

Application Number: 21/10107 Full Planning Permission

Site: 24 BROKENFORD LANE, TOTTON SO40 9DW
Development: Single-storey side extension; loft conversion that includes hip to gable addition and rear dormer
Applicant: Mr O'Sullivan
Agent: Mr Harris
Target Date: 29/03/2021
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 the applicant is a member of New Forest District Council staff.

2 SITE DESCRIPTION

The property is a semi detached two-storey dwelling within an established part of Totton. The dwelling sits within a row of similarly designed properties, whereas further along the road there are bungalows. The property has been extended to the rear previously at both ground floor and with a flat roofed first floor addition.

3 PROPOSED DEVELOPMENT

The application seeks planning permission for a single storey side extension along with roof alterations, which would include a hip to gable addition and rear dormers. Rooflights would be added to the front roof slope.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description
20/11343 Side extension with room over; rear extension over existing dining room	15/01/2021	Withdrawn by Applicant
17/10117 Single-storey side extension; first-floor rear extension	29/03/2017	Granted Subject to Conditions
74/NFDC/01826 Alterations and extension of kitchen and bathroom.	27/01/1975	Granted Subject to Conditions

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

Constraints

Flood Zone

Plan Policy Designations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Totton and Eling Town Council: RECOMMENDATION PERMISSION but would accept the decision reached by the District Council's Officers under their delegated powers.

This amended application is an improvement on the previous (20/11343), this time extending into the roof rather than out to the rear of the property. This will lessen the impact on neighbouring properties. There may be an element of overlooking from the new second floor windows; however, one will be obscurely glazed as it serves a bathroom.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Natural England: No comment

Environmental Health (Contaminated Land): No concerns

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

For: 0

Against: 2

Two letters of objection have been received from the neighbours at 15 Brokenford Lane and 26 Brokenford Avenue. The reasons for these objections are:-

- Loss of privacy
- Loss of daylight
- Impact from single storey extension
- Visual impact of dormer

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 the character and identity of the locality. The principle of the development is considered to be acceptable subject to compliance with these policy criteria and the relevant material considerations relating to its impact on the character and appearance of the area, residential amenity and highways matters.

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

The property currently has a hipped roof design and the proposed roof alterations would change this to a gable on the side elevation. This alteration to the design of the roof would create a degree of imbalance on this pair of semi-detached dwellings and, whilst this imbalance and the gable end will be apparent within the streetscene, there are a variety of designs of properties in the wider area, so it is not considered to be sufficiently incongruous to be significantly harmful to the local area.

The proposed dormers would have two depths, which would break up their overall form, and as they would be positioned to the rear of the property and partly above a flat roofed element they would have an acceptable impact on the local area.

It is also to be noted that there is a fallback position in terms of Permitted Development, which allows for roof alterations (including hip to gable and dormer additions), and therefore this proposed increase in roof form could be achieved without planning permission.

The dormers would be finished in matching tile hanging and therefore would be sympathetic to the existing roof form and limit the impact the alterations would have on the resulting building. Concerns have been raised about the visual impact of using tiles (rather than render) on the dormers. However, the use of tiles would match the roof of the existing dwelling and create a uniform finish.

The proposed single storey side extension would be modest in both width and depth and, being set back from the front of the property, along with its limited height of 2.7 metres, this addition would have an acceptable impact on both the resulting property and the streetscene.

To ensure an acceptable appearance of the resulting building, the external facing materials should match those used on the existing building. A condition is recommended to this effect.

Highway safety, access and parking

The proposed development would increase the number of bedrooms in the property from 3 to 4. Parking would still be available alongside the property in addition to on the street, which is unrestricted along this unclassified road. Therefore, there would not be any highway safety concerns.

Residential amenity

The neighbour at number 26 is set back on the plot in comparison to number 24 and is situated to the north of the proposed development. This neighbour has windows at ground and first floor on the elevation facing the application site. A letter of objection has been received in respect of the impact from both the single storey

extension and the roof alterations in terms of loss of light and outlook. The proposed single storey extension would be positioned 800cm away from the shared boundary with this neighbour, which is defined with a high fence. This degree of separation along with the limited height of the extension would result in an acceptable relationship, with limited impact on this neighbour's amenity.

The proposed hip to gable roof alteration would bring the built form closer to this neighbour. However, given that this addition would be at roof height there would not be a significant impact on this neighbour's outlook. The proposed dormers would be positioned to the south of this neighbour, but being set away from the shared boundary and with a gap of 5 metres between the properties, the impact in terms of loss of light would not be to such a degree as to be unacceptable.

The adjoining neighbour, number 22 , has a similar rear facing projection as to that of number 24, and with there being no windows in close proximity to the proposed dormers there would not be an adverse impact on their amenity.

The neighbour to the rear, 15 Brokenford Lane, has objected to the proposed roof alterations in that the additional windows to the rear would result in a loss of privacy. 24 Brokenford Avenue already has first floor windows on the rear elevation facing this neighbour and whilst it is appreciated that the dormer windows would be in an elevated position there is a separation of 30 metres between the rear of number 15 and the proposed dormer windows. Given this separation distance, the potential loss of privacy would not be unacceptable.

11 CONCLUSION

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 being 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:

Drawing number Drawing Number A1 REV 3.2.2021 (Proposed plans) dated 16.01.2021, as deposited with the local planning authority on 01.02.2021

Drawing number Drawing Number A2 REV 3.2.2021 (Existing plans) dated 31.01.2021, as deposited with the local planning authority on 03.02.2021

Location Plan and Block Plan dated 26.01.2021, as deposited with the local planning authority on 01.02.2021

Reason: To ensure satisfactory provision of the development.

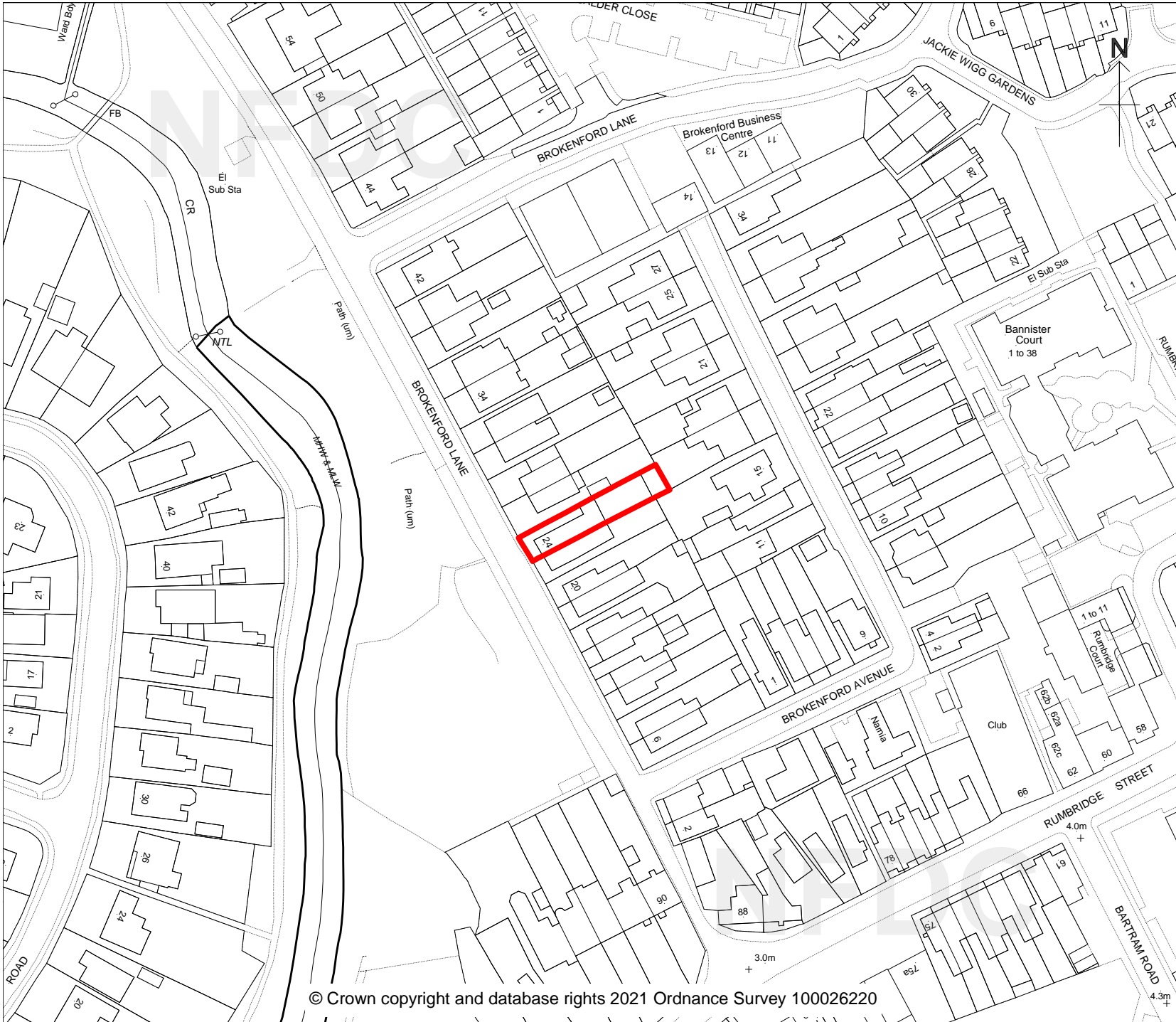
3. The external facing materials shall match those used on the existing building.

Reason: To ensure an acceptable appearance of the building 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

March 2021

24 Brokenford Lane
 Totton SO40 9DW

21/10107

Scale 1:1250

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