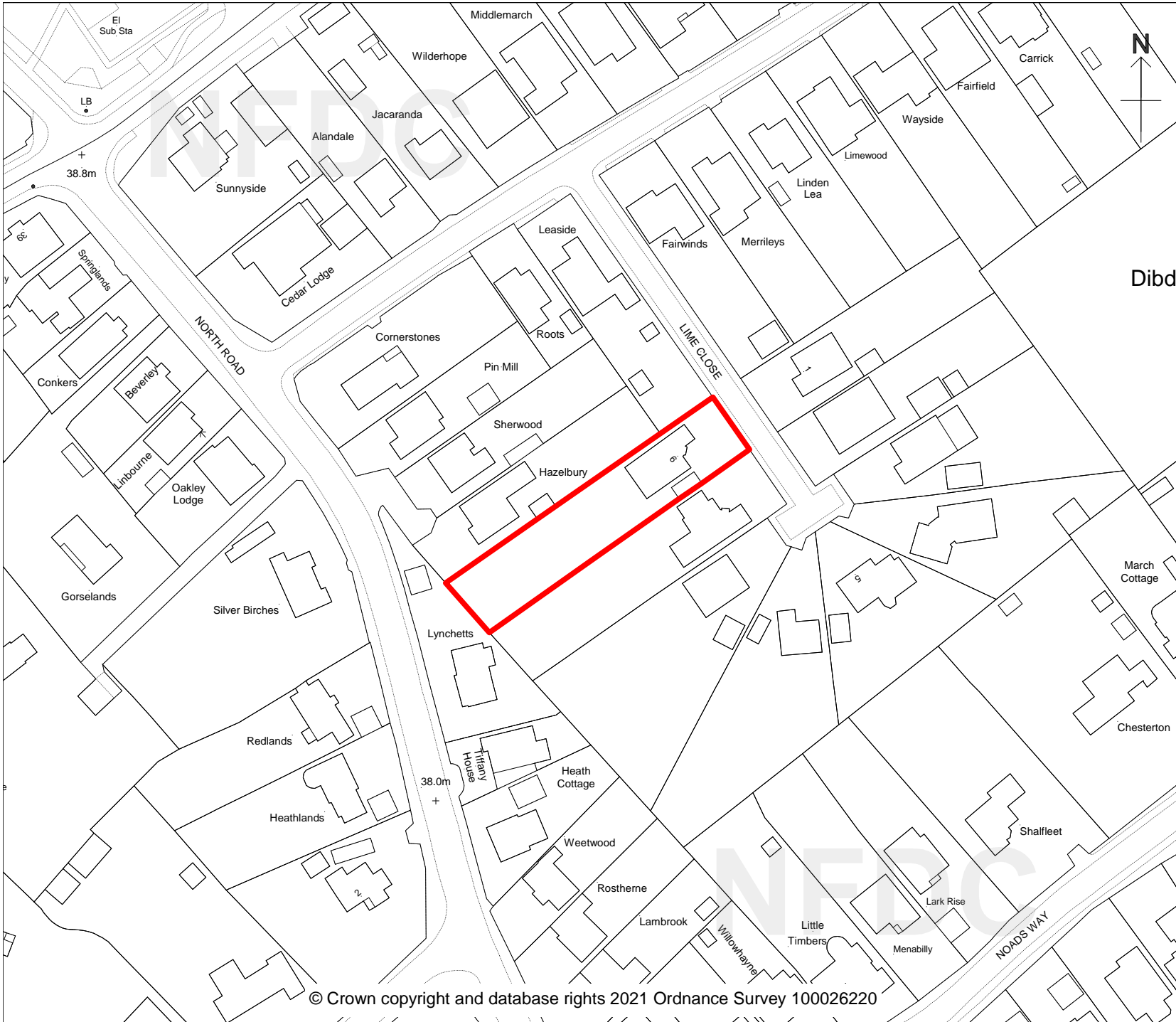
Reason(s) for Refusal:

1. The proposal, by reason of its massing, height and design, would result in a dwelling that would be unsympathetic, visually dominant and incongruous within the streetscene, and out of scale and character with adjoining buildings and the site's immediate context, which is characterised by properties of much more modest scale and appearance. As such, the proposed development would be contextually inappropriate and harmful to the locally distinctive character of Lime Walk, contrary to Policy ENV3 of the New Forest District Local Plan 2016-2036 Part One : Planning Strategy, and contrary as well to Policies D1 and D3 of the Hythe and Dibden Neighbourhood Plan.

Further Information:

Julie Parry

Telephone: 023 8028 5436



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DISTRICT COUNCIL

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PLANNING COMMITTEE

March 2021

Maylands, 9 Lime Close
 Dibden Purlieu SO45 4RD

20/11463

Scale 1:1250

N.B. If printing this plan from the internet, it will not be to scale.

Application Number: 21/10107 Full Planning Permission

Site: 24 BROKENFORD LANE, TOTTON SO40 9DW

Development: Single-storey side extension; loft conversion that includes hip to gable addition and rear dormer

Applicant: Mr O'Sullivan

Agent: Mr Harris

Target Date: 29/03/2021

Case Officer: Julie Parry

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of development
- 2) Impact on local character and appearance of the area in terms of scale and design
- 3) Impact on neighbour amenity in terms of outlook, loss of light and privacy

This application is to be considered by Committee because the applicant is a member of New Forest District Council staff.

2 SITE DESCRIPTION

The property is a semi detached two-storey dwelling within an established part of Totton. The dwelling sits within a row of similarly designed properties, whereas further along the road there are bungalows. The property has been extended to the rear previously at both ground floor and with a flat roofed first floor addition.

3 PROPOSED DEVELOPMENT

The application seeks planning permission for a single storey side extension along with roof alterations, which would include a hip to gable addition and rear dormers. Rooflights would be added to the front roof slope.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description
20/11343 Side extension with room over; rear extension over existing dining room	15/01/2021	Withdrawn by Applicant
17/10117 Single-storey side extension; first-floor rear extension	29/03/2017	Granted Subject to Conditions
74/NFDC/01826 Alterations and extension of kitchen and bathroom.	27/01/1975	Granted Subject to Conditions

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness

Local Plan Part 2: Sites and Development Management 2014

DM2: Nature conservation, biodiversity and geodiversity

Constraints

Flood Zone

Plan Policy Designations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Totton and Eling Town Council: RECOMMENDATION PERMISSION but would accept the decision reached by the District Council's Officers under their delegated powers.

This amended application is an improvement on the previous (20/11343), this time extending into the roof rather than out to the rear of the property. This will lessen the impact on neighbouring properties. There may be an element of overlooking from the new second floor windows; however, one will be obscurely glazed as it serves a bathroom.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Natural England: No comment

Environmental Health (Contaminated Land): No concerns

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

For: 0

Against: 2

Two letters of objection have been received from the neighbours at 15 Brokenford Lane and 26 Brokenford Avenue. The reasons for these objections are:-

- Loss of privacy
- Loss of daylight
- Impact from single storey extension
- Visual impact of dormer

10 PLANNING ASSESSMENT

Principle of Development

Policy ENV3 requires new development to achieve high quality design that contributes positively to local distinctiveness, quality of life and the character and identity of the locality. The principle of the development is considered to be acceptable subject to compliance with these policy criteria and the relevant material considerations relating to its impact on the character and appearance of the area, residential amenity and highways matters.

Design, site layout and impact on local character and appearance of area

The property currently has a hipped roof design and the proposed roof alterations would change this to a gable on the side elevation. This alteration to the design of the roof would create a degree of imbalance on this pair of semi-detached dwellings and, whilst this imbalance and the gable end will be apparent within the streetscene, there are a variety of designs of properties in the wider area, so it is not considered to be sufficiently incongruous to be significantly harmful to the local area.

The proposed dormers would have two depths, which would break up their overall form, and as they would be positioned to the rear of the property and partly above a flat roofed element they would have an acceptable impact on the local area.

It is also to be noted that there is a fallback position in terms of Permitted Development, which allows for roof alterations (including hip to gable and dormer additions), and therefore this proposed increase in roof form could be achieved without planning permission.

The dormers would be finished in matching tile hanging and therefore would be sympathetic to the existing roof form and limit the impact the alterations would have on the resulting building. Concerns have been raised about the visual impact of using tiles (rather than render) on the dormers. However, the use of tiles would match the roof of the existing dwelling and create a uniform finish.

The proposed single storey side extension would be modest in both width and depth and, being set back from the front of the property, along with its limited height of 2.7 metres, this addition would have an acceptable impact on both the resulting property and the streetscene.

To ensure an acceptable appearance of the resulting building, the external facing materials should match those used on the existing building. A condition is recommended to this effect.

Highway safety, access and parking

The proposed development would increase the number of bedrooms in the property from 3 to 4. Parking would still be available alongside the property in addition to on the street, which is unrestricted along this unclassified road. Therefore, there would not be any highway safety concerns.

Residential amenity

The neighbour at number 26 is set back on the plot in comparison to number 24 and is situated to the north of the proposed development. This neighbour has windows at ground and first floor on the elevation facing the application site. A letter of objection has been received in respect of the impact from both the single storey

extension and the roof alterations in terms of loss of light and outlook. The proposed single storey extension would be positioned 800cm away from the shared boundary with this neighbour, which is defined with a high fence. This degree of separation along with the limited height of the extension would result in an acceptable relationship, with limited impact on this neighbour's amenity.

The proposed hip to gable roof alteration would bring the built form closer to this neighbour. However, given that this addition would be at roof height there would not be a significant impact on this neighbour's outlook. The proposed dormers would be positioned to the south of this neighbour, but being set away from the shared boundary and with a gap of 5 metres between the properties, the impact in terms of loss of light would not be to such a degree as to be unacceptable.

The adjoining neighbour, number 22 , has a similar rear facing projection as to that of number 24, and with there being no windows in close proximity to the proposed dormers there would not be an adverse impact on their amenity.

The neighbour to the rear, 15 Brokenford Lane, has objected to the proposed roof alterations in that the additional windows to the rear would result in a loss of privacy. 24 Brokenford Avenue already has first floor windows on the rear elevation facing this neighbour and whilst it is appreciated that the dormer windows would be in an elevated position there is a separation of 30 metres between the rear of number 15 and the proposed dormer windows. Given this separation distance, the potential loss of privacy would not be unacceptable.

11 CONCLUSION

The proposed development would be sympathetic to the existing property and would have an acceptable impact on neighbour amenity and the streetscene. The proposal would be consistent with the policies and objectives of the Local Plan 2016 - 2036 Part 1: Planning Strategy, Local Plan Part 2: Sites and Development Management Development Plan and the National Planning Policy Framework, with the planning balance being in favour of development. As such, the application is recommended for permission.

12 RECOMMENDATION

Grant Subject to Conditions

Proposed Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development permitted shall be carried out in accordance with the following approved plans:

Drawing number Drawing Number A1 REV 3.2.2021 (Proposed plans) dated 16.01.2021, as deposited with the local planning authority on 01.02.2021

Drawing number Drawing Number A2 REV 3.2.2021 (Existing plans) dated 31.01.2021, as deposited with the local planning authority on 03.02.2021

Location Plan and Block Plan dated 26.01.2021, as deposited with the local planning authority on 01.02.2021

Reason: To ensure satisfactory provision of the development.

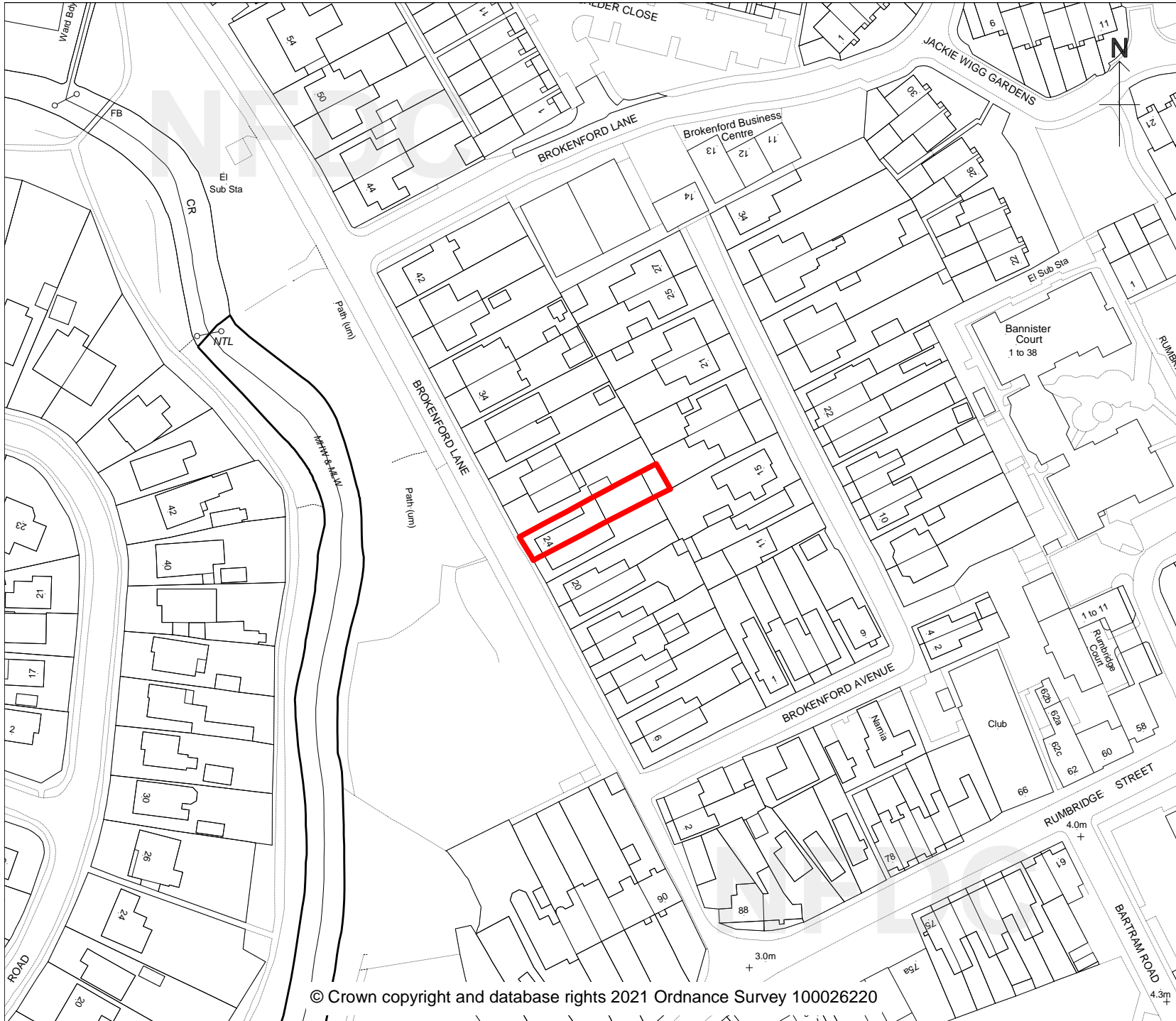
3. The external facing materials shall match those used on the existing building.

Reason: To ensure an acceptable appearance of the building in accordance with Policy ENV3 of the Local Plan Review 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

Further Information:

Julie Parry

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24 Brokenford Lane
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21/10107

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