

Application Number: 21/10019 Full Planning Permission

Site: 11 LANGTON CLOSE, BARTON-ON-SEA, NEW MILTON
BH25 7BA

Development: Extensions, facade alterations, floor plan redesign and all
associated works

Applicant: Mr. Jarvis

Agent:

Target Date: 10/03/2021

Case Officer: Kate Cattermole

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of Development
- 2) Impact on the street scene and the character and appearance of the area
- 3) Neighbour amenity

2 SITE DESCRIPTION

The application site consists of a detached hipped roof bungalow. The property is situated within an established residential cul de sac in the built up area of Barton on Sea, and the prevailing character of the road is detached bungalows. The property has a narrow road frontage, with the plot widening to the rear.

To the north east of the site is no 15, which is a detached linear bungalow set away from the boundary with the application site. This neighbouring property has a detached flat roofed garage sited alongside the boundary with the application site, and a large shed is sited behind the garage. To the south of the site is a hipped roof bungalow which is sited just off the common boundary with the application site, and has a conservatory on the rear elevation. By reason of the pattern of development along the road, this neighbour (no 9) is set further forward in its plot.

There is a large oak tree on the boundary of the site (within the garden of the neighbouring property in Chestnut Avenue), which is the subject of a Tree Preservation Order.

3 PROPOSED DEVELOPMENT

Planning permission was granted in 2019 under reference 19/11459 to demolish the existing garage and link and replace with a single storey side extension. The approved extension spanned the area between the existing bungalow and side boundary with no 15 Langton Close, with a more modest extension on the southern elevation replacing the side porch. The design of the extensions were contemporary, consisting of flat roof form and differing heights. This previous permission has been implemented and is under construction.

The current application is to amend details of the previously approved design, namely the height of the entrance hall would be increased to 3.1m (measured from ground level), whilst the section of the extension forming the kitchen would be reduced in height to 3.35m (a decrease of 15cms compared to the previously approved scheme). The number of flat roof lanterns on the extension are also to be reduced in number and repositioned.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
19/11459 Proposed extensions; facade alterations; floor plan redesign and all associated works	13/03/2020	Granted Subject to Conditions	Decided

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness

Policy ENV4: Landscape character and quality

Local Plan Part 2: Sites and Development Management 2014

DM2: Nature conservation, biodiversity and geodiversity

New Milton Neighbourhood Plan

NM4 Design Quality

NM13 Barton on Sea

Supplementary Planning Guidance And Documents

SPD - New Milton Local Distinctiveness

6 PARISH / TOWN COUNCIL COMMENTS

New Milton Town Council

ACCEPTABLE (Delegated) subject to adherence to Neighbourhood Plan policy NM4 'Design Quality', as there are no measures provided to positively address climate change.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

No comments received

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

For: 0

Against: 4

- views of the extension fill view from lounge of no 8 Langton Close, would not be happy for it to go any higher than currently reached, totally out of character with Langton Close

- Impact on light of neighbouring property no 9 Langton Close from side extension would not want it to go higher than 3m approved
- concerned about usage of 0.5m walkway between properties, will impact on privacy of living area and back garden of no 9 Langton Close
- The frontage is too high and the design of the proposed build not in keeping with the traditional build and quality of the close
- no 15 already affected in respect of light from existing extension and any further increase would have a significant impact in lifestyle to garden and property
- The property already high enough at the front and the extension not in keeping with surrounding buildings in the close
- any further changes to the property would be completely out of keeping with the local area. The area consists of bungalows of the same height, and is not permissible to increase the height over that of the existing bungalows. Also use of lofts for living accommodation not allowable in this area.

10 PLANNING ASSESSMENT

Principle of Development

The principle of this development has already been determined as acceptable, under the previous consent 19/11459 when due consideration was given to the impact of the proposal on the street scene and character of the area, and the impact of the development on the amenities of the neighbouring properties in terms of overlooking, loss of light or overbearing impact. Therefore, the only elements of the current application that need to be considered are those that differ from the scheme that has planning permission, namely the increase in height of the hall and the decrease in the height of the kitchen.

The previous application included a condition relating to the foundations to ensure the roots of the adjacent protected Oak tree was not adversely impacted upon by the development, this condition has subsequently been discharged and as the works would not involve further ground disturbance within the root protection area of this tree, this does not form a constraint to the current application.

Street scene and character of the area

The proposal would change the heights of two parts of the side extension closest to the adjoining bungalow. These height changes would be an increase in the height of the roof over the hall to 3.1m from 2.87m (an increase of 23 cms) and a decrease in the height of the roof over the kitchen to 3.35m from 3.5m (a reduction of 15cms). The proposed side extensions, by reason of their flat roofed form do contrast with the existing hipped roof bungalow, however the hipped roof form of the existing building is still distinctive, in keeping with other properties within the close. There are no changes proposed to the height or form of the existing bungalow roof.

Information was provided by the applicant during the course of the previous application, which detailed the energy performance improvements that would be incorporated into the extension, which would result in a sustainable build meeting the challenges of climate change.

Residential amenity

The element of the extension that would be increased in height is set 2.8m away from the side boundary with no 15 Langton Close and coupled with the decrease in height of the rear section of the build, this would not significantly change the impact of the development, compared to the already approved extensions on site.

In respect of the proposed extension on the south side of the dwelling adjacent to the boundary with 9 Langton Close, this would be as previously approved. The relationship with the neighbour was considered as part of the assessment of the

previous application; no representations were received during the course of the previous planning application. The existing bungalow at 9 Langton Close sits further forward in its plot, and has a conservatory on the rear elevation set off the side boundary with the application site, and just beyond it is a detached timber outbuilding which backs onto the side boundary.

The proposed extension would replace an existing glazed lean to porch which currently extends up to the boundary with this neighbour. Albeit that the proposed extension would be longer than the existing structure in situ, it would be narrower and have no windows in the side elevation. Taking into account the orientation of the respective buildings and the relationship of the proposed extension, this would not create issues of loss of light or overshadowing to this neighbour. The side extension would be set further away from the boundary with 9 Langton Close than the existing glazed lean to structure, but this degree of separation would not create any harm to the amenities of the neighbouring property.

11 CONCLUSION

For the reasons given above, it is considered that the proposed development is acceptable and accords with the Government advice contained with the National Planning Policy Framework (2019) and other Local Plan policies. Permission is therefore 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:
 - 1:1250 Location Plan dated 25 July 2019 as deposited with the Local Planning Authority 7 Jan 2021
 - Existing Block Plan dated Jan 2021 as deposited with the Local Planning Authority 7 Jan 2021
 - Existing Elevations dated Jan 2021 as deposited with the Local Planning Authority 7 Jan 2021
 - Existing Plan dated Jan 2021 as deposited with the Local Planning Authority 7 Jan 2021

- Proposed Plan dated Jan 2021 as deposited with the Local Planning Authority 7 Jan 2021
- Proposed Front and Rear Elevations dated Jan 2021 as deposited with the Local Planning Authority 13 Jan 2021
- Proposed Side Elevations dated Jan 2021 as deposited with the Local Planning Authority 13 Jan 2021
- Proposed Block Plan dated Jan 2021 as deposited with the Local Planning Authority 14 Jan 2021
- Proposed Front Elevation illustrating changes dated Jan 2021 as deposited with the Local Planning Authority 11 Feb 2021

Reason: To ensure satisfactory provision of the development.

Further Information:

Kate Cattermole

Telephone: 023 8028 5446



New Forest

DISTRICT COUNCIL

Tel: 023 8028 5000
www.newforest.gov.uk

Claire Upton-Brown
Chief Planning Officer
Planning
New Forest District Council
Appletree Court
Lyndhurst
SO43 7PA

PLANNING COMMITTEE

March 2021

11 Langton Close
Barton on Sea
New Milton BH25 7BA
21/10019

Scale 1:1250

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