

Application Number: 15/10397 Full Planning Permission

Site: 4 PINWOOD ROAD, HORDLE SO41 0GP

Development: First floor side & rear extension; front porch

Applicant: Mr & Mrs Ross

Target Date: 15/05/2015

1 REASON FOR COMMITTEE CONSIDERATION

NFDC employee

2 DEVELOPMENT PLAN AND OTHER CONSTRAINTS

Built up area

3 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES

Core Strategy

Objectives

- 1. Special qualities, local distinctiveness and a high quality living environment
- 6. Towns, villages and built environment quality

Policies

CS2: Design quality

Local Plan Part 2 Sites and Development Management Development Plan Document

None relevant

4 RELEVANT LEGISLATION AND GOVERNMENT ADVICE

Section 38 Development Plan

Planning and Compulsory Purchase Act 2004

National Planning Policy Framework NPPF Ch. 7 - Requiring good design

Circular 11/95 Use of conditions in planning applications

5 RELEVANT SUPPLEMENTARY PLANNING GUIDANCE AND DOCUMENTS

SPD - Hordle Village Design Statement

6 RELEVANT PLANNING HISTORY

98/64056 First floor addition granted 15/07/1998

7 PARISH / TOWN COUNCIL COMMENTS

Hordle Parish Council: We recommend Permission but would accept the decision reached by the Planning Officers under their delegated powers.

8 COUNCILLOR COMMENTS

None received

9 CONSULTEE COMMENTS

Drainage: no comment

10 REPRESENTATIONS RECEIVED

None received

11 CRIME & DISORDER IMPLICATIONS

Not applicable

12 LOCAL FINANCE CONSIDERATIONS

Local financial considerations are not material to the decision on this application

13 WORKING WITH THE APPLICANT/AGENT

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

This is achieved by

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

In this case all the above apply and as the application was acceptable as submitted no specific further actions were required.

14 ASSESSMENT

- 14.1 The application site consists of a detached house, situated in an established residential road in the built up area of Hordle. The road is a mixture of detached houses and bungalows, but there is consistency in set back and open frontages.
- 14.2 The existing dwelling has a flat roofed single storey attached garage to the side of the dwelling and this element continues past the rear elevation and wraps around part of the back wall of the house. The proposal is to extend over this element, so the footprint of the dwelling would not be altered. The side extension would have a subservient ridge line to the host dwelling and would be set back from the front wall. The rear extension would consist of a projecting gable with a first floor window. A pitched roof porch is proposed on the front elevation.
- 14.3 The proposed side extension would be appropriate in form and design to the existing dwelling. Although increasing the built form across the plot at first floor level, as it neighbours a bungalow which is set away from the side boundary a degree of spaciousness is retained. It is noted that there are examples of larger houses on the opposite side of the road, and, as the original form of the dwelling is respected, this form of development would not detract from the street scene or be out of character with the immediate area.
- 14.4 The neighbouring property, no 6 Pinewood Road is a detached bungalow set a drive width away from the side boundary with the application site. The proposed extension would bring the bulk of the building closer to this neighbour, but by reason of the orientation of the properties it would not adversely impact upon their amenities. There is an existing first floor window on the side elevation which would be removed, improving the relationship with this neighbour. To the rear of the site is a bungalow which backs onto the application site. There are existing first floor windows on the house which already look towards this bungalow. However, although the additional first floor windows would be slightly closer to the rear boundary, this would not exacerbate the existing potential for overlooking to an unacceptable degree, given the existing back to back distance of over 30m.
- 14.5 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.

15. 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: 241-1-15, 241-2-15, 241-6-15, 241-5-15, 241-7-15, 241-4-15, 241-3-15

Reason: To ensure satisfactory provision of the development.

3. Before the development is commenced, details of the colour of the proposed weatherboard and tile hanging shall be submitted to and approved by the local planning authority. The development shall only be implemented in accordance with the details so approved.

Reason: To ensure an acceptable appearance of the building in accordance with policy CS2 of the Core Strategy for the New Forest District outside the National Park.

Notes for inclusion on certificate:

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

In this case all the above apply and as the application was acceptable as submitted no specific further actions were required.

Further Information:

Householder Team
Telephone: 023 8028 5345 (Option 1)



New Forest
DISTRICT COUNCIL

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**Planning Development
Control Committee**
June 2015

Item No: 3q

**4 Pinewood Road
Hordle**

**App No 15/10397
SZ2695**

Scale 1:1250

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

