

**Application Number:** 20/10467 Full Planning Permission

**Site:** 172 STEM LANE, NEW MILTON BH25 5ND

**Development:** Rear extension; extend roof creating new accommodation

**Applicant:** Mr Booker

**Agent:** Mr Richards

**Target Date:** 06/07/2020

**Case Officer:** Kate Cattermole

**Extension Date:** 10/07/2020

## 1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) principle of development
- 2) impact the street scene and character of the area
- 3) impact on Neighbour amenity

This application is to be considered by Committee because there is a contrary view with New Milton Town Council

## 2 SITE DESCRIPTION

The application site consists of a detached hipped roofed bungalow, sited in the built up area of New Milton. The property is situated within a row of detached hipped roof low profile dwellings, some of which have had roof alterations to incorporate a first floor accommodation with dormers and extensions to the roofs, although these have retained a hipped roof form which is a strong characteristic of the area.

## 3 PROPOSED DEVELOPMENT

The proposal is for extend the roof introducing gables on the side elevations, with two dormers to the front elevation. The existing ridge height of the dwelling would be retained. A single storey extension is proposed to the rear of the dwelling its roof would run from the ridge of the existing roof creating enough headroom within the roof space for it to be used as first floor accommodation.

## 4 PLANNING HISTORY

None relevant

## 5 PLANNING POLICY AND GUIDANCE

### Core Strategy

CS2: Design quality

### The Emerging Local Plan

Policy 13 Design quality and local distinctiveness

## **New Milton Neighbourhood Plan**

NM4 Design Quality

## **Supplementary Planning Documents**

SPD - New Milton Local Distinctiveness

### **6 PARISH / TOWN COUNCIL COMMENTS**

#### **New Milton Town Council: OBJECT (Non-Delegated)**

Gable ends result in proposal being out of character and having a detrimental impact to the street scene, contrary to the New Milton Local Distinctiveness Study.

### **7 COUNCILLOR COMMENTS**

No comments received

### **8 CONSULTEE COMMENTS**

No comments received

### **9 REPRESENTATIONS RECEIVED**

None received

### **10 PLANNING ASSESSMENT**

#### **Principle of Development**

The site lies within the built-up area where the principle of extending dwelling is accepted.

#### **Street Scene and character of the area**

The existing dwelling sits within a row of hipped roof dwellings, and the New Milton Local Distinctiveness SPD identifies this as an important feature that should be respected.

The proposed changes to the roof could be carried out under Permitted Development (it would not require planning permission) if this was undertaken without the other alterations currently proposed. Class B of the General Permitted Development Order allows for hip to gable alterations provided the volume of the increase of the roof does not exceed 50m<sup>3</sup>. The introduction of the side gables to this dwelling would equate to an increase of 39.5m<sup>3</sup>, and would be in matching materials thereby meeting these criteria.

However the hip to gable roof alterations form an integral part of the current application and therefore needs to be assessed accordingly although full weight needs to be given to the fall back position set out above. The appropriateness of the proposed roof alterations could not in themselves form a reason to refusal planning permission.

Two hipped roof dormers are proposed on the front roof slope. Front dormers are evidence as features on other properties within the immediate vicinity of the application site. The proposed front dormers would be proportionate in scale and would not be dominant within the recessive hipped roof form of the front roof slope.

There are examples of other dwelling within this group which have been extended to the rear. The application property has a reasonable sized plot which could accommodate the proposed extensions. The rear extension is therefore considered to be appropriate to the dwelling within its context

To conclude, even though the hipped roof form to the existing dwelling would be altered the property could be altered in this way without the need for planning permission. Notwithstanding that planning permission is not required this alteration is not considered to be an unacceptable alteration to the property. The dormers would be proportionate and the existing ridge height of the dwelling would be retained making the proposals appropriate within their context.

### Neighbour amenity

The surrounding properties are detached low profile dwellings. No 171 Stem Lane is to the south of the site and has a long single storey rear extension which is adjacent to the boundary with the application site. The dwelling to the north, 173 Stem Lane has been extended with rooms in the roof and a front dormer; this property also has a detached garage to the rear of the dwelling, which abuts the boundary with the application site.

There are dwellings in adjacent roads to the rear of the site with rear gardens that abut the rear boundary. The depth of the rear garden of the application site that would be retained after it is extended would be approximately 18m ensuring adequate separation to the rear.

The proposed rear extension would be a similar depth to the neighbouring properties that have been extended and would be set off the side boundaries. As the proposed extension is a single storey extension it would not create an overbearing form of development or loss of light to the dwellings either side of the application site.

Rooflights are proposed on the side elevations of the rear extension. Information has been provided giving the cill height of these rooflights. These rooflights are above 1.7m with the exception of the two rooflights serving bedroom 3, which would have a cill height of 1.5m. However, these two rooflights would look over the built form of 171 Stem Lane, and as such would not unduly impact upon their private amenity space so as not to lead to overlooking.

A first floor window would be introduced on the rear elevation but taking into account the depth of the rear garden this window would not create an unacceptable level of overlooking to the properties to the rear and any overlooking to neighbouring properties would be oblique. Furthermore, there are first floor rear windows on other dwellings within the row of properties fronting Stem Lane.

## **11 CONCLUSION**

For the reasons given above, it is considered that the proposed development is acceptable and accords with the Government advice contained within the National Planning Policy Framework (2019) and Local Plan policies

## **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: 1245-01, 1245-02, 1245-03, 1245-04, block/site plan

Reason: To ensure satisfactory provision of the development.

#### Further Information:

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# New Forest DISTRICT COUNCIL

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## PLANNING COMMITTEE

July 2020

172 Stem Lane  
New Milton BH25 5ND

20/10467

Scale 1:1250

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

