

Application Number: 19/11434 Full Planning Permission

Site: QUERCUS, 14 LAKE GROVE ROAD, NEW MILTON BH25 5LA
Development: Proposed ground floor extension with roof extension and conversion.
Applicant: Mr Bradley and Miss Cleary
Target Date: 09/01/2020
Extension Date: 14/02/2020

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 of the development on the street scene and character of the area
- (2) impact of the development on neighbour amenity

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

2 THE SITE

The application site consists of a detached hipped roof bungalow, which is sited at the junction with Leigh Road, but fronts Lake Grove Road. There is a detached garage sited to the rear of the dwelling adjacent to the boundary with 33 Leigh Road, which is accessed from Leigh Road. The property is sited in a reasonable sized plot, with trees on the front boundary of the site.

By virtue of its siting, the property contributes to the street scenes of both Lake Grove Road and Leigh Road. Lake Grove Road has a varied street scene. To the south of the application site in Leigh Road there are a row of hipped roof bungalows, but further along this road there are examples of roof alterations introducing cropped gables to the front elevations and extended ridge lines. On the eastern side of Leigh Road are a group of modern detached houses with dominant front gables.

3 THE PROPOSED DEVELOPMENT

The proposed development is for roof alterations to create a first floor. The existing height of the dwelling would be retained, but the ridge line would be extended and cropped gables introduced on the side elevations. The proposal would also include removing the existing conservatory which would be replaced with an extension of the same footprint with the roof extending over. A hipped roof dormer and two rooflights are proposed on the north elevation, whilst four rooflights are proposed on the south (front) elevation. Single first floor windows are proposed in both end elevations. The east elevation facing Leigh Road, would incorporate a monopitched roof over the two existing bays.

Pre application advice was sought prior to application being submitted (ENQ/19/20639/HDF).

4 PLANNING HISTORY

No other relevant planning history

5 THE DEVELOPMENT PLAN AND OTHER CONSTRAINTS

Core Strategy

CS2: Design quality

The Emerging Local Plan

Policy 13 Design quality and local distinctiveness

New Milton Neighbourhood Plan:

Policy NM4 Design Quality

Supplementary Planning Documents

SPD - New Milton Local Distinctiveness

6 RELEVANT LEGISLATION AND GOVERNMENT ADVICE

Relevant Legislation

Section 38 Development Plan

Planning and Compulsory Purchase Act 2004

Relevant Advice

NPPF Ch.12 - Achieving well-designed places

7 PARISH / TOWN COUNCIL COMMENTS

New Milton Town Council: OBJECT (Non-Delegated)

- (1) Contrary to Local Distinctiveness Study page 35 'Rhythms, patterns and consistency in features' due to changes in roof form and elongated ridge being visible in the streetscene;
- (2) Over intensive and will negatively affect spatial setting;
- (3) It will create dominance on this corner from Leigh Road into Lake Grove Road.

8 COUNCILLOR COMMENTS

No comments received

9 CONSULTEE COMMENTS

The following is a summary of the representations received:

New Forest Ecologist

No objection - ecology report was commissioned which has demonstrated limited potential in the features impacted and prospect for harm.

10 REPRESENTATIONS RECEIVED

None received

11 OFFICER COMMENTS

Introduction

- 11.1 The main issue to be considered, is whether the extension and loft conversion would be harmful to the street scene and character of the area.

Relevant Considerations

Street scene and character and appearance of the area

- 11.2 The principle of roof extensions and alterations are typical of development within the area and there are examples in both Lake Grove Road and Leigh Road.
- 11.3 Even though this dwelling fronts Lake Grove Road, by virtue of its corner location it also contributes to the street scene of Leigh Road. Immediately to the south of the site in Leigh Road there are a row of six hipped roof bungalows, however some of these have been subject to roof alterations - extending rooflines to the rear and side dormers. Moreover the wider street scene is more varied, and there are examples of extensions at both 19 and 21 Leigh Road, which not only changed the roof form to introduce gable and cropped gable front elevations, but extended the ridge line as well as raising the overall height of the dwelling. Furthermore on the opposite side of Leigh Road close to the junction are a row of detached houses with dominant gable features to the front elevation. Lake Grove Road has a varied street scene too, and at the junction with Fernhill Road (which runs parallel with Leigh Road), there are examples of extended dwellings, which have extended the ridge line and changed the roof form.
- 11.4 The site falls within the Great Woar Character Area in The New Milton Local Distinctiveness Supplementary Planning Document. The Town Council have made reference to the section relating to rhythms, patterns and consistency in features and detail, which states that roof forms are particularly important in areas characterised by bungalows. Even though there are bungalows immediately to the south of the site, these do not dominate the wider character of Leigh Road and Lake Grove Road. Furthermore, by virtue of its siting at the end of the row of bungalows, it would not interrupt the rhythm of this group.
- 11.5 The proposed dormer, facing Lake Grove Road, would be hipped and would be proportionate in size to the mass of the roof form. The roof line would be extended from 4.4m to 12m, but this is not considered to be out of step with other examples in the immediate area, and no 19 Leigh Road appears to have a similar length of roofline.
- 11.6 The proposed extensions would be over the existing footprint of the dwelling and would respect the existing main ridge height. Even though the mass of the roof would be increasing the plot is of a reasonable size which could accommodate the extended dwelling. As such the proposals would not detract from the spatial characteristics of the site, or the immediate or wider street scene.

11.7 By virtue of its corner siting the existing dwelling is in a prominent position. However, there are similar style properties at the junction of Fernhill Road/Lake Grove Road. It is proposed to change the roofing materials to slate and introduce smooth render and cladding which would be pearl in colour, and there are examples of these materials in the wider area. Taking into account the wider context, the resulting dwelling would be appropriate in this location.

Neighbour amenity

11.8 The extended dwelling would not create issues of loss of light or overshadowing, nor creating an overbearing form of development to neighbouring properties.

11.9 There are four rooflights on the south elevation which look towards 33 Leigh Road. The three rearmost rooflights (when looking from Leigh Road) could potentially overlook the rear garden of this neighbouring property. These rooflights would serve the staircase, an ensuite and bedroom respectively. By virtue of it serving a staircase, this rooflight should not be able to be looked out of, however the two rearmost rooflights could potentially result in an unacceptable level of overlooking. This harm could be mitigated by the imposition of a condition to obscure glaze and fix shut these two rearmost rooflights, and by virtue of the bedroom rooflight being a secondary window, this condition would not be harmful to the amenities of the occupants of the application site.

11.10 The first floor window on the west elevation would look towards 12 Lake Grove Road, however there is a distance of approx 20m to the boundary coupled with screening, and any views would be over the front of the property. As such this window would not be harmful to the amenities of this neighbour.

Ecology

11.11 Taking into account the location of the property, opposite Ballard Water Meadow and the age of the property, an ecology report was submitted with the application. The ecologist has been consulted and is satisfied that there should be no ecology issues arising from the proposal.

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.

12 OTHER CONSIDERATIONS

Crime and Disorder

Not relevant.

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.

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: MBA/100/004, MBA/100/001, MBA/100/005, MBA/100/006, MBA/100/007, MBA/100/002, MBA/100/003 and details of cladding in e mail dated 28th January 2020

Reason: To ensure satisfactory provision of the development.

3. The two rearmost (when viewed from Leigh Road) first floor rooflights on the south elevation of the approved extension shall be :
 - i) obscurely glazed, and
 - ii) non-opening at all times unless the parts that can be opened are more than 1.7m above the floor.

The aforementioned windows should be fitted with obscure glass with a minimum obscurity of level 3 glazing and not an applied film.

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

Further Information:

Kate Cattermole

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

February 2020

Item No: 3k

Quercus
14 Lake Grove Road
New Milton
19/11434

Scale 1:1250

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

