

Planning Committee January 2024

Application Number: 23/11152/11 Planning Permission

Site: 63 HOLLYBANK CRESCENT, HYTHE SO45 5GF

Development: Front & rear extensions; roof alterations in association with new first floor including dormer & roof lights; outbuildings following removal of existing garage

Applicant: Mr & Mrs Porter

Agent: Sanders Design Services Ltd

Target Date: 01/01/2024

Case Officer: Kate Cattermole

Officer Recommendation: Refuse

Reason for Referral to Committee: Hythe & Dibden Parsh Council contrary view

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## 1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Impact on the street scene and character of the area

## 2 SITE DESCRIPTION

The application site consists of a detached bungalow situated on a residential estate in the built up area of Hythe. Hollybank Estate was developed in the 1950s and appears to have been developed piecemeal resulting in a variety of styles of dwelling across the wider estate. However in the area where the application site is located, the area is characterised by bungalows with recessive front roof slopes, though there are examples of alterations to accommodate first floor accommodation many featuring additions of dormers. Land levels across the estate vary but generally slope down to Southampton Road, which separates the residential area from the main village.

The existing dwelling is a detached hipped roof bungalow with a projecting gable off part of the front elevation. A later addition of a storey shallow pitched structure has been added to the front elevation effectively squares off the front elevation, however by reason of its design does not detract from the dominant form of the existing bungalow. There is a driveway down the side of the bungalow which provides access to a detached garage located adjacent to the rear boundary in the north west of the site. The bungalow has a reasonable sized plot commensurate with neighbouring properties, and is enclosed by fencing, with an established lawn to the front boundary. The area to the front of the bungalow has a gravel driveway.

3 PROPOSED DEVELOPMENT

Front and rear extensions; roof alterations (including increase first floor accommodation and side dormer. Front porch. Removal of garage to be replaced by detached monopitched outbuilding to be used as a room.

4 PLANNING HISTORY

Proposal	Decision Date	Decision	Description	Status
XX/NFR/04198 18 bungalow	19/08/1955	Granted		Decided

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness

Neighbourhood Plan

Hythe and Dibden Neighbourhood Plan

Policy D1 - High Standards of Design and Architecture

Policy D2 - Design and Access Statement required

Policy D3 - Local Distinctiveness

National Planning Policy Framework 2023

National Planning Policy Guidance

Plan Policy Designations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Hythe & Dibden Parish Council

PAR 3: Recommend PERMISSION. If the comment by Council is a Planning Officer recommendation, the application is likely to be approved by the Planning Committee.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Environmental Health Contaminated Land:

9 REPRESENTATIONS RECEIVED

None received

## 10 PLANNING ASSESSMENT

### Principle of Development

As the site is located in the built up area the principle of the development is acceptable. However Policy ENV3 requires new development to be designed in a way that contributes positively to local distinctiveness, quality of life, character and identity of the locality.

The Hythe & Dibden Neighbourhood Plan reinforces the importance of maintaining the character and context of the site and that proposed design should be sympathetic to the existing character.

### Design, site layout and impact on local character and appearance

The application site is located within a group of detached dwellings at the junction with Fairview Drive. The bungalow was granted consent for development for 18 dwellings, of hipped roof form and projecting gables, and there was consistency in ridge and eaves height. On the estate the land levels slope up to the east, consequently the application site is on a slightly higher level to 61 Hollybank Crescent, but at a lower level than neighbour 65 Hollybank Crescent. There have been alterations to the immediate vicinity of the application site to create first floor level, these have primarily been achieved by adding dormers and changing the roof to gables or cropped gables on the side elevations, which have been achieved by planning consent or via permitted development. However, examples have maintained the original eaves and ridge height, roof form and projecting subservient gable.

The proposed alterations to the bungalow would see an overall increase in the height of the dwelling by approximately 1.1m, although the existing character would be respected. An extension is proposed to the front of the building (the existing timber structure) squaring off the front of the building and the introduction of a cropped gable incorporating the existing subservient gable.

The proposed extension would result in the physical bulk of the building being brought forward and it would introduce a vertical emphasis to the building, in contrast to the recessive roof forms which characterise this part of the estate. The increase in the roof height would result in an overlarge roof profile, bulky and out of scale with the dwelling. By reason of its position opposite the junction with Fairview Drive, the extended dwelling would be dominant and intrusive within the street scene and out of character with the immediate context.

The design and access statement makes reference to the material to be used, a red tile to match existing with composite cladding on the front and side elevations and floor level only and on the dormer. Typically brick and tile are used in the vicinity of the application site, however there are no constraints with regard to the use of cladding.

The introduction of a side dormer in itself is not harmful to the character of the street, taking into account the presence of other dormers. It would be designed to be in keeping with the roof slope and recessed from the ridge.

The proposed single storey flat roofed addition would appear appropriate and could easily be accommodated within the plot.

The proposed front porch would appear sympathetic in the proposed area.

The proposed detached outbuilding would replace the existing garage with a larger footprint. By reason of its siting and single storey form the proposed outbuilding would be acceptable.

Whilst some elements of the proposal are considered to be acceptable, they do not outweigh the identified harm that would result from the proposed roof form with the introduction of a front gable and increased height. The proposed roof form would appear as an over dominant feature, adversely impacting on the character of the area and be out of character with the area.

### Residential amenity

To the west of the application site is a detached bungalow of similar size to the application site (61 Hollybank Crescent), which is set at a lower level than the orientation of the respective dwellings there would not be likely to cause overlooking or overshadowing. Two rooflights are proposed on the side elevation of the proposed outbuilding which appear to be high enough to not look over the roof of the existing neighbour's dwelling. This would not create issues of loss of privacy or overlooking to the neighbour's amenity. Due to the squaring off at the front of the proposed outbuilding forward of this neighbour, the extension would have a some visual impact on the neighbouring property, however the new roof would be raking away from the neighbour. This development is not considered to be overbearing in this instance. It is noted that no objections have been received from this neighbour.

Taking into account its single storey form to the proposed rear elevation, the outbuilding is considered to create an unacceptable level of harm to residential amenity.

To the east of the site is 65 Hollybank Crescent, which has been extended to facilitate first floor accommodation served by dormers. By reason of its siting within its plot, the dwelling is angled away from the boundary with the application site and is at a slightly higher site level. By reason of the degree of separation and relationship with the application site there are no identified concerns of an adverse impact upon neighbour amenity in respect of loss of light or overlooking. The proposed side dormer would look towards the side elevation of the neighbouring property which has ground floor windows only. The proposed dormer would be serving a bathroom and ensuite respectively. The windows are likely to be obscure glazed. However there are concerns that the windows would impinge on the privacy of the neighbouring property. If the application had been approved this harm could have been mitigated by the imposition of an appropriate condition to obscure glaze and restrict opening of the windows. The proposed rooflight would have been appropriate as the windows serve bathrooms. The proposed rooflight by reason of its siting further forward on the building is considered to be acceptable. Concerns.

The application site borders the rear gardens of a pair of semi-detached dwellings on Malwood Road. Even though there would only be 15m from the boundary to the proposed extended dwelling and the rear boundary, taking into account the presence of other properties within the immediate area it is not considered to be an unacceptable loss of privacy or overlooking to these neighbours.

The detached outbuilding would be sited adjacent to the boundary with Malwood Road, Malwood Crescent and 3 Malwood Road. As the detached outbuilding would be a single storey structure there should be no greater impact on residential amenity.

## Developer Contributions

As part of the development, subject to any relief being granted 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
Self Build (CIL Exemption in place)	210.7	103.5	107.2	107.2	£80/sqm	£11,709.54 *

Subtotal	£11,709.54
Relief:	£11,709.54
Total Payable:	£0.00

### 11 OTHER MATTERS

None

### 12 CONCLUSION / PLANNING BALANCE

The proposals have been considered within the relevant local area context. The proposed development would result in harmful additional bungalow that would result in an unacceptable level of harm to the character of the area which are contrary to national and local policies therefore the application is recommended for refusal.

### 13 RECOMMENDATION

Refuse

Reason(s) for Refusal:

1. By reason of its increased height and design the resulting development would be an overdominant and intrusive form of development when viewed in conjunction with the existing dwelling, detrimental to the street scene and the character of the area. As such it would be contrary to the Local Plan Part 1 Planning Strategy for the New Forest National Park, Policies D1 and D2 of the Hythe & Dibden Neighbourhood Development Plan and the National Planning Policy Framework.

Further Information:

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**PLANNING COMMITTEE**

**January 2024**

63 Hollybank Crescent  
Hythe

23/11152

Scale 1:750

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