

Application Number: 19/10897 Full Planning Permission

Site: 20 WEST PARK LANE, DAMERHAM, FORDINGBRIDGE SP6
3HB

Development: First floor rear extension; porch; bay window; car port

Applicant: Target Mr Macildowie

Date: Extension 09/10/2019

Date: 15/11/2019

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) whether its acceptable development within the AONB and countryside
- 2) impact on neighbour amenity
- 3) impact on ecology

This matter is being considered by Committee as there is a contrary view with the Parish Council

2 THE SITE

The application site consists of a semi detached house, which sits within a group of 4 pairs of semi-detached houses of similar style. These properties have a distinctive form to the front elevation, with articulated roof forms and modest front dormers; though additions and alterations have provided some variation with the addition of different style porches, and in one instance a ground floor bay window. The land levels slope up to the front boundary, contributing to a slightly elevated position of these dwellings to the east of West Park Lane.

The rear of the properties within this group of semis is also quite distinctive in their simple cat slide roofs; the only exception to this is the immediate neighbouring property (no 18) which has a pair of dormers on the rear elevation.

West Park Lane consists of a mixture of bungalows and houses, and this section of the road is characterised by mid 20th Century development.

The area is designated AONB, and is within a countryside location. To the rear of the site is a large field, bounded by tree belts and a public footpath cuts diagonally across it. The dwellings on the eastern side of West Park Lane form the built edge to this part of the landscape

3 THE PROPOSED DEVELOPMENT

The proposal has several definable elements:

- front porch

- front bay window
- carport on the side elevation
- first floor rear extension
- Also new windows both at ground floor and first floor on the side elevation are proposed. The first floor windows are shown to be obscure glazed and if the only openings in these windows were 1.7m above the floor area of the rooms they are serving could be installed under permitted development. The ground floor windows would not require the benefit of planning permission and therefore do not form a consideration of this application.

4 PLANNING HISTORY

None relevant

5 THE DEVELOPMENT PLAN AND OTHER CONSTRAINTS

Core Strategy

CS2: Design quality

CS3: Protecting and enhancing our special environment (Heritage and Nature Conservation)

Local Plan Part 2 Sites and Development Management Development Plan Document

DM2: Nature conservation, biodiversity and geodiversity

DM20: Residential development in the countryside

The Emerging Local Plan

Policy 9 Nature conservation, biodiversity and geodiversity

Policy 14 Landscape character and quality

Policy 13 Design quality and local distinctiveness

Policy 2 Protection of the countryside, Cranborne Chase Area of Outstanding Natural Beauty and the adjoining New Forest National Park

Supplementary Planning Guidance And Documents

SPG - Residential Design Guide for Rural Areas

SPG - Landscape Character Assessment

Area of Outstanding Natural Beauty Management Plan 2019-2024

Plan Policy Designations

Area of Outstanding Natural Beauty

Countryside

6 RELEVANT LEGISLATION AND GOVERNMENT ADVICE

Relevant Legislation

Section 38 Development Plan

Planning and Compulsory Purchase Act 2004

Relevant Advice

Chap 12: Achieving well designed places
NPPF Ch.15 - Conserving and enhancing the natural environment

7 PARISH / TOWN COUNCIL COMMENTS

Damerham Parish Council

Recommend permission under option Par 3 to NFDC

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.

New Forest Ecologist - no objection subject to works proceeding in according with the method statements and recommendations of the submitted bat report

10 REPRESENTATIONS RECEIVED

Comments made on behalf of applicant by Rebecca Smith of Atlas Planning Group:

- Proposed porch would be visually attractive and would not constitute bad design, and be in accordance with NPPF and local policies
- Similar porch at no 28 West Park Lane
- rear extension has incorporated measures to ensure subservience of first floor extension: lower than existing ridge line and set in from side elevation. Use of tile hanging will ensure that the dormer blends into the existing roof. Existing cat slide preserved and limited views still appreciated from West Park Lane from the south. Rear extension would be read in connection with existing built development and therefore it would not have any significant landscape or visual effects of the AONB. Also due to distance and natural screening would ensure proposal does not harm wider landscape character within the AONB.
- Examples of other consents detailed

11 OFFICER COMMENTS

Introduction

11.1 The main issue to be considered, is whether the first floor rear extension would be harmful to the character and appearance of the dwelling and AONB, and the impact upon the street scene.

Relevant Considerations

Whether its acceptable development within the AONB and countryside

- 11.2 The proposed development would be located within a sensitive part of the Area of Outstanding Natural Beauty, and the area has a rural character. Both local and national planning policies give great weight to conserving landscape and scenic beauty in AONBs which have the highest status of protection in relation to landscape and scenic beauty (para 172 of NPPF)
- 11.3 The proposed extensions would be within the 30% allowance as referenced in policy DM20, however this policy also states that development should be of an appropriate design, scale and appearance in keeping with the rural character of the area.
- 11.4 The proposed bay window would be a modest addition and as such would not detract from the overall character and appearance of the dwelling, nor would it impact on the street scene. Furthermore, there is an example of a similar front window at 26 West Park Lane.
- 11.5 The proposed carport would be a lightweight structure, that would be set back from the front elevation. As such it would not affect the overall appearance of the dwelling, or adversely impact upon the street scene.
- 11.6 The proposed front porch is a simple mono pitched structure, sitting within the recessed section of the front elevation. However, it leads off the forwardmost part of the front wall of the house which would result in the roof slope of the porch clashing with that of the main roof of the house. There are examples of other porches along this group of semis, but these generally sit within the recessed section of the front elevation thereby not interfering with the main roof. The exception to this is the porch at no 28 West Park Lane which replicates the current proposal, although it is deeper resulting in a shallower roof. However, this neighbouring porch was granted in 2001 which predated national and local policies which put an emphasis on good design. Due to the established screening along the front boundary of no 28 views of the porch are not visible, so the impact on the dwelling cannot be fully appreciated. The principle of a porch is acceptable in this location, but as is successfully demonstrated on other properties within this distinctive group the setting in of the porch within the recess would not clash with the existing roof form, resulting in a more sympathetic form of development to this dwelling. However, the harm would not be significant enough to justify a refusal in this instance.
- 11.7 There are distinctive gaps between these pairs of semis, and in respect of the application site, the neighbouring pair of semis to the south (16 and 18 West Park Lane) are set slightly back. This allows clear views of the side elevation of the application site when approaching the property in a northerly direction. Even though the first floor extension is set in from the side elevation (approximately 100mm) defining the edge of the roof, by reason of its depth and projection it would be visible from public vantage points in West Park Lane, and therefore even though to the rear of the property would be visible within the street scene. Furthermore, public views would be achievable of this group of properties from the public footpath that cuts across the field to the rear of the house.
- 11.8 This dwelling forms part of the built edge to the adjacent open landscape, and the uniform simple roof forms which are generally unbroken provide an architectural rhythm to this line of dwellings. The

application site has a distinctive catslide roof which is consistent across the four pair of semis that it sits within. The dwellings to the north of this group, which also back onto the field feature a terrace of bungalows and a further group of semi-detached houses, but these show commonality in materials and simple rear roof designs. The proposed first floor rear extension, by reason of its size, would result in a dominant and bulky addition that would obscure the distinctive cat slide roof and detract from the simple roof forms. Furthermore, the Cranborne Chase AONB has been formally designated an International Dark Sky Reserve (18 October 2019), and the resulting large area of glazing proposed in the extension would result in the creation of additional light spill. Though it is accepted that this could be mitigated by the use of shutters or blinds.

- 11.9 The representations made on behalf of the applicant during the course of the application cite a number of planning applications relating to proposed development within West Park Lane. The applications quoted referring to 18, 36 and 40 West Park Lane were pre the National Planning Policy Framework which places an emphasis on good design. The dormers at no 18 West Park Lane have been implemented, and does demonstrate the adverse impact of large additions on the rear elevation of these properties. No 44 West Park Lane gained consent in 2017 for a two storey side extension, this though did not interfere with the simple form of the host dwelling, and the rear dormer was a modest feature that did not overly dominate the rear roof slope.
- 11.10 To conclude, the overriding feature of these existing dwellings are the simple roof forms, which contribute to a sympathetic developed edge within the landscape of the AONB. The proposed first floor rear extension would be an overly dominant feature that would detract from the character of these dwellings, and also would be a bulky addition that would be out of keeping within the street scene. The proposed porch would be improved by recessing it, however it is recognized that there is a similar porch within this group of dwellings and therefore even though considered harmful this would not be to a degree to justify a refusal. The car port and bay window are considered acceptable as these elements would not detract from the overall form of the dwelling and would not be dominant features within the street scene. Even though there are elements that are considered acceptable within the scheme, the identified harm arising from the first floor rear extension would justify a refusal in this instance.

Impact on neighbour amenity

- 11.11 There is a close boarded fence on the side boundary with the other half of the semi, to the front of the dwelling. This would screen the proposed front bay window, and therefore this aspect of the proposal would not adversely impact upon neighbour amenity.
- 11.12 The neighbouring property, no 18 West Park Lane, forms part of a separate pair of semis to the south of the application site. The proposed carport would be a lightweight structure, which by reason of its relationship with this neighbour would not affect this neighbour.
- 11.13 The first floor extension would introduce an additional window on the rear elevation which by reason of its size and siting would be quite dominant in this location. Nevertheless, only achieve oblique views of the rear gardens of these neighbouring properties would be achievable from this

window and therefore would not create issues of overlooking. The first floor extension would be sited away from the boundaries with the neighbours, and as such would not create an overbearing form of development. There is an existing clear glazed window on the side elevation, which is proposed to be replaced with two obscure glazed windows. The change in glazing on the side elevation would improve the existing relationship with the neighbouring property, no 18 West Park Lane.

Impact on Ecology

11.14 An ecology report was submitted with the application, and the Ecologist has found this to be acceptable.

12 CONCLUSION ON THE PLANNING BALANCE

For the reasons given above, it is considered that the proposed development would not accord 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 not be granted. Therefore, refusal is recommended.

13 OTHER CONSIDERATIONS

Crime and Disorder

Not applicable

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 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.

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.

10. RECOMMENDATION

Refuse

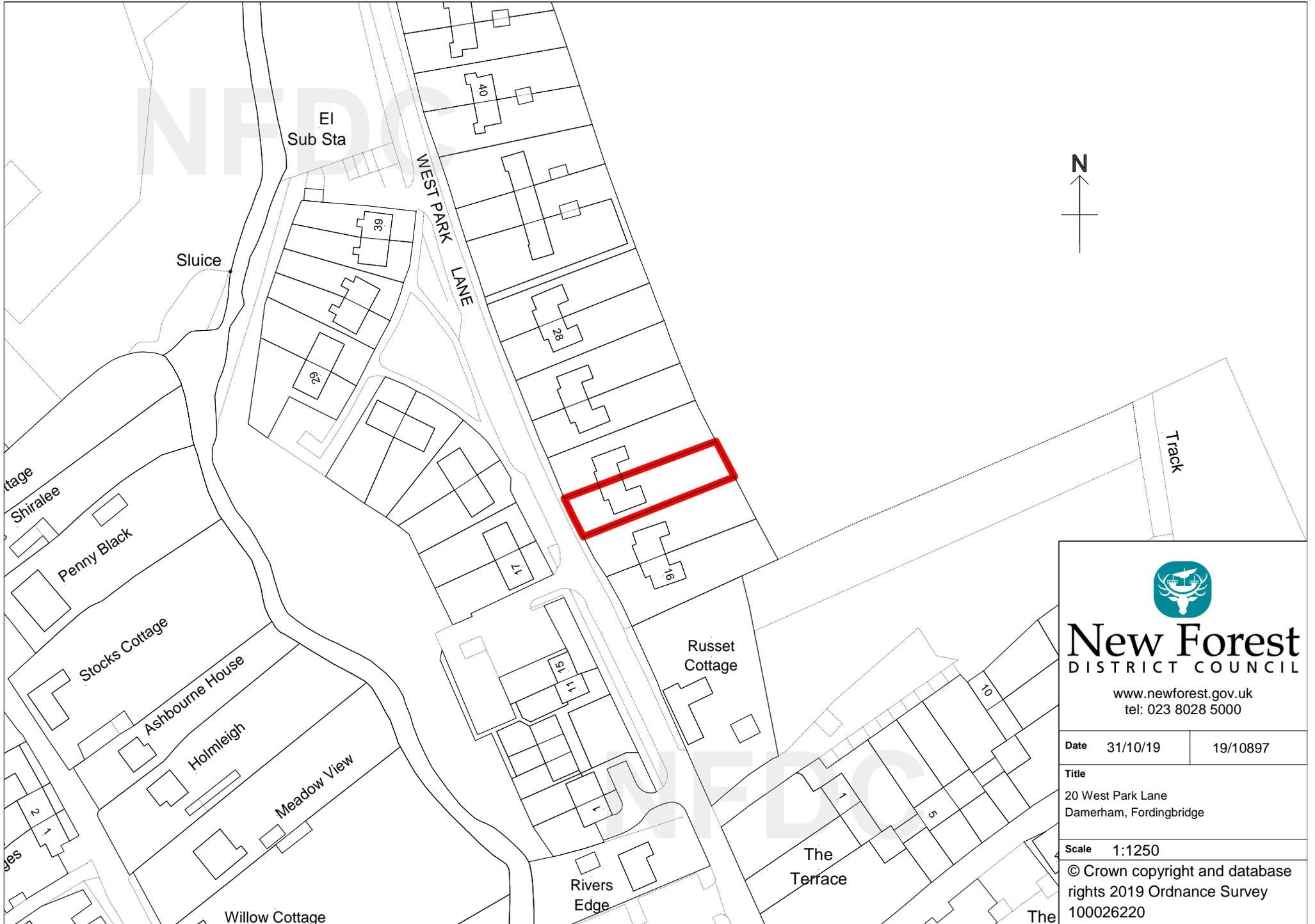
Reason(s) for Refusal:

1. By reason of its height width and depth, the proposed first floor rear extension would result in an overly dominant addition that would detract from the simple and distinctive roof form of the existing dwelling, to the detriment of the character and appearance of the Cranborne Chase AONB. Furthermore it would create a bulky addition which though to the rear of the dwelling would be visible from public vantage points, and this would be out of keeping with the street scene. As such the proposed development would be contrary to Policy CS2 of the Core Strategy for the New Forest District Local Plan, Policy DM20 of the Local Plan Part 2: Sites and Management Development Plan, NPPF and the AONB Management Plan 2019-2024.

Further Information:

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New Forest
DISTRICT COUNCIL

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