

Application Number: 20/11463 Full Planning Permission

Site: MAYLANDS, 9 LIME CLOSE, DIBDEN PURLIEU SO45 4RD

Development: Two-storey side extension; single-storey front & side extensions; single-storey rear extension; roof alterations and raise ridge height to extend first floor & roof lights

Applicant: Mr Callaghan

Agent: Sanders Design Services Ltd

Target Date: 04/03/2021

Case Officer: Julie Parry

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of development
- 2) Impact on local character and appearance of the area in terms of scale and design
- 3) Impact on neighbour amenity in terms of outlook, loss of light and privacy

This application is to be considered by Committee because of a contrary view to Hythe and Dibden Parish Council.

2 SITE DESCRIPTION

The property is a low level detached bungalow with a hipped roof design in a cul-de-sac of similar properties, with some having been altered to form rooms in the roof. Given the low level nature of the properties and the gaps maintained to the boundaries, the area has a spacious feel. The properties which have been altered have maintained their low eaves and hipped roof design, albeit with some including cropped gabled design features. Number 9 benefits from dormers to allow for rooms in the roof, and a detached garage is located to the side. There is a good sized garden to the rear.

3 PROPOSED DEVELOPMENT

The application seeks planning permission for a two-storey side extension, single storey additions to the front, side and rear, along with roof alterations which would raise the ridge height.

A previous planning permission for roof alterations and extensions in 2018 has not been implemented

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
18/10613 Two-storey side extension; single storey front & side extensions; Roof alterations and raise ridge height to extend first floor; side dormer; roof lights; Juliet balcony; chimney:	28/06/2018	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

Local Plan Part 2: Sites and Development Management 2014

DM2: Nature conservation, biodiversity and geodiversity

Additional documents

Hythe and Dibden Neighbourhood Plan

6 PARISH / TOWN COUNCIL COMMENTS

Hythe & Dibden Parish Council

Comment: Recommend PERMISSION. The Committee welcomes the bringing back of the extension away from the roadside. The development does not appear to have any negative impact on the streetscene and there are no visible concerns about overlooking. The site is suitable for this size of development.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Environmental Health (Contaminated Land): No concerns

9 REPRESENTATIONS RECEIVED

No representations received.

10 PLANNING ASSESSMENT

Principle of Development

Policy ENV3 of the Local Plan requires new development to achieve high quality design that contributes positively to local distinctiveness, quality of life and the character and identity of the locality. Whilst the principle of the development is considered to be acceptable, this needs to be balanced with policy criteria and the relevant material considerations, involving an assessment of the impact on the character and appearance of the area, residential amenity and highways matters.

Within the Hythe and Dibden Neighbourhood Plan Aim 1 objectives include the requirement that new development shall respect and enhance the character and distinctiveness of the built and natural environment. Furthermore, under Policy D1 all new development in Hythe and Dibden will be required to seek exemplary standards of design and architecture, to demonstrate that local character and context has been fully recognised and that the proposed design responds to it. Policy D3 goes on to say that Hythe and Dibden has its own unique qualities and characteristics -and therefore all new development must demonstrate that local distinctiveness has been recognised and that the development proposals respond to this appropriately.

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

The properties in this cul-de-sac are bungalows, which are distinctive in their low eaves and hipped roof designs. Whilst some have been altered to achieve rooms in the roof, this has been done sympathetically, retaining low eaves and part hipped designs, along with maintaining the spatial gap between the properties. Number 5 in the corner of the cul-de-sac is different in its overall design but still retains some of these characteristics which provide a spacious character to the street.

The proposed extensions which are the subject of this application would result in a significant increase in the bulk at first floor, taking the built form almost across the full width of the site, with a loss of the spatial characteristics which currently benefit this site. To the front, a full gable would be introduced, which along with the increased height would be visually imposing on the streetscene. The excessively large additions to the property would be emphasised by the increase in eaves height and loss of the hipped roof design which would result in a form of development which would be dominant alongside the neighbouring low level hipped bungalows. With a double gable design being proposed for the rear elevation the raised ridge would extend into the plot by almost 13 metres and this would be clearly visible on the streetscene. This increase in massing would create an excessively large property which would be out of keeping with the pattern of development in this location and, as such, detrimental to the streetscene.

The property does benefit from a long rear garden, and therefore the proposed single storey elements to the rear would not have a detrimental impact on the local area.

The agent has provided an overlay of the proposed elevation in comparison to what was previously approved and the applicant has provided a statement which provides an explanation to how this revised scheme would benefit the neighbour's amenity. Furthermore the Parish Council have supported the application as they feel there is a benefit from the previous scheme in that the single storey element would be brought back from the roadside. The previously approved scheme did have a single storey element which protruded forward than what is being proposed and a chimney on the side elevation facing number 8. However, the forward projection retained a low eaves height alongside the shared boundary limiting the overall impact on both the neighbour and the street scene.

Highway safety, access and parking

There would be sufficient parking within the front garden to ensure that highway safety would not be a concern.

Residential amenity

The neighbouring property at 8 Lime Walk is positioned to the south of the application site and has a garage built up to the boundary. Towards the rear, this

neighbour has a dormer which faces the application site. The proposed two-storey side extension, with its raised eaves, would introduce a relatively high flank wall close to the shared boundary with number 8. Whilst this element of the proposed development would have some impact on the outlook from the neighbour's amenity space to the side of their property, it is noted that they have a garage built up to the shared boundary and have a relatively large garden. The proposed development's additional built form would also be visible from this neighbour's dormer windows. However, these are set away from the shared boundary. Therefore, on balance, the impact of the proposed development on the amenities of 8 Lime Walk, in terms of outlook, would be acceptable.

The proposed rooflights would be high level over the first floor and therefore would not cause any overlooking concerns.

The property to the south-west, Hazelbury, has a back to back distance of 27 metres with number 9, and the principle of introducing windows at first floor on the rear of number 9 would therefore be acceptable. Whilst the large gable form proposed at the rear of number 9 would contain a large area of fenestration, which would result in a greater perception of being overlooked, given the degree of separation there would not be an unacceptable loss of privacy on this neighbour.

The other neighbouring properties are positioned a sufficient distance away from the application site as not to be significantly affected by the proposed development.

Ecology and Landscaping

No details of either landscaping or achieving a net gain in Biodiversity on the site have been provided with the application. However, these matters could be secured through planning conditions, were the planning application otherwise acceptable.

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	351.69	160.56	191.13	191.13	£80/sqm	£19,583.47*
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Subtotal:	£19,583.47
Relief:	£0.00
Total Payable:	£19,583.47

11 CONCLUSION

The proposal, by reason of its massing, height and design, would, in relation to the adjoining buildings be out of scale and character with the pattern of development in this location. The property, as extended, would represent an unsympathetic, visually dominant and incongruous dwelling within the streetscene, contrary to Policy ENV3 of the Local Plan 2016-2036 Part One : Planning Strategy, and the application is therefore recommend for refusal.

12 RECOMMENDATION

Refuse

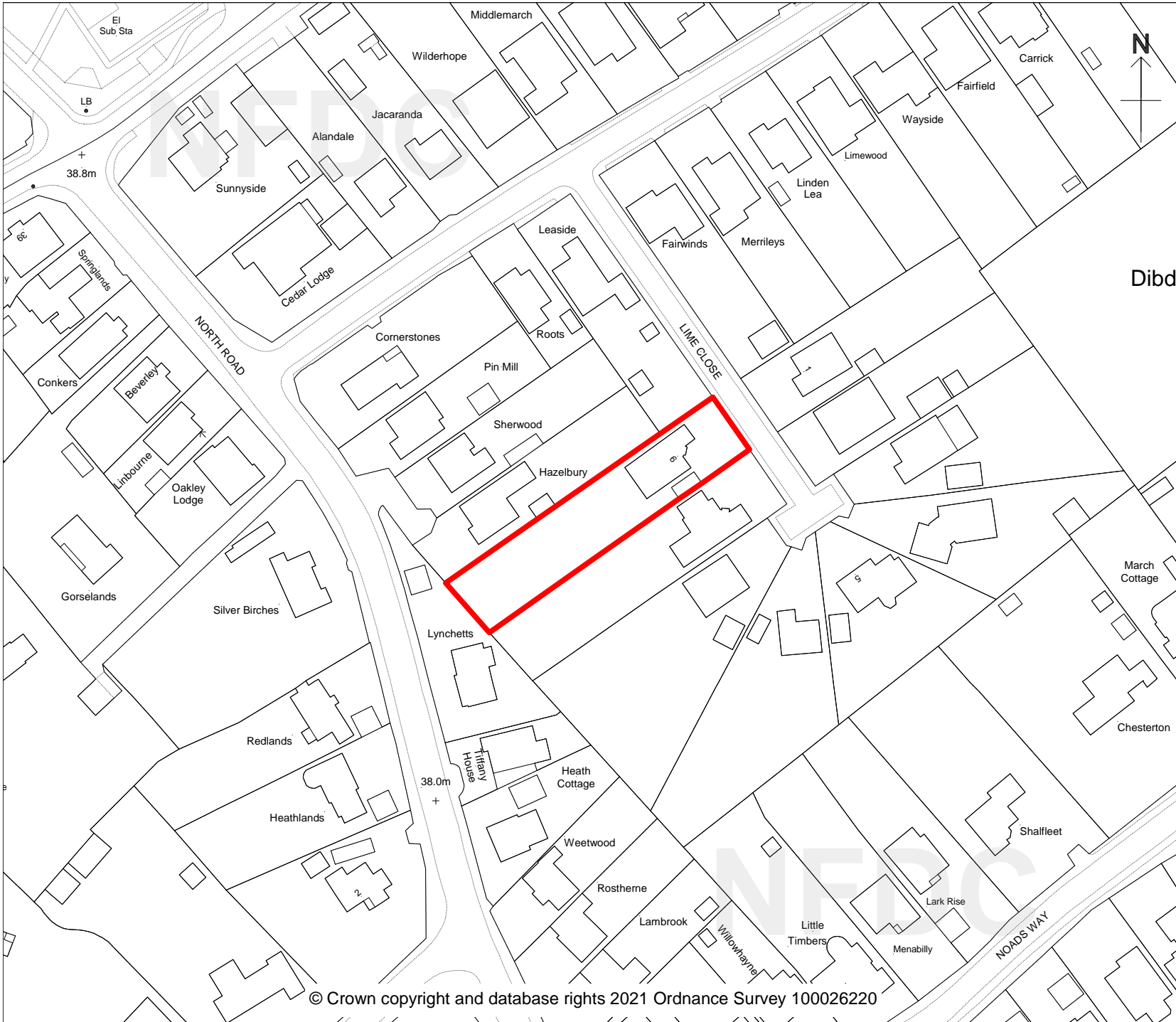
Reason(s) for Refusal:

1. The proposal, by reason of its massing, height and design, would result in a dwelling that would be unsympathetic, visually dominant and incongruous within the streetscene, and out of scale and character with adjoining buildings and the site's immediate context, which is characterised by properties of much more modest scale and appearance. As such, the proposed development would be contextually inappropriate and harmful to the locally distinctive character of Lime Walk, contrary to Policy ENV3 of the New Forest District Local Plan 2016-2036 Part One : Planning Strategy, and contrary as well to Policies D1 and D3 of the Hythe and Dibden Neighbourhood Plan.

Further Information:

Julie Parry

Telephone: 023 8028 5436



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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

Maylands, 9 Lime Close
 Dibden Purlieu SO45 4RD

20/11463

Scale 1:1250

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