

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

This application was previously considered at the July 2020 Planning Committee, which had been at the request of the Parish Council.

At that Committee meeting, members of the Committee expressed concern with the height of a proposed chimney / flue pipe and the possible impact it could have on the amenity of neighbouring properties in relation to smoke.

Members deferred consideration of the application to enable there to be discussions with the applicant, with a view to seeing whether the application could be amended so as to remove the chimney.

The application has now been amended, and the chimney has been removed in line with the view of the Planning Committee.

As before, the key issues remain:

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

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. As noted above, the previous scheme considered by the Planning Committee included a chimney which has now been removed from the proposal.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
00/68366 Dwelling (amended to include conservatory)	09/03/2000	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

Local Plan 2016 - 2036 Part 1: Planning Strategy

Policy STR1: Achieving Sustainable Development
Policy ENV3: Design quality and local distinctiveness
SO3: Built environment and heritage

6 PARISH / TOWN COUNCIL COMMENTS

Marchwood Parish Council

Original Comments:

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.

Marchwood Parish Council

Further comments:

Marchwood Parish Council notes the changes to the proposal since it was sent to the Development Control Committee.

7 COUNCILLOR COMMENTS

No comments received

8 **CONSULTEE COMMENTS**

Comments have been received from the following consultees:

Environmental Health (Pollution)

No objection

Building Control

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
- young, growing family

Comment: 1

- No objection now chimney removed from proposal

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 made from materials matching 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, noting 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 is proposed 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 would 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, and its 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.

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

The chimney which was the sole cause for concern when the application was previously considered at the July 2020 Planning Committee has now been removed from the scheme. The proposed development would be sympathetic to the existing property and would have an acceptable impact on neighbour amenity and the streetscene. The proposal would be consistent with the policies and objectives of the Local Plan 2016 - 2036 Part 1: Planning Strategy, Local Plan Part 2: Sites and Development Management Development Plan and the National Planning Policy Framework, with the planning balance in favour of development. 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 Rev A, 2016-02-01 Rev B, 2016-02-02 Rev A, 2016-02-03 Rev B & 2016-02-04 Rev A.

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:

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New Forest
DISTRICT COUNCIL

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PLANNING COMMITTEE

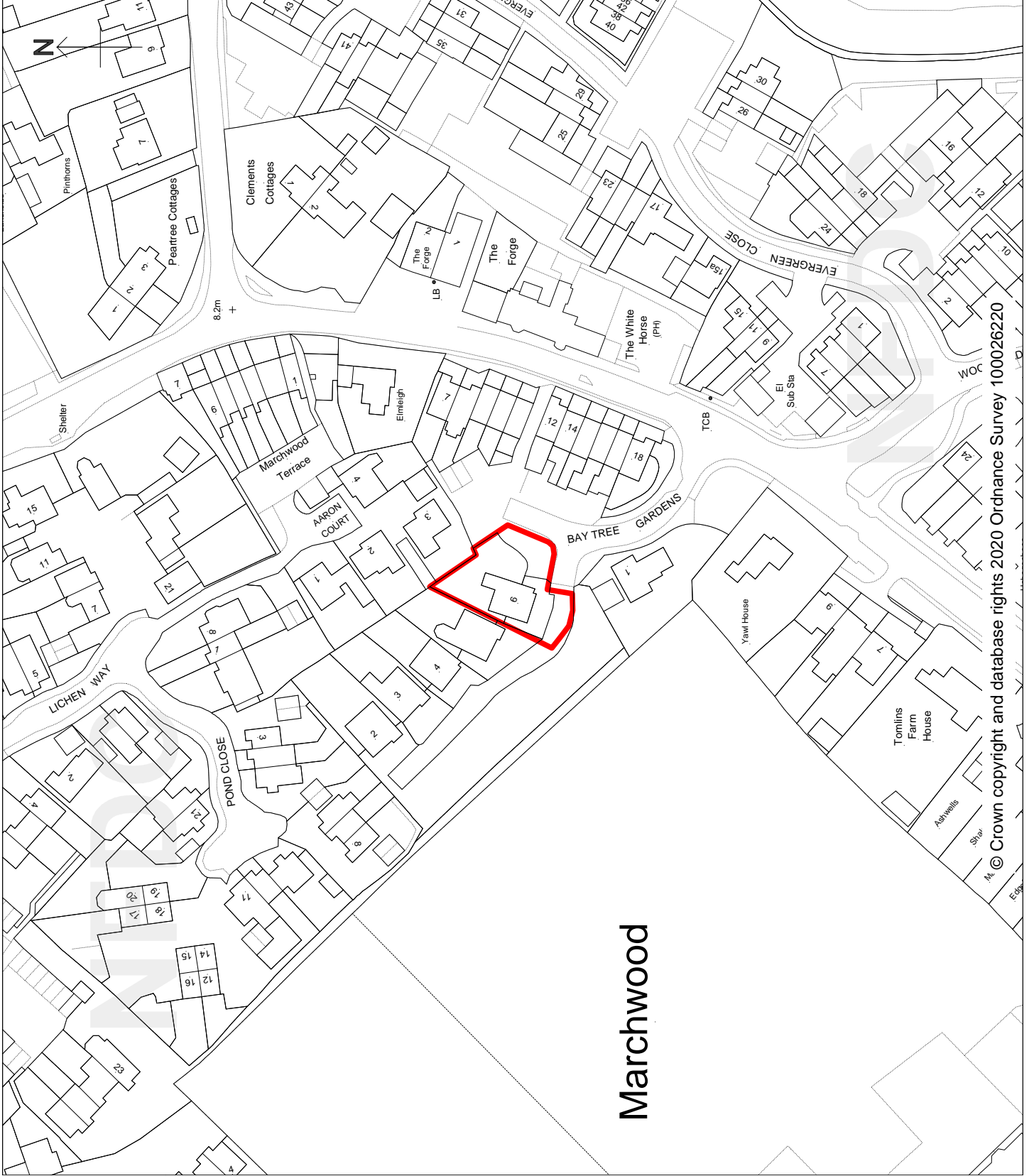
September 2020

Item:
6 Baytree Gardens
Marchwood, SO40 4SB

20/10551

Scale 1:1250

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



Marchwood