

Application Number: 20/10558 Full Planning Permission

Site: 11 BUCKSTONE CLOSE, EVERTON, HORDLE SO41 0UE

Development: Extension to ground and first floor

Applicant: Mr & Mrs Griffith

Agent: 71 Design

Target Date: 21/07/2020

Case Officer: Kate Cattermole

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of development
- 2) Impact on local character and appearance of area
- 3) Impact on residential amenity

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

2 SITE DESCRIPTION

The application site consists of a detached bungalow with a large flat roofed side dormer, serving limited first floor accommodation in the existing roof. The property has a hipped roof with subservient projecting front hip element. There is an existing car port on the southern side of the dwelling and a flat roofed conservatory on the northern side of the bungalow. The bungalow is set back from the front boundary, in line with the neighbouring properties. The dwelling is situated in a generous sized plot, and backs onto open land.

3 PROPOSED DEVELOPMENT

The proposal would raise the overall ridge height of the dwelling by 650mm and extend it to the side and rear of the dwelling. Cropped gables would be introduced on the side elevations with front and rear dormers also proposed.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
20/10095 Extension to ground and first floor	13/03/2020	Withdrawn by Applicant	Withdrawn

5 PLANNING POLICY AND GUIDANCE

Local Plan Part 1 Planning Strategy

Policy ENV3: Design quality and local distinctiveness

Supplementary Planning Documents

SPD - Hordle Village Design Statement

6 PARISH / TOWN COUNCIL COMMENTS

Hordle Parish Council

It recommends refusal on the grounds that this is out of character with adjacent properties. There are significant objections from neighbours including about overlooking. The proposal is overlarge and overbearing. The Parish Council support the concerns of the case officer.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

No comments received

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

1 in support of the revised application

4 against for the following reasons:

- development is overbearing and would result in a very large roof structure, setting a precedent within the road
- dormer would overlook neighbouring properties
- overdevelopment of the site
- substantial increase in mass compared to the existing bungalow
- too dominant and out of character with the road
- larger properties mean more people and more traffic, which will have a negative impact on the Close

10 PLANNING ASSESSMENT

Principle of Development

The site is located in the built up area. Policy ENV3 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 effects by reason of visual intrusion or other adverse impact on local character.

The principle of development is therefore acceptable subject to meeting these policy criteria.

Impact on local character and appearance of area

The prevailing character of Buckstone Close is that of detached hipped roof bungalows, some of which have had additions of roof dormers to create first floor accommodation. There is some variety in the styles of the dwellings along the road, including subservient projecting front gables and pyramidal roofs. No 7 Buckstone Close is the exception within the road, with a cropped gable elevation facing Buckstone Close. However by reason of its siting within the cul-de-sac, no 7 Buckstone Close reflects the style of the dwellings fronting Wainsford Road (and in fact this dwelling does have an access onto this road).

The proposed extensions would remodel the existing dwelling. The plot is a reasonable size which could accommodate the proposed extensions. The proposed extension would involve the removal of an existing conservatory and carport and introduce a rear extension coming 3.45m to the rear of the property and a side extension together with dormer windows in the roof. The property is currently a 3 bedroom dwelling, and the extensions and rearrangement of the floorplans would create a 4 bedroom dwelling (all the bedrooms being at first floor level), as such the proposed extensions would not be creating an overly large property in this setting.

There would be an increase in the height of the ridge by 650mm, however the existing bungalow appears lower than its immediate neighbours. Even though the resulting dwelling would be slightly higher than its neighbours, this would not be excessive or easily perceived, and so the resultant dwelling would appear visually acceptable within the street scene.

Dormer windows are proposed in the raised roof. Dormers are a feature of the road, although these tend to be on the side elevations; however the proposed dormers are proportionate to the front roof slope and would still allow for the recessive roof form to predominate within the street scene, in keeping with the prevailing character of the road. As such this would be acceptable.

The bulk of the new roof would be located towards the back of the dwelling and therefore would not be read within the street scene.

A concern has been raised that the extended dwelling would result in more people and more traffic. However, as already noted the extensions would only be creating a single additional bedroom, and there is sufficient area to the front of the property to provide parking within the plot. The property is a residential dwelling, and there is no justification to assume that the household would generate more movements within the close.

Residential amenity

The extensions will bring the bulk of the building closer to the boundary with no 10, which is located to the west of the application site, but it would be set away from the side boundary with the neighbour by between 1.5m and 3m. Due to this separation and the relative orientation, any impact on amenity would be acceptable. In addition, the introduction of the cropped gable on the north elevation would make the building more visible to this neighbour however ground floor windows are already impacted upon by the existing side boundary fence. The extension to the rear has a hipped roof form which would pitch away from the boundary thereby reducing its impact.

The rooflight on the north elevation would have a cill height of 1.7m, and as such would not create overlooking issues.

A side rooflight is proposed on the south elevation but would face towards the roof slope of No 12 Buckstone Close. By reason of this relationship with the neighbouring bungalow, the proposed extensions would not create issues of loss of privacy. The mass of the building would be increasing, but this would be similar in depth to this neighbour and as such does not raise issues in relation to dominance or loss of light.

The first floor rear dormer would achieve views over the rear garden, and there is open space to the rear of the site. Any oblique overlooking to the adjoining properties would however be acceptable.

The front dormers would be overlooking the public realm and as such would not create issues of loss of privacy to neighbours.

Developer Contributions

As part of the development, subject to any relief being granted the following amount Community Infrastructure Levy will be payable:

Type	Proposed Floorspace (sq/m)	Existing Floorspace (sq/m)	Net Floorspace (sq/m)	Chargeable Floorspace (sq/m)	Rate	Total
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Dwelling houses	262.12	106.85	155.27	155.27	£80/sqm	£15,956.98 *
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Subtotal:	£15,956.98					
Relief:	£0.00					
Total Payable:	£15,956.98					

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, 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: 0102 20 REV 01, 0101 20 REV 01

Reason: To ensure satisfactory provision of the development.

3. The external roofing materials shall match those used on the existing building.

Reason: To ensure an acceptable appearance of the building in accordance with Policy ENV3 of the Local Plan Review 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

Further Information:

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New Forest
DISTRICT COUNCIL

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PLANNING COMMITTEE

August 2020

11 Buckstone Close
Everton Road
Hordle SO41 0UE
20/10558

Scale 1:1250

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

