

Application Number: 20/10483 Full Planning Permission

Site: VICTORIA COTTAGE, VICTORIA ROAD, MILFORD-ON-SEA
SO41 0NL

Development: Two storey side extension to existing house, altered existing and new pavement crossings

Applicant: Mr & Mrs Dench

Agent: Visionary Architects Ltd

Target Date: 01/07/2020

Case Officer: Steve Clothier

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) principle of development
- 2) impact on the character and appearance of the area
- 3) neighbour impacts
- 4) car parking and access

This application is to be considered by Committee at the discretion of the Chief Planning Officer.

2 SITE DESCRIPTION

The site comprises a detached dwelling located on the south side of Victoria Road. It is within the built up area of Milford on Sea in a mixed residential area comprising detached dwellings and substantial blocks of flats with associated parking courtyards. Work has commenced on the provision of foundations following the approval of extensions to Victoria Cottage. There is a close boarded fence to the western boundary with the flats known as Hurst Court.

3 PROPOSED DEVELOPMENT

The proposal is to add a two storey extension to the west side of the existing dwelling to provide a garage, study and games room on the ground floor with two bedrooms and en suite on the first floor. The design of the extension would reflect that of the previously approved two storey extension to the front of the existing dwelling (ref: 19/11089). Access arrangements would be altered and four parking spaces would be provided across the frontage in addition to an integral garage within the proposed extension.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status	Appeal Description
20/10492 Demolish existing dwelling and re-build it as a new dwelling; sever plot and build a new self build dwelling, alter existing pavement			Item 3b on this agenda.	

crossing and create enlarged crossing, new hard and soft landscaping.

20/10171 House; access alterations, new pavement crossing; hard and soft landscaping; light columns to front boundary	13/05/2020	Refused	Decided	
20/10172 Dwelling house; altered existing & new pavement crossings; associated hard & soft landscaping; light columns to front boundary	13/05/2020	Refused	Decided	
19/11357 House; access alterations, new pavement crossing; hard and soft landscaping	12/02/2020	Refused	Appeal Received	
19/11089 Two-storey front extension	25/10/2019	Granted Subject to Conditions	Decided	
19/10757 Dormers; Roof alterations; Single-storey rear extension; outbuilding (Lawful Development Certificate that permission is not required for proposal)	20/08/2019	Was Lawful	Decided	
18/10576 1 terrace of 3 houses; associated parking; demolition of existing (Outline application with details only of access, appearance, layout & scale)	05/07/2018	Refused	Appeal Decided	Appeal Dismissed

5 PLANNING POLICY AND GUIDANCE

Core Strategy

CS2: Design quality

Local Plan Part 2 Sites and Development Management Development Plan Document

None relevant

The Emerging Local Plan

Policy 13 Design quality and local distinctiveness

Supplementary Planning Documents

SPG - Milford-on-Sea Village Design Statement
SPD - Parking Standards

6 PARISH / TOWN COUNCIL COMMENTS

Milford On Sea Parish Council

PAR 1: We recommend PERMISSION but would accept the decision reached by the District Council's Officers under their delegated powers.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

No comments received

9 REPRESENTATIONS RECEIVED

The following is a summary of the 6 objections received

- the proposed extension would be dominant in the street scene being out of proportion with other properties in this part of the road which would adversely affect the character of the area
- overlooking
- overshadowing

10 PLANNING ASSESSMENT

Principle of Development

The site lies within the built up area where the principle of extensions to a residential property are acceptable subject to consideration of impact on the character and appearance of the area and neighbouring amenity.

Design, site layout and impact on local character and appearance of area

Policy CS2 requires new development to achieve high quality design that contributes positively to local distinctiveness, that it is appropriate and sympathetic to its setting in terms of scale, height and appearance and shall not cause unacceptable affects by reason of visual intrusion or other adverse impact on local character. These factors are reflected in Policy 13 of the emerging Local Plan.

The proposed extension would be located to the west side of the existing dwelling and would replace existing single storey structures. The extension would be 6.5 metres wide and two storeys high. The design of the extension would reflect that of the front extension to the existing property that was approved last year (19/11089). This approved extension differs from that now proposed as it was only to the front of the existing house and not the side.

The extension proposed would result in a significant extension to the side of the dwelling which would create a dwelling that would be much wider at a full two storey height when compared to other dwellings to the east along this side of Victoria Road.

The extension would also be in line with the front of the existing dwelling once it has been extended with its approved forward projection. This would result in a dominant form of development that would not be subservient to the existing (extended) dwelling. Other dwellings to the east in the road are narrower with single storey elements which give this area a spacious character.

It is therefore considered that the extension proposed would be of a disproportionate width which when combined with its height and lack of subservience would result in a dominant feature within the street scene harmful to the character and appearance of the locality to the detriment of the visual amenities of the area.

Residential amenity

The extension would be located to the west of the main dwelling well away from the property to the east known as Limestones. As a result of this location there would be no adverse impacts in terms of loss of privacy or overbearing impact. Windows would face to the front and rear and the relationship to other property at Hurst Court (to the side) west and Osbourne Court (to the rear) south would not be adversely affected due to the distances involved and the fact that they sit in communal grounds where a high level of privacy would not normally be expected. In addition these blocks of flats do not have main habitable rooms facing the application site.

Car Parking and Access

The proposals make provision for four car parking spaces along with an integral garage, this level of parking provision would be more than adequate for the 5 bedroom dwelling proposed. Access would be the same as that previously proposed in respect of the erection of a dwelling to the side of this property and no concerns were raised by the Highway Authority at that time and there is no reason to come to a different conclusion on this matter now.

11 CONCLUSION

While the principle of extensions to residential property in the built up area is acceptable, the proposed extension would be inappropriate to the character and appearance of the area by reason of its excessive and disproportionate width and dominance in the street scene.

12 OTHER CONSIDERATIONS

None

13. RECOMMENDATION

Refuse

Reason(s) for Refusal:

1. The proposed extension due to its width, height and relationship to the main dwelling when compared to other dwellings to the east along this side of Victoria Road. would result in a dominant feature within the street scene harmful to the character and appearance of the locality to the detriment of the visual amenities of the area. As a result the proposals would fail to comply with Policy CS2 of the Core Strategy for the New Forest District and Policy 13 of the emerging Local Plan Review 2016-2036.

Further Information:

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PLANNING COMMITTEE

July 2020

Victoria Cottage
Victoria Road
Milford on Sea, SO41 0NL
20/10483

Scale 1:1250

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

