

Application Number: 20/10365 Full Planning Permission

Site: THE FORGE, MARTIN ROAD, MARTIN SP6 3LA

Development: Single-storey extension to garage; porch; demolition of existing shed

Applicant: Mr & Mrs Burrige

Agent: CPL Architecture Ltd

Target Date: 27/05/2020

Case Officer: Kate Cattermole

Extension Date: 12/06/2020

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

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

This application is to be considered by Committee because there is a contrary view with Martin Parish Council

2 SITE DESCRIPTION

The application site consists of a detached house and detached garage, situated in the Martin Conservation Area, Cranborne Chase AONB, Dark Skies Reserve, and countryside. Martin is a linear development, and there is a mixture of types and periods of dwellings within the immediate environs of the site. On the opposite side of the road are Grade II* and Grade II Listed Buildings.

The dwelling sits to the front of a long well treed plot which backs onto fields, and there is a right of way along the rear boundary. The existing house is a 2 storey linear building, with tile cladding on the front elevation. It has been the subject of earlier extensions in the form of two storey and single storey additions. The main entrance door to the house is sited on the side elevation opening on to the driveway, and there is currently a canopy over this door.

There is an existing single storey garage with dual pitched roof set to the rear of the dwelling, alongside the boundary with the neighbouring property Hangerfield. A small detached timber shed is sited to the rear of the garage.

3 PROPOSED DEVELOPMENT

There are two distinct elements to the current proposal:

- An extension to the rear of the garage, which would be lower than the ridge line of the existing garage and extend into the rear garden.
- A modest enclosed porch over the existing main entrance door on the side elevation of the dwelling.

Pre application advice for the extension to the garage was sought prior to the application being submitted.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description
11/97967 Single-storey side and rear extensions; first floor extension	20/01/2012	Granted Subject to Conditions
74/NFDC/01495 Ground and first floor additions and alterations, and double garage	03/12/1974	Granted Subject to Conditions

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

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 13 Design quality and local distinctiveness

Policy 14 Landscape character and quality

Supplementary Planning Documents

SPG - Residential Design Guide for Rural Areas

SPG - Landscape Character Assessment

AONB Management Plan 2019-24

6 PARISH / TOWN COUNCIL COMMENTS

Martin Parish Council.

Objection to rear extension to garage - concerns with impact on neighbouring property, Hangerfield, in respect of loss of light, overshadowing, outlook. Also raised issue of proximity of proposed development to boundary, and how the side wall would be maintained.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

NPA Archaeologist: No objection subject to condition

Natural England: No comments. Refer to Standing Advice

Environmental Health Contaminated Land: No concerns.

NFDC Tree Officer: No concerns.

Conservation Officer: No objection

9 REPRESENTATIONS RECEIVED

One letter of objection has been received from the neighbour at Hangerfield with concerns summarised as follows:

- loss of light to kitchen window and patio area
- raises concerns with accuracy of plans
- concern about impact on trees on site

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.

The proposal has two distinct elements: a single storey side extension to the dwelling to form a porch, and a rear extension to the existing detached garage. The quantitative element of the policy only relates to extensions to the dwellinghouse, and would not be applied to the detached garage. In respect of the extension to the dwelling, there would only be an additional 6 sqm of floorspace and taking into account the extent of the cumulative extensions to the dwelling since 1982 this extension would not result in the total floorspace exceeding 30%. The proposed porch would be a modest, proportionate addition and the materials would reflect the existing dwelling, as such it would meet the criteria of Policy DM20 as being appropriate to the character and scale of the existing dwelling and not significantly impact on the built development of the site within its countryside setting.

In respect of the proposed extension to the outbuilding Policy DM20 states that 'in all cases development should be of an appropriate design, scale and appearance in keeping with the rural character of the area, and should not be harmful to the rural character of the area by reason of traffic and other activity generated or other impacts.' The proposed extension to the existing garage would be subservient in scale to the existing building, and the materials would reflect those of the existing structure. There is no suggestion that the proposed extension to the outbuilding would generate further traffic.

Taking the above into account, this development is considered to be in keeping with the countryside and appropriate to its rural setting so that the principle of the development is acceptable in accordance with Policy DM20.

Impact on the character and appearance of the Conservation Area and AONB

The proposed extension to the garage would be a subservient addition that would be sympathetic to the existing garage, and coupled with its linear form would respect the traditional forms of buildings within this area. The proposed porch would be appropriate to the character and appearance of the dwelling. As such the proposed

extensions 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. By reason of their siting in the plot, design and dimensions, the proposed extensions would not detract from the landscape setting of the AONB, nor be harmful to the Dark Skies Reserve.

Impact on the Street Scene

Only the small side extension would be visible from the road, and by reason of its single storey form, modest dimensions and set back on the dwelling, it would not result in any adverse impact on the street scene.

Residential amenity

To the north-west of the site is a detached house, Hangerfield. This is the property most affected by the proposed extension to the garage. The two storey element of Hangerfield is sited approximately 5m from the side boundary with application property. Due to the position of the single storey elements on this neighbouring dwelling a small paved courtyard patio area has been created in front of their existing kitchen window that faces the boundary. There is currently a fence as well as established planting along the boundary inside the application site. The planting will be removed as part of these proposals.

The application site is lower than Hangerfield which assists in limiting the impact of the built form of the garage extension. A section and topographical information have been provided to show the relationship of the proposals to the neighbour's kitchen window and patio.

An objection has been received from the neighbour at Hangerfield in respect of the rear extension to the garage, as they consider its siting and height would result in loss of light to their kitchen window and patio area. Photographs have been provided by this neighbour which have been considered as part of the planning assessment

The proposed rear extension to the garage would introduce built form adjacent to this neighbour's boundary that would span the depth of their courtyard area, the extension would have a low eaves and ridge height to the adjoining property. The property is also sited at a lower level than the adjoining property. Overall, given these factors the proposals would not result in an overbearing form of development on this neighbour.

The neighbour's kitchen window is located 5m from the boundary and it faces south east. The proposals would be at a lower site level and separated from the boundary so that the impact on light to this window would not be significant.

The proposed garage extension could result in some loss of light to the outside patio area but the assessment that needs to be made is whether the existing relationship is significantly exacerbated by the proposed development .

The limited height of the proposed eaves and roof of the garage extension in relation to the neighbouring property and the difference in levels between the two sites would result in the proposed garage extension having limited impact on the neighbouring property. Furthermore, the existing vegetation behind the existing shed - which currently provides a degree of shading to this patio area would be removed as a result of this development. Given the above factors, the site levels and the existing

relationship, it is concluded that the proposed extension would not result in an unacceptable loss of light to the neighbouring property.

There are no windows on the rear elevation of the garage extension facing this neighbour so there would be no overlooking or associated loss of privacy.

Given the separation from Shephards Cottage and the extension of this property along its boundary with The Forge there would be no adverse amenity impacts resulting from the proposed garage extension.

By reason of its siting, there are no concerns in respect of the side extension being harmful to the amenities of neighbouring properties.

In response to the neighbours comments, the officers are satisfied that the plans are accurate. The plans indicate that the rear extension would be within the curtilage of the application site and would not overhang the neighbour's boundary.

Concerns have been raised in respect of the maintenance of the side of the building adjacent to the neighbour, but as this is proposed to be a brick wall and slate roof it would not require regular maintenance. Any gutter cleaning should be possible from the end of the building.

There have been suggestions by the neighbour that an outbuilding could be sited elsewhere in the plot, away from their boundary. Even though there could be other options due to the size of the plot, it is the current plans which are under consideration as part of this planning application.

Reference is made in the objection to loss of a view, however this is not a planning consideration.

Trees

As the application site falls within a Conservation Area there is a degree of protection afforded to trees on site dependant on the trunk circumference. There is a silver birch within the rear garden that could be affected by the proposed extension but this tree has limited public amenity value. It is not considered to be worthy of a Tree Preservation Order and as such is not a constraint to development.

Archaeology

The site falls within an area that could have archaeological implications. There is no objection to the development, but a condition would be required to ensure a watching brief is carried out during development.

11 CONCLUSION

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 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: 204A, 90A, 202, 50, 70, 60, 201, 203, 101, Design and Access Statement

Reason: To ensure satisfactory provision of the development.

3. No demolition/development shall take place until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:
 - 1) The programme and methodology of site investigation and recording
 - 2) The programme for post investigation assessment
 - 3) Provision to be made for analysis of the site investigation and recording
 - 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation
 - 5) Provision to be made for archive deposition of the analysis and records of the site investigation
 - 6) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved.

Reason: The development is located in an area of archaeological significance where the recording of archaeological remains should be carried out prior to the development taking place in accordance with Policy DM1 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

4. The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved and the provision made for analysis, publication and dissemination of results and archive deposition has been secured. Confirmation in writing that this has taken place, needs to be submitted to and approved by the Local Planning Authority

Reason: The development is located in an area of archaeological significance where the recording of archaeological remains should be carried out prior to the development taking place in accordance with Policy DM1 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

5. The external facing 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:

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

June 2020

The Forge, Martin Road
Martin SP6 3LA

20/10365

Scale 1:1250

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

