

**Application Number:** 20/10551 Full Planning Permission

**Site:** 6 BAYTREE GARDENS, MARCHWOOD SO40 4SB

**Development:** Single-storey side extension; new boundary wall & landscaping;  
use of the land as residential garden

**Applicant:** Mr Dunning

**Agent:** ACM Architects Ltd

**Target Date:** 21/07/2020

**Case Officer:** Rosie Rigby

## 1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) impact on the street scene
- 2) impact on the character of the area
- 3) impact on neighbour amenity

This application is to be considered by Committee because it was requested by the Parish Council.

## 2 SITE DESCRIPTION

The application site consists of a detached two-storey modern dwelling situated near the centre of Marchwood on a relatively recently developed estate with a variety of styles of residential properties. The plot includes a modest brick wall enclosed garden to the side and rear whilst the front is open and the land to the south east, which is in the ownership of the applicant, is an open grassed area planted with some shrubs and trees. Part of the rear boundary backs onto a parking area within Baytree Gardens adjacent to Aaron Court whilst the front overlooks the playing fields of Marchwood Junior School. The land to the west and southwest of the site is designated open space land.

## 3 PROPOSED DEVELOPMENT

Permission is sought for a single-storey side extension, a new, repositioned boundary wall, landscaping and use of the newly enclosed land as residential garden. The works include a chimney with a new flue pipe from a solid fuel heating appliance.

## 4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
00/68366 Dwelling (amended to include conservatory)	9/03/2000	Granted Subject to Conditions	Decided
98/NFDC/65004 17 dwellings, garages & new access (demolish existing dwelling)	23/06/1999	Granted Subject to Conditions	Decided
NFDC/97/62639/OUT Residential development & new access (demolish existing buildings)	16/04/1999	Granted	Decided

## 5 PLANNING POLICY AND GUIDANCE

### Core Strategy

Policy CS2: Design quality

### The Emerging Local Plan

Policy 1: Achieving Sustainable Development  
Policy 13: Design quality and local distinctiveness  
SO3: Built environment and heritage

## 6 PARISH / TOWN COUNCIL COMMENTS

### **Marchwood Parish Council**

Marchwood Parish Council has no objection in principle to this development in terms of how it fits local and national planning policies.

However, we have concerns that the wood burning stove and chimney will affect the amenities of neighbouring properties due to its insufficient height.

As designed, the Parish Council believes that it will provide insufficient draught for a fire and will discharge smoke and soot at a low level.

We would ask that this aspect of the design be re-visited so that the provision of a wood burning stove is removed from the final drawings.

We would like this proposal to be dealt with by the Development Control Committee rather than by an officer using their delegated powers.

## 7 COUNCILLOR COMMENTS

No comments received

## 8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

**Environmental Health (Pollution):** no objection

Comments in full can be seen on the website

## 9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received. *broad summary of views:*

For: 2

- Extension and wall are architecturally enhancing
- chimney meets environmental requirements
- young, growing family
- support application but concerned about height of chimney

Against: 1

- Chimney would be in line with bedroom window height
- wind blows towards our property
- smoke will penetrate our property
- query planning history of sun lounge

Comments in full can be seen on the website

## 10 PLANNING ASSESSMENT

### Principle of Development

The principle of the development is acceptable subject to relevant material considerations relating to residential amenity and character and appearance of the area.

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

The proposal would be a hip roofed single-storey side extension constructed in materials that match the existing dwelling. Being sympathetic in form and proportion to the host dwelling it would not appear out of keeping in the context of the street scene.

No 6 Baytree Gardens is uniquely positioned on a corner plot which is larger than most others in the vicinity and can comfortably accommodate the additional built form.

The proposed new brickwork boundary wall would be similar in height and style to the existing wall with landscaping to the front providing a softer appearance.

The enclosure of some of the land on this corner would not detract from the character of the area, this piece of land can look unkempt at times and is prone to being littered. The boundary wall would be set at least 2 metres from the edge of the road with a hedge of shrubs in front thus maintaining some of the open feel to this prominent corner. A landscaping condition will be applied to safeguard the planting during its initial growing phase.

### Landscape impact and trees

There are three trees on the site which are not protected and have limited amenity value. That said these will be retained to soften the landscaping and preserve the appearance of the area.

### Highway safety

The proposed boundary wall would front a highway and be over 1 metre in height, however it would have a set back of at least 2 metres, thereby providing adequate visibility splays, and would not impact adversely on highway safety.

### Residential amenity

The proposed use and enclosure of the land would not result in any adverse impact on the living conditions of adjacent neighbours by reason of light, outlook or privacy. It would tidy up an unused area of land which currently provides little amenity benefit.

The proposed extension by reason of the spatial characteristics of the site and adjacent properties, its design, location and positioning in relation to the common boundaries of the neighbouring properties, would cause no material detriment to the privacy, light and outlook available to the adjacent neighbours.

The proposed chimney has raised some concerns from the neighbours to the rear at No 3 Aaron Court who have expressed apprehension about the smoke from the woodburner blowing directly into their bedroom window. Environmental Health (Pollution) were consulted on this issue and had no objections. In their considered opinion the chimney is of an adequate height and the degree of separation of the properties would be sufficient for the appropriate dispersion of emissions from the woodburner. Therefore the chimney and the installation of a woodburner do not justify a reason for refusal.

The government's "Clean Air Strategy 2019" aims to tackle all sources of air pollution, making our air healthier to breathe and to protect nature and boost the economy. The strategy recognised the need to bring in legislation that would prohibit the sale of the most polluting fuels, once adopted that legislation would control the level of emissions produced by domestic fires. In addition, Environmental Health legislation includes powers to deal with any statutory nuisance should this occur in the future regardless of any grant of planning permission. Rooflights on the front and side would be high level for the provision of light and would not cause any overlooking issues.

The planning history of the sun lounge was queried by a neighbour, this was approved under planning permission 00/68366 when the site was known as Plot 12.

#### Developer Contributions

This is a householder extension of less than 100 square metres and therefore is not liable for any Community Infrastructure Levy.

## **11 CONCLUSION**

Overall the proposed development would be sympathetic to the existing property and have an acceptable impact on neighbour amenity and the street scene. The proposal would be consistent with the policies and objectives of the Core Strategy, the Emerging Local Plan and National Planning Policy Framework with planning balance in favour of development and as such the application is recommended for permission.

## **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: 2016-01-01, 2016-01-02, 2016-02-01A, 2016-02-02, 2016-02-03 & 2016-02-04.

Reason: To ensure satisfactory provision of the development.

3. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policy CS2 of the Local Plan for New Forest District outside the National Park (Core Strategy).

**Further Information:**

Rosie Rigby

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**New Forest**  
DISTRICT COUNCIL

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**PLANNING COMMITTEE**

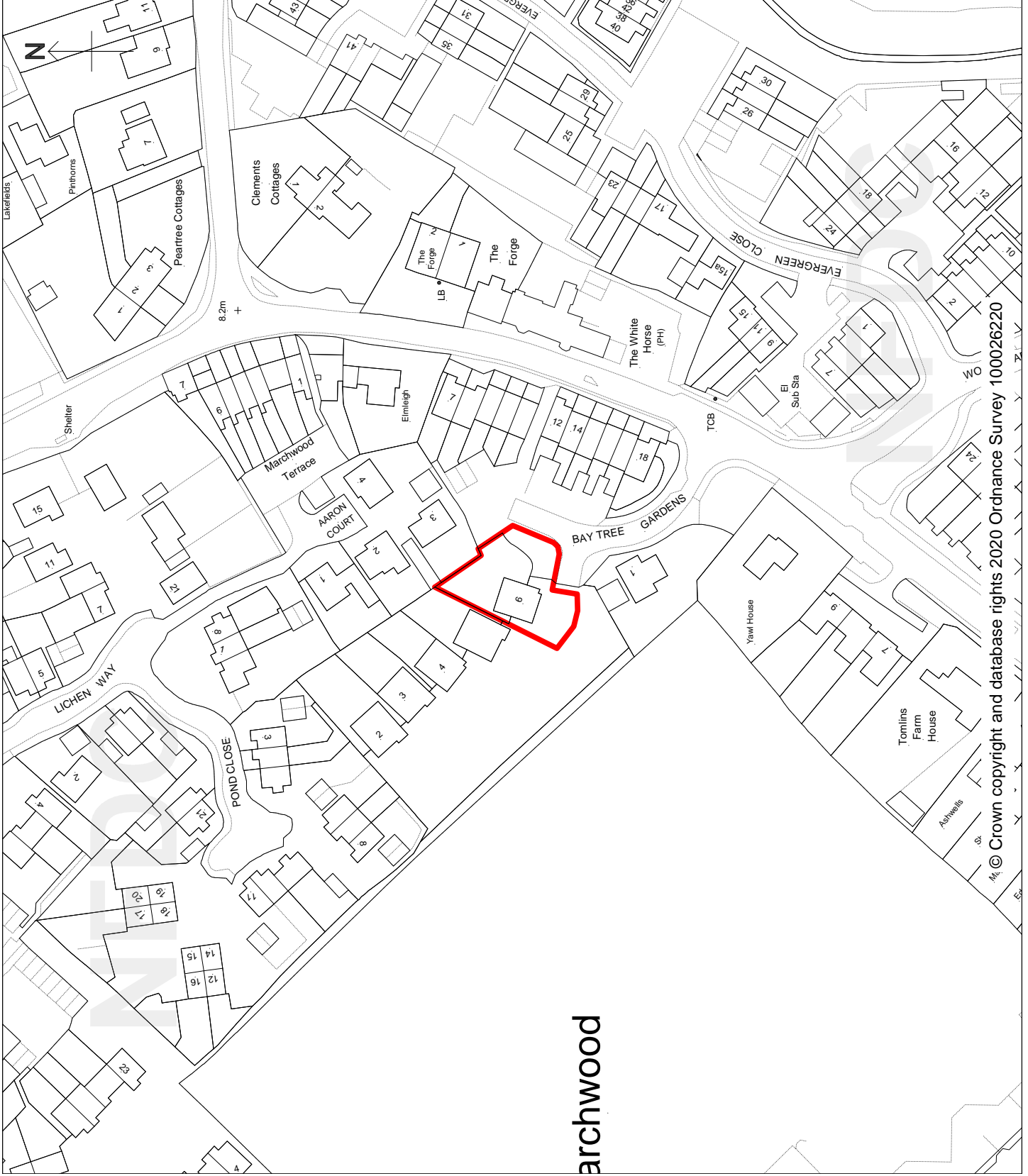
**July 2020**

6 Baytree Gardens  
Marchwood SO40 4SB

20/10551

Scale 1:1250

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