

**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

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## 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 Councillor Alex Wade.

## 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 which have distinctive 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 to add another two first floor bedrooms which alters the roof form, pitched roofs to extended front dormers, pitched roofs to 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 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 one of three dwelling that were originally of similar design . The proposed first floor front extension would result in an alteration to the appearance of the dwelling, in part this would reflect the front elevation design of the properties to either side. The raising of eaves height on the front elevation would result in an asymmetrical, deep shallow-pitched as seen from the side elevation. Within the immediate area of the site properties have been extended in a variety of ways with irregular shapes to both front and side elevations. 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 and following an investigation of the wider area there are examples of different roof forms in the vicinity and although

the side elevation would look different to other properties it has been considered not be unacceptable due to the character of the area and the mix of architectural designs.

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 have an unacceptable impact on the neighbouring property and 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**

Overall the proposed development would have an acceptable impact on neighbour amenity and the street scene. 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 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: 1 of 3, 2 of 3 & 3 of 3.

Reason: To ensure satisfactory provision of the development.

3. The first floor bathroom windows on the left and right side elevations of the approved building shall be :

- (i) obscurely glazed, and
- (ii) non-opening at all times unless the parts that can be opened are more than 1.7m above the floor

and the windows shall be retained as such in perpetuity.

Reason: To safeguard the privacy of the adjoining neighbouring properties 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

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## PLANNING COMMITTEE

January 2021

13 Orchard Way  
Dibden Purlieu  
SO45 4AP  
20/11005

Scale 1:1250

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