

Application Number: 20/11005 Full Planning Permission

Site: 13 ORCHARD WAY, DIBDEN PURLIEU SO45 4AP

Development: Porch; first-floor extension; pitched roofs to front and rear dormer; fenestration alterations

Applicant: Mr J Hartley-Binns

Agent:

Target Date: 19/11/2020

Case Officer: Rosie Rigby

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Impact on the character of the area
- 2) Impact on neighbour amenity
- 3) Impact on Highway safety and parking

This application is to be considered by Committee because it has been called in by a Councillor.

2 SITE DESCRIPTION

The application site consists of a detached chalet bungalow on an established residential road within the built up area of Dibden Purlieu. Orchard Way has a mixture of architectural styles. No 13 forms part of a group of chalet bungalows with cat slide roofs with dormers. Opposite are two-storey dwellings, whilst there are also bungalows in the vicinity. The road bends away from the front of Nos 11 to 15, leaving a relatively wide grassed area with tarmac links to the dwellings' front driveways. The property has previously benefited from single storey front and rear extensions.

3 PROPOSED DEVELOPMENT

The application seeks consent for a first floor front extension, pitched roofs to front and rear dormers, a porch, and fenestration alterations.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description
05/86343 Single-storey extension	14/12/2005	Granted Subject to Conditions
97/NFDC/61946 Single-storey addition	10/09/1997	Granted
XX/NFR/05510 46 dwellings with construction of roads.	17/05/1957	Granted Subject to Conditions

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

Hythe & Dibden Parish Council

Comment: Recommend PERMISSION but would accept the decision reached by the DC Planning officers under their delegated powers.

7 COUNCILLOR COMMENTS

Cllr Wade

- I support this application as there are no issues raised by neighbours, and its design, size and appearance appear to be in keeping with the streetscene, with a variety of properties in the road. I do not believe this proposal will have a negative impact on the streetscene and is in keeping.
- Requests consideration be given for this application to be reviewed by the Committee.

8 CONSULTEE COMMENTS

No comments received

9 REPRESENTATIONS RECEIVED

No representations received.

10 PLANNING ASSESSMENT

Principle of Development

Policy ENV3 requires new development to achieve high quality design that contributes positively to local distinctiveness, quality of life and enhances the character and identity of the locality. The principle of the development is considered to be acceptable subject to compliance with policy criteria and the relevant material considerations relating to its impact on the character and appearance of the area and residential amenity.

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

The property forms part of a group of similar dwellings. The proposed first floor front extension would result in an alteration to the appearance of the dwelling, with the asymmetrical, deep shallow-pitched and rather awkward roof form being clearly visible in the streetscene, where it would appear as a poorly proportioned and incongruous form of development.

The design is trying to add two additional first floor bedrooms by raising the front eaves height and forming deep dormers. It is considered that the extra accommodation could more appropriately be provided by a rear extension of a similar form to that at the neighbouring property, No 15 Orchard Way.

The design of the proposal does not respond positively to local characteristics or context in the manner required by the recently adopted Hythe and Dibden Neighbourhood Plan. The proposed roof would be of a poor design that would not be in harmony with the locality and would be at odds with the local context.

The applicant has drawn attention to development to the front of premises in Peartree Avenue, where Nos 6 and 20 have been granted permission for front extensions. However, these took the form of gable end extensions rather than the asymmetric shallow-pitched roof form and deep dormers of this application.

There is no contextual reference to the roof form proposed within the area and, although there are a variety of styles, the awkward / squat proportions of this proposal do not read well in the streetscene, and an alternative design to achieve the additional accommodation should be considered.

The porch would be an acceptable addition that would not appear out of keeping in the context of the streetscene.

Residential amenity

The proposed first floor addition would be positioned to the south-west of the adjacent neighbour at No11 Orchard Way, and there would be a degree of additional overshadowing. However, this would not be to such an extent to justify a refusal. The additional windows at first floor level would both serve bathrooms, and therefore it would not be unreasonable to expect these to be obscure glazed. If planning permission were to be granted a condition could be imposed to ensure that these are obscure glazed and only opening above 1.7 metres above floor level in perpetuity to protect the privacy of adjacent neighbours. The boundary treatments between properties mean the alterations to the windows at ground floor level would not affect the privacy of neighbours. The porch and the alterations to the dormer roofs would be minor developments which would cause no material detriment to the living conditions of neighbouring properties.

Parking

The proposal would increase the number of bedrooms to 4. The requirement set out in the NFDC document "Parking Standards Supplementary Planning Document" adopted in October 2012 recommends an average provision of 3 on-site car parking spaces for a four+ bedroomed property. In this case, although there is limited on-site parking provision this is not significantly below the recommended provision and there is space to park off the road on the Hampshire Highways adopted land forming the approach drive to the property. As such, no harm is likely to be caused to highway safety.

11 CONCLUSION

The proposed first floor extension by reason of its design, with its raised eaves height and incongruous shallow pitched, asymmetric roof form would be visually imposing and would unbalance the symmetrical appearance of the property, to the detriment of the character and appearance of the streetscene. This harm would be further compounded by the overly deep dormers on the front elevation, which would be out of keeping with the host property and other development in the streetscene. It would not contribute positively to local distinctiveness, while also failing to be appropriate and sympathetic to its setting, contrary to Policy ENV3 of the Local Plan Part 1: Planning Strategy New Forest District outside the New Forest National Park. The proposal would also be contrary to the core planning principle of the National

Planning Policy Framework that planning should take account of the character and quality of different areas and Policies D1 and D3 of the Hythe and Dibden Neighbourhood Plan. Therefore the application is recommended for refusal.

12 RECOMMENDATION

Refuse

Reason(s) for Refusal:

1. The proposed first floor front extension, with its raised eaves height and its deep shallow-pitched, asymmetric roof form, would be an incongruous and visually imposing addition that would result in a dwelling that would appear poorly proportioned and unbalanced, to the detriment of the character and appearance of the streetscene. This harm would be further compounded by the overly deep dormers on the front elevation, which would be out of keeping with the host property and other development in the street scene. As such, the proposed development would be a poor and contextually inappropriate design, contrary to Policy ENV3 of the Local Plan Part 1: Planning Strategy New Forest District outside the New Forest National Park, Section 12 of the National Planning Policy Framework and Policies D1 and D3 of the Hythe and Dibden Neighbourhood Plan.

Further Information:

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New Forest

DISTRICT COUNCIL

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PLANNING COMMITTEE

November 2020

13 Orchard Way
Dibden Purlieu
SO45 4AP
20/11005

Scale 1:1250

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the internet, it will not be to
scale.