

Application Number: 21/10177 Full Planning Permission

Site: 22 WESTBURY ROAD, RINGWOOD BH24 1PG

Development: Single-storey rear extension

Applicant: Mr & Mrs Gilfillan

Agent:

Target Date: 12/04/2021

Case Officer: Julie Parry

Extension Date: 15/04/2021

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of development
- 2) Impact on character and appearance in terms of scale and design.
- 3) Impact on neighbour amenity in terms of outlook and loss of light

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 detached two storey traditional dwelling at the end of a cul de sac where there is a row of similar properties along with bungalows. The dwelling has been previously extended with both single storey and two storey additions following planning permission in 2014. The majority of the garden is to the side of the property with the rear of the property being relatively close to the rear boundary which is defined with high fences.

3 PROPOSED DEVELOPMENT

The application seeks planning permission for a single storey addition to the rear elevation which would have a pitched roof design and be positioned close to the rear boundary. Within the resulting extension the additional floor space would be used for a utility room and kitchen extension.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
14/11521 Two-storey and single-storey extension; detached garage/studio	5/01/2015	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

Additional Documents

SPD - Ringwood Local Distinctiveness

6 PARISH / TOWN COUNCIL COMMENTS

Ringwood Town Council:

P(1) Recommend Permission, but would accept the Planning Officer's decision.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Wessex Water

No objection and refer to their guidance on drainage and sewage.

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 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 proposed extension would be a modest addition which would be sympathetic to the existing dwelling and being to the rear would not have any significant impact on the local area.

The proposal would have a simple dual pitched roof and be constructed of materials to match the existing property.

The proposed extension would bring the built form closer to the rear boundary fence however with the majority of the garden area being to the side and front of the property this would not be detrimental to the spatial characteristics of the site.

Residential amenity

The proposed extension would be built up to the shared boundary with number 13 Westbury Road which has the majority of their garden area to the front of the property. The rear of these properties face north and with the proposed extension having a low eaves height and a roof pitched away from the shared boundary, the impact on this neighbour in terms of outlook and loss of light would be acceptable.

11 CONCLUSION

The proposed development would be sympathetic to the existing property and would have an acceptable impact on neighbour amenity and the local area. 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 19120 01C (Location and block plan, existing plans and elevations)) dated 13.02.2021, as deposited with the local planning authority on 18.02.2021

Drawing number 19120 12 (proposed floor plans and elevations) dated 04.02.2021 , as deposited with the local planning authority on 08.02.2021

Reason: To ensure satisfactory provision of the development.

Further Information:

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New Forest DISTRICT COUNCIL

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PLANNING COMMITTEE

April 2021

22 WESTBURY ROAD
RINGWOOD BH24 1PG

21/10177

Scale 1:1250

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scale.

