

Application Number: 18/11554 Full Planning Permission

Site: 23A SHELDRAKE GARDENS, HORDLE SO41 0FJ

Development: 2 Storey-side extension; single-storey side extension

Applicant: Mr J & Mrs R Skinner & Sanderson

Target Date: 29/01/2019

Extension Date: 15/02/2019

RECOMMENDATION: Refuse

Case Officer: Kate Cattermole

1 REASON FOR COMMITTEE CONSIDERATION

Councillor request

2 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES

Constraints

Plan Area
Aerodrome Safeguarding Zone

Plan Policy Designations

Built-up Area

National Planning Policy Framework

Chap 12: Achieving well designed places

Core Strategy

CS2: Design quality

Local Plan Part 2 Sites and Development Management Development Plan Document

None relevant

Supplementary Planning Guidance And Documents

SPD - Hordle Village Design Statement

3 RELEVANT LEGISLATION AND GOVERNMENT ADVICE

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

4 RELEVANT SITE HISTORY

Proposal	Decision Date	Decision Description	Status	Appeal Description
02/74770 Erect attached dwelling with attached garage	30/05/2002	Granted Subject to Conditions	Decided	
01/70985 Addition of end terrace dwelling	16/03/2001	Granted Subject to Conditions	Decided	
00/70162 Dwelling and garage	14/11/2000	Refused	Appeal Decided	Appeal Dismissed

5 COUNCILLOR COMMENTS

Councillor Carpenter: requests that the application comes to the Planning Committee for consideration, in order that the applicant has the chance to express his arguments further.

6 PARISH / TOWN COUNCIL COMMENTS

Hordle Parish Council: Parish 1 We recommend permission but would accept the decision reached by the Planning Officers under their delegated powers

7 CONSULTEE COMMENTS

No comments received

8 REPRESENTATIONS RECEIVED

8.1 Two letters in support of the proposals. Comments summarised as follows:

- scheme would improve the look of the properties, and would set a favourable precedent. Area is currently too much in the 60s
- Plans look fantastic

8.2 Letter from applicant:

- neighbour consultation undertaken prior to application being submitted, closest neighbours supportive;
- Design brief was to balance need for space for two merging families with a modern design brief that enhances the street with negligible impact upon the neighbours;
- 23A and a detached house that have been developed later have varied the character of the area, and provide a break in the differing street design which has two designs;
- typical designs of the houses are dated, modernising brings a refreshed look to road;
- Current parking pressures on road, this would accommodate 5/6 vehicles off road;
- the two storey extension would appear as a continuation of the terrace, while single storey would not be visible from road;
- previous extensions are a testament to the evolution from original design of the street;

- disagree with loss of visual gap as there will be no overlap of two storey builds and single storey developments on both application site and no 24 are not visible as behind hedges;
- the hipped roof would balance the need for personal space and privacy with no impact upon the neighbour.

9 CRIME & DISORDER IMPLICATIONS

None relevant

10 LOCAL FINANCE CONSIDERATIONS

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

Regulation 42 of the CIL Regulations 2010 (as amended) states that CIL will be applicable to all applications over 100sqm GIA and those that create a new dwelling. The development is under 100 sq metres and is not for a new dwelling and so there is no CIL liability in this case.

11 WORKING WITH THE APPLICANT/AGENT

In accordance with paragraph 38 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.

Concerns were expressed with the proposal prior to the application being registered and a pre application enquiry was suggested, but this was not pursued, therefore the application was registered as initially submitted. Consideration has been given to the comments received during the application from the applicant and third parties, however it is felt that there is a level of harm to both the street scene and the character of the area, which would justify a refusal in this instance. The opportunity to amend the plans to introduce a gable end to the extended dwelling and reduce the width to overcome concerns has not been accepted. As the applicants do not intend to change their plans at this stage they want the application determined on the basis of the submitted plans.

12 ASSESSMENT

12.1 The application site consists of an end of terrace two storey house, situated in a residential cul-de-sac within the built up area of Hordle. The prevailing character of the road is of terraced houses, with end gables. To the rear of the site are fields.

12.2 The existing dwelling was built in 2001 as an addition to the terrace that it forms part of. Even though it differs from the remainder of the terrace by reason of its materials and fenestration, this is not overly noticeable as the dwelling is similar in width and replicates the gabled roof form of the remaining terrace. It has a single storey attached garage with steep mono pitched roof.

- 12.3 The property is on a larger than average plot, with a footpath running along the south western boundary that accesses the rear of the neighbouring terrace of 4 houses (Nos 27-24). This terrace is situated forward of the application site and by reason of this relative positioning there is a visual gap between the two terraces.
- 12.4 The proposal is for a two storey side addition which would introduce a hip to the end elevation. A single storey extension to provide a pair of single storey garages, one of which would be set back from the frontage (due to the shape of the plot) are also proposed. Part of the existing established side boundary hedge would be removed as a result.
- 12.5 The application site is on the end of a long staggered terrace, and therefore the extension would be read as part of this terrace. However, the proposed extension would be wider than the existing house. Furthermore, the introduction of a hipped roof would be at odds with the strong gabled form of the existing terrace and other properties within the road. The proposals would therefore introduce an incongruous feature that would be out of keeping with both the street scene and the character of Sheldrake Gardens. In addition, by reason of the disproportionate width of the 2 storey extension this would encroach on the visual gap between the existing dwelling and no 24 Sheldrake Gardens which sits forward of the application property. As such it is considered that the proposals would detract from the spatial characteristics of the application site and wider area.
- 12.6 Details of the extension appear awkward, especially the first floor extension over part of the garage door and the junction of the mono pitched roof with the main roof, which further emphasise the mass and scale of the extended dwelling.
- 12.7 An opportunity was given to the applicant to amend the plans to introduce a gabled roof, and reduce the width of the two storey extension by 1 metre so it would not extend over the garage door. This was considered by officers to be a reasonable suggestion that would have improved the appearance to the extended dwelling. However, the applicant does not want to make these revisions but rather would like the application to be determined on the basis of the originally submitted plans.
- 12.8 To the front of the site is no 24 Sheldrake Gardens is an end of terrace property with a single storey flat roofed attached garage to the side. By virtue of the position of the proposed extension in relation to this neighbour, a new first floor window would achieve views over the private amenity space of this neighbour. However, as this window would serve an en suite it could be conditioned to be obscure glazed with restricted opening to mitigate any potential overlooking to this neighbour.
- 12.9 The applicant has made reference to parking issues within the road. There is an existing single garage and a paved driveway on site. The proposals retain the driveway and a double garage would provide parking for both cars and motorcycles within the site. On this basis there are no parking issues associated with the proposal

- 12.10 While there are no amenity or parking issues identified, concerns are expressed about the overall form and design of the proposed extension - particularly its disproportionate width and hipped roof - and its resultant impact on the character of the area and erosion of the existing spacious visual gaps. On this basis the application is recommended for refusal in this instance.
- 12.11 In coming to this recommendation, consideration has been given to the rights set out in Article 8 (Right to respect for private and family life) and Article 1 of the First Protocol (Right to peaceful enjoyment of possessions) of the European Convention on Human Rights. Whilst it is recognised that this recommendation, if agreed, may interfere with the rights and freedoms of the applicant to develop the land in the way proposed, the objections to the planning application are serious ones and cannot be overcome by the imposition of conditions. The public interest and the rights and freedoms of neighbouring property owners can only be safeguarded by the refusal of permission.

13. RECOMMENDATION

Refuse

Reason(s) for Refusal:

1. By virtue of the introduction of a hipped roof form the proposed 2 storey extension would be an incongruous feature, out of keeping with the dominant character of gabled end properties which form an established characteristic within the street scene of Sheldrake Gardens. Furthermore, by reason of the disproportionate width of the two storey extension it would erode the spacious character of the site adversely impacting upon the spatial characteristics of the application site to the detriment of the street scene, and character of the wider area. As such it would be contrary to Policy CS2 of the Core Strategy for the New Forest District outside the National Park, and Chap 12 of the National Planning Policy Framework.

Notes for inclusion on certificate:

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Further Information:

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**Planning Development
Control Committee
February 2019**

Item No: 3a

23A Sheldrake Gardens
Hordle

18/11554

Scale 1:1250

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

