

Application Number: 19/10744 Full Planning Permission

Site: 38 MANOR ROAD, RINGWOOD BH24 1RA

Development: Single-storey side extension

Applicant: Mr Johnson

Target Date: 07/08/2019

Link to case file: [view online here](#)

1 SUMMARY OF THE MAIN ISSUES

The following are considered to be the main issues to be taken into account when determining this application. These, and all other relevant considerations, are set out and considered in Section 11, of this report after which a conclusion on the planning balance is reached.

- 1) Impact on the street scene
- 2) Character of the area
- 3) Neighbour amenity

This matter is being considered by the Committee as the applicant is a member of staff.

2 THE SITE.

38 Manor Road is a semi-detached red brick cottage dates from 1902 according to the stone plaque on the front of the pair. Part of a group of distinctive early twentieth century dwellings. The dwelling is located on a prominent corner plot in the built up area of Ringwood. To the front and side of the dwelling is a high hedge which shields the garden from views from the street, the rear garden is enclosed by a high close boarded fence. There are a mixture of architectural styles and sizes of dwellings in the vicinity which appear to have evolved over time. Turning into Manor Road from the north the properties on the western side of the road are older than those on the east, dating from the turn of the twentieth century the pattern of development is clearly grouped. No 38 is half of a pair of the same styled whilst opposite on the eastern side of the road Nos 29-37 are low level bungalows built for the Local Authority.

3 THE PROPOSED DEVELOPMENT

The application proposes a single-storey side extension constructed from bricks and slates with fully glazed double glass doors which would replace the existing conservatory fronting onto Green Lane.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
13/11573 Single-storey rear extension; fenestration alterations	14/02/2014	Granted Subject to Conditions	Decided

5 THE DEVELOPMENT PLAN AND OTHER NFDC GUIDANCE

Core Strategy

CS2: Design quality

Local Plan Part 2 Sites and Development Management Development Plan Document

None relevant

Emerging Local Plan

Policy 13: Design quality and local distinctiveness
SO3: Built environment and heritage

Supplementary Planning Guidance And Documents

SPD - Ringwood Local Distinctiveness

6 RELEVANT LEGISLATION AND GOVERNMENT ADVICE

Relevant Legislation

Section 38 Development Plan
Planning and Compulsory Purchase Act 2004

Relevant Advice

NPPF
Chap 12: Achieving well designed places

7 PARISH / TOWN COUNCIL COMMENTS

Ringwood Town Council: recommend PERMISSION but would accept the decision reached by the DC Officers under their delegated powers.

8 COUNCILLOR COMMENTS

No comments received

9 CONSULTEE COMMENTS

The following is a summary of the representations received which can be read in full via the link set out at the head of this report.

Wessex Water: no objection

10 REPRESENTATIONS RECEIVED

No representations received.

11 OFFICER COMMENTS

Introduction

- 11.1 The semi-detached red brick cottage dates from 1902 according to the stone plaque on the front of the pair. Part of a group of distinctive early twentieth century dwellings, originally built in a rural setting the surroundings have developed since then into a manifestly urban area. The site benefits from quite a wide plot although in 2002 the plot was severed at the rear to allow for the building of No 4 Green Lane. Permission was granted for the conservatory in 1997, with the current application to replace the conservatory with a more robust brick built, slate roofed extension which would have better thermal qualities and be able to provide more useful family accommodation.

Relevant Considerations

NPPF

- 11.2 The proposal would accord with the National Planning Policy Framework (2019) which in Chapter 12 (Achieving well-designed places) puts strong emphasis on delivery of good design which helps to create *“better places in which to live and work and helps make development acceptable to communities”* (para. 124). The Framework also calls for *“a high standard of amenity for existing and future users”* (para. 127).

Core Strategy

- 11.3 Policy CS2 of the Core Strategy for the New Forest District outside the National Park (2009) requires new development to be well designed to respect the character, identity, and context of the area's towns, villages and countryside. It also states that new development shall not cause unacceptable effects by reason of visual intrusion, overlooking, shading, noise, light pollution or other adverse impact on local character and amenities. This advice is reflected in the emerging Local Plan, namely Policy 13 - Design quality and local distinctiveness. The proposal has been assessed against policy CS2 and found to be in accordance with it.

Street scene

- 11.4 The proposed side extension would have a greater height and more solid construction than the existing conservatory but would not be significantly more visually imposing. The spatial relationship with adjacent dwellings would I see little change to the street scene and there would be limited views from both Manor Road and Green Lane, with the hedge screening, the impact on the street scene would be acceptable.

Character of the Area

- 11.5 The site lies within the Ringwood Local Distinctiveness Character Area 7 - Parsonage Barn and East Fields, which recognises Manor Road as having distinctive dwellings marking a particular time in the history of Ringwood's development, to the south of the application site Manor Road changes with more suburban style properties built post war with green spaces and wide verges. The proposed extension, although positioned fronting onto Green Lane would not detract from the character of the area where other properties have benefited from extensions over time.

Impact on amenities of neighbouring residents

11.6 The proposal has been carefully assessed on site. The proposal, by reason of the spatial characteristics of the site and adjacent properties, design, location and positioning in relation to the common boundaries and the neighbouring properties, would cause no material detriment to the privacy, light and outlook available to the adjacent neighbours.

11.7 The proposal would be slightly more dominant in its form than the existing conservatory but there would be no issues with overshadowing, loss of light or loss of privacy and the impact on the amenities of neighbouring properties would be acceptable

Wessex Water

11.8 Although Wessex Water had no objection they identified a 100mm diameter sewer would be affected by the proposal and therefore a sewer build over agreement would be required if planning permission were to be granted. This would all be dealt with under the Building Regulation legislation and is not a material planning consideration.

Materials

11.9 The materials proposed for the construction would be red stock brick in natural coloured lime mortar with blue/black slates and white pvc windows and black rainwater goods all of which would match the existing materials and therefore would be in keeping with the host dwelling and its surroundings in the built up area.

12 CONCLUSION ON THE PLANNING BALANCE

For the reasons given above, it is considered that the proposed development accords with the local development plan for New Forest District and the Government advice contained within the National Planning Policy Framework (2019). The other material considerations, including the emerging Local Plan, do not indicate otherwise, they confirm the indication given by the development plan, namely that planning permission should be granted. Therefore, conditional permission is recommended.

13 OTHER CONSIDERATIONS

Crime and Disorder

No relevant considerations in respect of this proposal

Local Finance

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.

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.

Other Case Specific Factors

No relevant considerations in respect of this proposal

14. 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: planning design statement dated June 2019, 1:1250 site location plan, 1:500 block plan, 2019/01/01A & 2019/01/03C.

Reason: To ensure satisfactory provision of the development.

Notes for inclusion on certificate:

1. 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.

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

Further Information:

Rosie Rigby

Telephone: 023 8028 5588



New Forest
DISTRICT COUNCIL

Tel: 023 8028 5000
www.newforest.gov.uk

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

PLANNING COMMITTEE

August 2019

Item No: 3e

38
Manor Road
Ringwood
19/10744

Scale 1:1250

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



© Crown copyright and database rights 2019 Ordnance Survey 100026220