

Application Number: 20/10106 Full Planning Permission

Site: 1 THE BUNGALOWS, HIGH STREET, DAMERHAM SP6 3ET

Development: Single storey rear extensions, front porch, bay window.

Applicant: Mr & Mrs Matcham

Agent: Favonius Architects

Target Date: 01/04/2020

Case Officer: Kate Cattermole

Extension Date: 10/04/2020

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Impact on the street scene
- 2) Impact on the Conservation Area , the AONB and the countryside
- 3) Impact on neighbour amenity

This application is to be considered by Committee because Mrs Matcham (applicant) is related to Cllr Ann Bellows

2 SITE DESCRIPTION

The application site consists of a semi-detached bungalow, which is set back from the road in an elevated position with allotment gardens to the rear. The property has a reasonable sized plot, partly enclosed by fencing.

The application site is located on a residential road, which has a variety of styles and periods of dwellings. The area is countryside and is within the Cranborne Chase Area of Outstanding Natural Beauty. The site also falls within the Damerham Conservation Area.

3 THE PROPOSED DEVELOPMENT

The proposal is for a porch and bay window to the front elevation and a single storey extension to the rear of the dwelling, and the introduction of rooflights. To the front of the dwelling a modest flat roofed bay window and a flat roofed porch is proposed. The rear extension spans the majority of the rear elevation being set just in from the common boundary with the other half of the semi. of the dwelling part of the extension would have subservient hipped roof , the rest would be flat roofed with a large lantern over next to it. Amended plans have been accepted reducing the number of rooflights in the proposal. There are 3 rooflights proposed on the front and rear of the existing dwelling, these do not require planning permission.

4 PLANNING HISTORY

None relevant

In 2018 pre application advice was sought for roof alterations, extensions, a new front porch which included front and rear dormers

5 PLANNING POLICY AND GUIDANCE

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

DM1: Heritage and Conservation

DM2: Nature conservation, biodiversity and geodiversity

DM20: Residential development in the countryside

The Emerging Local Plan

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

Policy 11 Heritage and conservation

Policy 9 Nature conservation, biodiversity and geodiversity

Policy 13 Design quality and local distinctiveness

Policy 14 Landscape character and quality

Supplementary Planning Documents

SPG - Residential Design Guide for Rural Areas

Cranborne Chase AONB Management Plan

Landscape Character Assessment

6 PARISH / TOWN COUNCIL COMMENTS

Damerham Parish Council: approval.

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

NFDC Conservation: recommend approval

NFDC Tree Team: no objection.

NFDC Ecologist: no objection

Cranbourne Chase AONB: concerns about light pollution given the International Dark Sky Reserve in the AONB,

HCC Rights of Way: recommend informative.

Comments in full are available on website.

9 REPRESENTATIONS RECEIVED

1 comment received:

- concerns about dual drainage system which serves both properties

10 PLANNING ASSESSMENT

Principle of development

This property is located within the countryside where Policy DM20 of the Local Plan Part 2 is relevant. This policy permits limited extensions to existing dwellings that are of an appropriate design, scale and appearance in keeping with the rural character of the area to retain a range of dwellings within the rural area to meet different housing needs. This policy includes a quantitative measure whereby extensions should not normally provide an increase in floorspace of more than 30%. In all cases proposals should be designed to respect the character and scale of the existing dwelling and not significantly alter the impact of built development on the site within its setting.

Except for the porch and the modest bay window extension, the proposals are located to the rear of the property and would not be readily visible from public vantage points so as not to materially alter the impact of the built development within its setting. The extensions are considered to be proportionate in scale and appearance, and of an appropriate design which respects the character of the existing dwelling. As such they are considered to be in keeping within the countryside and not harmful to the rural character of the area. Furthermore, the proposals fall within the floorspace parameters of Policy DM20. As such the principle of the development is acceptable and would be in accordance with policy.

Impact on the Street scene

The proposed porch and bay window to the front would not interfere with the linear form of the existing bungalow, nor would they be overly prominent in the street scene. The three rooflights proposed on the front roof slope do not require planning permission

Impact on the Character and appearance of the Conservation Area. and AONB

This existing pair of bungalows date from the mid-20th Century and do not have any historic merit.

The proposed extensions would be sympathetic to the form of the existing building, and as such would preserve the character and appearance of the Conservation Area in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Para 172 of the National Planning Policy Framework states that great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Beauty. Damerham also falls within the International Dark Sky Reserve (designated in 2019) and the consultee response from the AONB has raised concerns with the number of proposed rooflights and large lantern, as these could contribute to light pollution. The rooflights would be sited within the front and rear roof slopes of the existing bungalow. As such, although they are shown on the submitted plans, they do not require planning permission. Whilst the lantern that would sit on the flat roof element of the rear extension may allow some light this is considered to be very limited within a rear garden of a residential property and not considered to lead to additional light pollution in the area.

Impact upon Neighbour Amenity

To the south east of the application site is a detached house, 'The Limes' which is further forward in its plot. This dwelling is set away from the boundary, the proposed single storey extension will have not adverse impact on The Limes. .

The rear extension would be located adjacent to the common boundary with the other half of the semi. The closest part of the extension would extend 2.8 metre in length and have a parapet wall of approx. 2.8 m in height on the boundary. Even though the extension would be visible above the existing fence, by reason of its limited length and height it would not create an overbearing form of development to this neighbour, nor create issues of loss of light or overshadowing. The deeper part of the rear extension would be sited approx. 4 m away from the common boundary with this neighbour. Due to this separation and its single storey pitched roof form it should not adversely affect the amenity of this neighbour.

Comments have been received from the occupant of the adjoining semi, which is a council owned property, in relation to drainage and issues with a cesspit lid. Drainage details are not a consideration of the planning application, as these would be covered by building regulations. However, as the neighbouring property is council owned these concerns of this tenant has been passed on to the relevant department.

Ecology

Para 170 of the NPPF requires development to contribute and enhance the natural environment by minimising impacts on and providing net gains for biodiversity. Para 174 of the NPPF relates to the importance of protecting and enhancing biodiversity.

Due to the presence of features which could be conducive to protected species, especially bats, an ecology report was submitted with the application. This identified that there was negligible potential to support roosting bats. There are no ecology constraints in relation to the proposed development.

Trees

There are trees on the south eastern boundary however the propose extensions would not have any impact on existing trees. ,

Rights of Way

Damerham Footpath 10 runs from the High Street along the boundary of 2 The Bungalows (which is the other half of the semi) and past the allotments to the rear. There are no objections to the proposal from HCC Rights of Way Department, but they do request an informative relating to the Right of Way.

11 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 is recommended.

12 OTHER CONSIDERATIONS

None

13 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: 1023-20-01A, 1023-20-02, 1023-20-03, Design, Access and Heritage Statement, Ecology report dated 19 Feb 2020

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 made available for inspection on site 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 in accordance with policy CS2& CS3 of the Core Strategy for the New Forest District outside the National Park, and policy DM1 of the Local Plan Part 2: Sites and Management Development Plan.

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

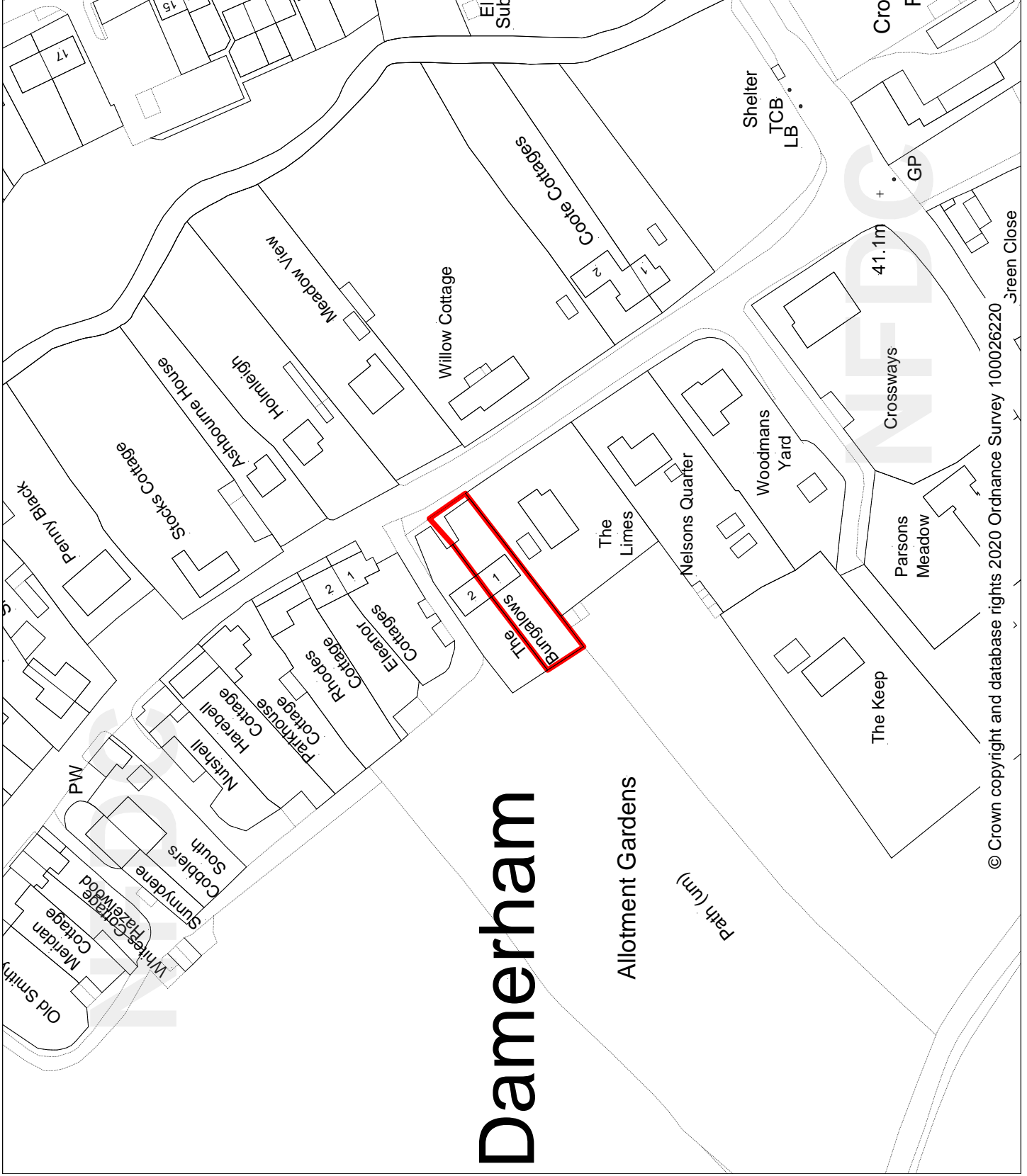
PLANNING COMMITTEE

May 2020

1 The Bungalows
High Street
Damerham SP6 3ET
20/10106

Scale 1:1250

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



Damerham

Allotment Gardens

Path (um)