

Application Number: 19/11520 Full Planning Permission

Site: 38 PEARTREE ROAD, DIBDEN PURLIEU SO45 4AL
Development: Single storey side and rear extensions; roof lantern; porch:
fenestration alterations.
Applicant: Mrs Wheeler
Target Date: 03/02/2020

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) whether it would be an acceptable development in terms of design and impact on the street scene.
- 2) impact on neighbour amenity.

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

2 THE SITE

The property is a detached bungalow in a row of similarly styled properties. Within the wider area there are a variety of styles and sizes of properties including chalet bungalows and two-storey dwellings. An attached garage is positioned to the side, which extends the built form across the site almost to the side boundary. The front boundary is defined with a high hedge, with the rear boundaries consisting of high fences.

3 THE PROPOSED DEVELOPMENT

The proposal is to remove an existing conservatory and garage and to then extend the property by way of single storey extensions to the side and rear, and a new porch to the front. Alterations to the fenestration of the original dwelling are also proposed, but these do not require planning permission.

Before submitting their application, the applicant used the pre-application advice service provided by the Council, and it was recommended by the Planning Officer that additions to the property should be restricted to single-storey only. The plans which were then submitted with the planning application initially proposed a high roof design over the proposed additions but, following negotiations with the agent, revised plans were submitted which significantly lowered the height of the proposed roof. This is the basis on which this application is now being considered.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description
03/79765 Rear conservatory	31/12/2003	Granted Subject to Conditions
91/NFDC/47153 Single storey rear addition	19/04/1991	Granted
88/NFDC/40084 Addition of bedroom & en-suite,lounge,dining hall & utility room	11/01/1989	Granted

5 THE DEVELOPMENT PLAN AND OTHER CONSTRAINTS

Core Strategy

CS2: Design quality

Local Plan Part 2 Sites and Development Management Development Plan Document

No relevant policies

The Emerging Local Plan

Policy 13 Design quality and local distinctiveness

Neighbourhood Plan

Hythe and Dibden neighbourhood plan

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

Hythe & Dibden Parish Council: Recommend REFUSAL (Non-Delegated) for the following reasons:

- 1) It is overdevelopment of the site.
- 2) It would be unneighbourly to 40 & 42 Peartree Road.
- 3) The proposed extensions would fill the width of the plot up to the site boundaries and are therefore out of keeping with the street scene.

8 COUNCILLOR COMMENTS

No comments received

9 CONSULTEE COMMENTS

No comments received

10 REPRESENTATIONS RECEIVED

The following is a summary of the representations received:

One letter of objection was received in respect of the original plans which were submitted with the application. This letter from Hollycott, Whinfield Road, was in respect of the impact on number 36 in terms of loss of light.

Following further consultation with this objector in respect of the amended plans, no further comments were received.

11 OFFICER COMMENTS

Introduction

The following are considered to be the main issues to be taken into account when determining this application.

- 1) whether it would be an acceptable development in terms of design and impact on the street scene.
- 2) impact on neighbour amenity

Relevant Considerations

Street scene and character and appearance of the area

The proposed extensions would be set back into the site and have been designed so that the roof of the main extension would be considerably lower than the roof of the original dwelling. The overall height of the extension would be 3.7 metres. This would be sympathetic to the existing dwelling in terms of design, and would have limited impact on the streetscene. Whilst the proposed side extension would extend to the side boundary, being of a modest height and replacing an existing garage it would still retain the spatial characteristics of the site. There are other properties in the area which are built across the site with subservient additions, and therefore this proposed addition would be in keeping with other properties in the street scene.

Whilst the proposed roof lantern would be partially visible from the road, being situated to the rear and of a lightweight glazed construction it would not have a detrimental impact on the resulting building.

The garden around the property is relatively large with an extended rear garden, along with sufficient area to the front for parking. The proposed side and rear extensions would be relatively modest in width and depth, and combined would not be considered an overdevelopment of the site.

The proposed porch would be modest in size and would be sympathetic to the existing building with limited impact on the street scene.

The proposed fenestration alterations would include additional windows on side elevations. Given that there are high boundary treatments on the side boundaries, there would not be an adverse impact in terms of overlooking from the additional fenestration.

Materials

The application proposes that the finish of the property be white render. The existing property is red brick. It is the applicant's intent to change this to white render. The roof tiles would match the existing. Rendering the existing property does not require planning permission, and therefore the proposed material is considered acceptable. A condition is recommended for the roof material to match existing.

Neighbour amenity

The neighbours to the south - 40, 42 & 44 Peartree Road - are sited so that the side boundary of number 38 forms the rear boundary of these properties. The rear elevation of 42 Peartree Road would have a direct relationship with the proposed rear extension. However, being to the south, 42 Peartree Road would not be impacted by the proposed development in terms of loss of light or overshadowing. The proposed rear extension would extend 5.5 metres from the existing rear elevation. 42 Peartree Road has an outbuilding built close to the rear boundary and therefore there is already some built form along this boundary. The eaves of the proposed rear extension would be relatively low, with a height of 2.4 metres, and the roof would be pitched away from the shared boundary and have a height of 3.7 metres. Whilst it is appreciated that these neighbours' gardens are relatively small, the proposed extension would be set away from the shared boundary by 1.5 metres and therefore, with the limited height and degree of separation between the properties, the impact on the outlook of 42 Peartree Road and the two other neighbouring properties would be considered acceptable.

The neighbour to the north, number 36, has windows along the side elevation facing the application site and also benefits from a conservatory to the rear. The proposed extensions would be to the south of this neighbour and therefore consideration has been given to this impact. It is recognised that the proposed side and rear extension would be built close to the shared boundary with this neighbour. However with the low eaves and a ridge height limited to 3.7 metres, the impact on this neighbour in terms of their outlook or loss of light would be acceptable.

12 CONCLUSION ON THE PLANNING BALANCE

For the reasons given above, it is considered that the proposed development accords with the adopted local development plan for New Forest District and the Government advice contained within the National Planning Policy Framework (2019). The proposal would also accord with the emerging Local Plan. The proposal would be of an appropriate design and would have an acceptable relationship to neighbouring properties. Therefore, conditional permission is recommended.

13 OTHER CONSIDERATIONS

Crime and Disorder

No relevant implications

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: 1801-12-01, 1801-12-02, 1801-12-03 & 1801-12-04 Revision A

Reason: To ensure satisfactory provision of the development.

3. The external roofing materials shall match those used on the existing building.

Reason: To ensure an acceptable appearance of the building in accordance with policy CS2 of the Local Plan for the New Forest District outside the National Park Core Strategy.

Further Information:

Julie Parry

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

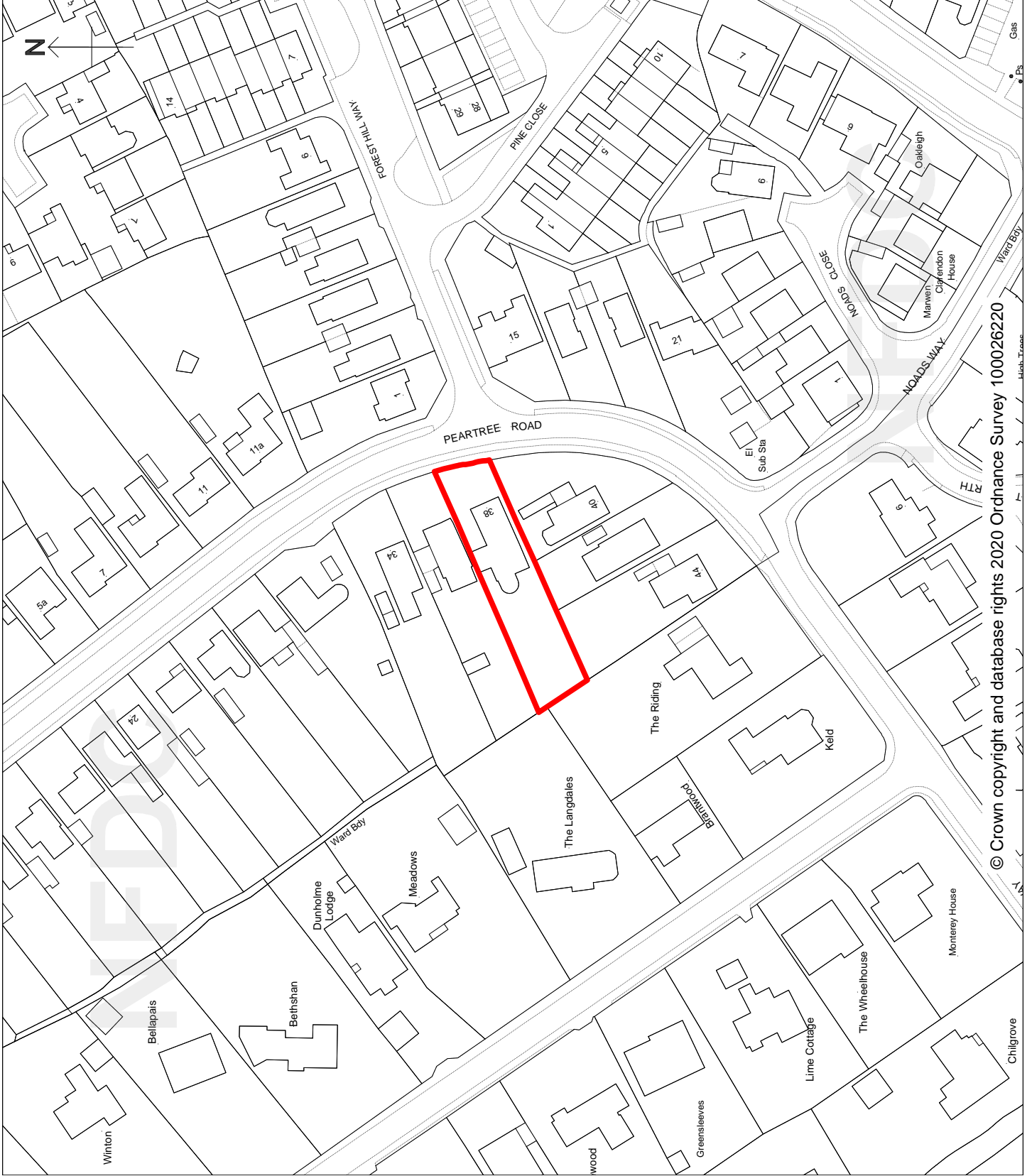
March 2020

Item No: 2c

38 Peartree Road
Dibden Purlieu
SO45 4AL
19/11520

Scale **1:1250**

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