

Application Number: 15/10541 Full Planning Permission

Site: 8 KNOWLAND DRIVE, MILFORD-ON-SEA SO41 0RH

Development: House; partial demolition of existing

Applicant: Mr & Mrs Aldworth

Target Date: 22/06/2015

1 REASON FOR COMMITTEE CONSIDERATION

Contrary to Councillor view

2 DEVELOPMENT PLAN AND OTHER CONSTRAINTS

Built-up Area

3 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES

Core Strategy

CS1: Sustainable development principles

CS2: Design quality

CS10: The spatial strategy

Local Plan Part 2 Sites and Development Management Development Plan Document

No relevant policies

4 RELEVANT LEGISLATION AND GOVERNMENT ADVICE

Section 38 Development Plan

Planning and Compulsory Purchase Act 2004

National Planning Policy Framework

5 RELEVANT SUPPLEMENTARY PLANNING GUIDANCE AND DOCUMENTS

Village Design Statement Milford-on-Sea

6 RELEVANT PLANNING HISTORY

6.1 ENQ/15/20204/HDF - pre-application enquiry sought Council's view on a scheme seeking to overcome the reasons for refusal of 14/11439.

6.2 14/11439 - House, partial demolition of existing - refused December 2014, due to its overly heavy massing and impact upon adjoining amenity.

7 PARISH / TOWN COUNCIL COMMENTS

MILFORD ON SEA PARISH COUNCIL recommend PERMISSION but would accept the decision reached by the DC Officers under their delegated powers.

8 COUNCILLOR COMMENTS

Cllr Beeton objects to this planning application as it would alter the nature of the road and would adversely increase the ridge height and massing of the roof to the wider community. This road is an important route to the school.

9 CONSULTEE COMMENTS

Land Drainage Section - no objections

10 REPRESENTATIONS RECEIVED

10.1 Letters have been received from three local residents, objecting to the proposal on the following grounds:

- The raised ridge height and revised footprint will cause light loss to adjoining properties;
- The proposed scale and materials would change the character of the area
- The term GIA is queried
- What part of the original property will be left following partial demolition
- The drawings state 'plain tiles' on roof but what colour will they be
- Loss of the stone chimney is lamented
- The value of the 'new' property is beyond the reach of the average family.
- The proposal would set a precedent for similarly unsympathetic developments in the locality

10.2 Two letters have been received from local residents supporting the proposal on grounds that more modern family homes are needed in the area.

11 CRIME & DISORDER IMPLICATIONS

None

12 LOCAL FINANCE CONSIDERATIONS

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. Whilst the development is over 100sqm GIA under Regulation 42A developments within the curtilage of the principal residence and comprising up to one dwelling are exempt from CIL if the applicant submits the required exemption form as they have.

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 modest detached bungalow of brick, stone and concrete tile construction, within a generous garden curtilage, built in the early 1960s. The bungalow has been altered through the addition of dormer windows and single storey extensions since its construction.
- 14.2 The bungalow is sited within a row of similar detached bungalows fronting Knowland Drive. The area is characterised by bungalows of the type to be altered, although some, notably 2, 2a and 11 to the north, have been replaced or altered in more recent years, with altogether larger structures. The site is within Milford's defined built-up area.
- 14.3 It is proposed to replace much of the existing bungalow, with a portion of the existing dwelling retained at its southern extent. The extension would provide additional living accommodation for use by occupiers of the dwelling and would be achieved by raising the ridge height and expanding the footprint of the existing dwelling. The extension would extend beyond much of the footprint of the existing dwelling, by 0.6m towards the northern boundary, by 3.9m to the rear and by 1.4m to the front. The ridge height would be extended by 1m. The proposal would be finished in painted render, vertical hung tiles and red/brown plain tiles.

- 14.4 The main issues in consideration of this planning application are guided by Policy CS2 and the Village Design Statement for Milford-on-Sea, in particular, whether the form of development proposed would impact upon the character and appearance of the area and upon adjoining residential amenity. These issues formed the basis for refusal of a scheme for an altogether larger dwelling under ref. 14/11439.
- 14.5 The proposed extension would increase the footprint of the dwelling, although the curtilage of the property could accommodate the extent of footprint proposed. The scale and massing of the proposed dwelling is larger than the existing bungalow (1m higher, with a larger footprint). However, the massing of the proposal has been reduced markedly following a reduction in the increase of the ridge height from 1.7m to 1m, in comparison with the previously refused scheme. The existing dwelling has a Gross Internal Area (GIA) of 145 sq.m, where the proposed development would be 231 sq.m, constituting an increase of approximately 60%. The proposed development would be sited within a run of 5 largely unaltered bungalows (nos. 4 to 10a) and opposite the cul-de-sac access to nos. 5 to 21 Knowland Drive. However, dwellings in the locality have been altered, notably nos. 2, 2a and 7 Knowland Drive, which has a bearing upon the character of the area and is a material consideration to this planning application. The submitted street scene elevation demonstrates that the proposal would sit more comfortably within the street scene than the previously refused scheme, the ridge height and width of the proposal, more closely following those of the dwellings to either side, with a front dormer window in the middle of the roofslope. The area is not a designated conservation area or within the setting of a listed building and the Village Design Statement makes no reference to the design merits of Knowland Drive, other than to mention parking problems and tree loss experienced in recent years, which the proposal does not exacerbate. The proposed materials; render and red/brown plain tile are considered acceptable in an area where there are examples of alternative materials in evidence. The precise nature of materials; type and colour may be addressed by condition. The design, scale, layout and materials of the proposal are considered to be acceptable in relation to the character provisions of Policy CS2 and the Village Design Statement.
- 14.6 The impact of the proposal in terms of light loss and overbearing impact upon no. 6 Knowland Drive needs to be considered. No. 6 has three glazed apertures in its southern elevation which would face directly onto the proposed development. In comparison with the refused scheme, the reduction in height and subservient rear addition to the dwelling would reduce the extent of roofing viewed from no. 6, reducing any overbearing impact and light loss. The impact of the proposal upon no. 10 Knowland Drive is more limited. The proposal is considered to be acceptable in relation to the amenity provisions of Policy CS2.
- 14.7 With regard to the matters raised by objecting parties, not addressed above, it is possible to distinguish the part of the original property that will be left following partial demolition from the recently submitted plans. The setting of the undesirable precedent is not a reason to refuse a planning application. Similar schemes for renewal of the housing stock must be considered on their own merits. Similarly the fact or perception that the value of the new property may be beyond the reach of the average family cannot be used as a reason for refusal. Indeed, the

house is very close to the village school and the redeveloped property may well be desirable and affordable for some families, as suggested by the letter of support for the proposal.

- 14.8 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: TBD/15/988/01 Rev. 1, TBD/15/988/03 Rev. 1 and TBD/15/988/04 Rev. 1.

Reason: To ensure satisfactory provision of the development.

3. Before development commences, samples or exact details of the facing and roofing materials 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 building, prior to commencement of works, in accordance with policy CS2 of the Core Strategy for the New Forest District outside the National Park.

Notes for inclusion on certificate:

1. 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.

2. Southern Gas Networks advise of the presence of their Low/Medium/Intermediate Pressure gas main in the proximity of your site. There should be no mechanical excavations taking place above or within 0.5m of the low pressure system, 0.5m of the medium pressure system and 3m of the intermediate pressure system. You should where required confirm the position of mains using hand dug trial holes. The full comments of Southern Gas are available to view on the Council's website, in association with this planning application

Further Information:

Major Team

Telephone: 023 8028 5345 (Option 1)



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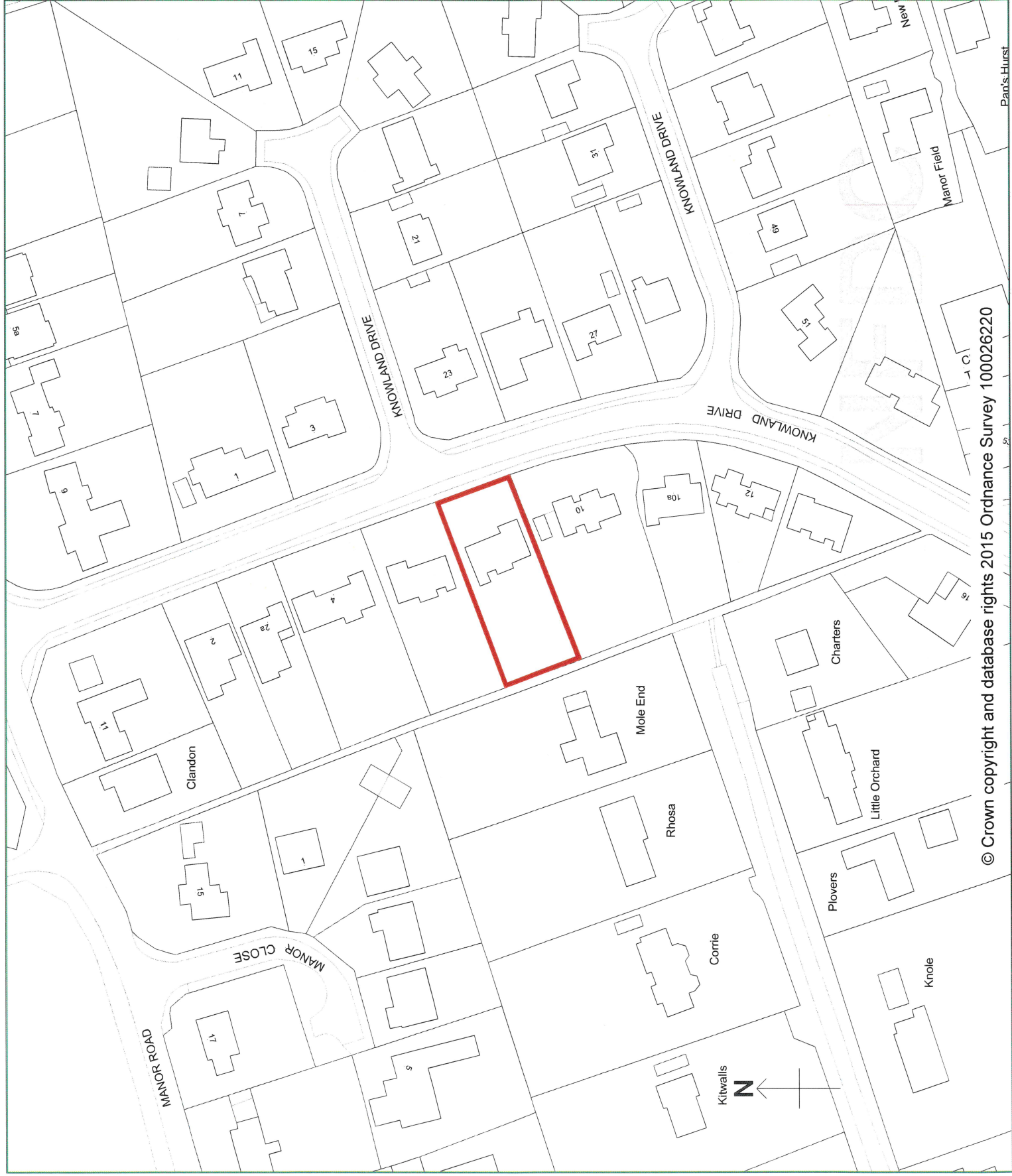
**Planning Development
Control Committee
July 2015**

Schedule: f

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Knowland Drive
Milford on Sea
15/10541
SZ2892

Scale 1:1250

N.B. If printing this plan from
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scale.



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