

Application Number: 21/10788 Full Planning Permission

Site: 2 WINTON WAY, NEW MILTON BH25 5HX

Development: Front porch extension; single storey rear extension; single storey side extension; loft conversion including raising the ridge by 900mm

Applicant: Mr Elkins

Agent: Castlemore Ltd

Target Date: 27/07/2021

Case Officer: Kate Cattermole

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Impact on street scene and character of the area
- 2) Neighbour amenity

This application is to be considered by Committee because there is a contrary view with New Milton Town Council

2 SITE DESCRIPTION

The application site consists of a detached bungalow, situated in an established residential area in the built up area of New Milton.

The existing dwelling is situated at the junction of Winton Way with Brook Avenue North and is a linear bungalow situated in a shallow plot with a wide frontage and a detached garage to the side of the dwelling.

3 PROPOSED DEVELOPMENT

Raising the ridge height; rear dormer and rooflights on front and rear roofslopes; single storey flat roofed rear extension with roof lantern over; single storey side extension; front porch.

4 PLANNING HISTORY

None relevant

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness

New Milton Neighbourhood Plan

NM4 Design Quality

Supplementary Planning Guidance And Documents

SPD - New Milton Local Distinctiveness

6 PARISH / TOWN COUNCIL COMMENTS

New Milton Town Council

OBJECT (Non-Delegated)

The changes would be out of character, as per Local Distinctiveness Study page 39 (Building Format) due to:

- 1) roof height
- 2) use of front dormers
- 3) style of porch
- 4) roof material.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Southern Water

Comment only

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

For: 0

Against: 1

- increase in height by 900mm and change of roof from tile to slate will change the character of the area

10 PLANNING ASSESSMENT

Principle of Development

This application has been the subject of three sets of amended plans, and the resulting plan has reduced the number of dormers to one on the rear elevation, removed the front dormers, reduced the size of the porch and changed the roofing material from slate to tile.

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 and residential amenity.

Impact on street scene and character of the area

Winton Way has a uniform character of linear bungalows, but in the wider area most notably Brook Avenue North there is a more varied character .

Albeit that the ridge height of the dwelling would be raised, the extended dwelling would still retain the linear form of the original bungalow and the eaves height of the existing dwelling would be retained, therefore respecting the character of Winton Way. The increase in height would be also read in context with Brook Avenue North and there are two storey houses on the opposite side of this adjoining road. The removal of the front dormers from the proposal is welcomed and allows the extension to retain more uniformity with the dwellings in Winton Way. Furthermore, it is now the intention to use tile rather than slate on the main roof. A single rear dormer would be visible from public vantage points in Brook Avenue North, but by reason of its central position on the roof would not be overly intrusive.

The proposed porch was reduced in size from the first submission, and would be a proportionate addition to the extended dwelling. The single storey extensions would also be appropriate additions that would be sympathetic in design and scale to the extended dwelling. Furthermore, the plot is a reasonable size which could accommodate the proposed extensions.

The reasons put forward by New Milton Town Council in support of refusal in part have been addressed by the amended plans. As referred to earlier the front dormers have now been removed from the proposal, and the roofing material is to be tile in keeping with other properties in Winton Way. The increase in height would be under a metre and would retain the linear form of the existing dwelling and simple roof form to the front elevation. The guidance in the New Milton Local Distinctiveness Supplementary Planning Document identifies the consistency of development and states that pitch should usually be adhered to, however the change in roof pitch would not be significant. The proposed porch has been reduced in size from the first submission, however the objection from the Town Council relates to the current proposal

Neighbour amenity

To the rear of the application site is 49 Brook Avenue North, which is also a detached bungalow. By reason of its siting the rear boundary of the application site forms the side boundary with this neighbouring property. Even though the roof is increasing in height the eaves height would remain the same with the roof pitching away so it would not create a significant level of harm to their amenities in respect of loss of light or overshadowing.

The proposed window in the rear dormer is shown as obscure glazed and this can be secured by condition to be retained in perpetuity with limited opening to ensure their privacy. A rear rooflight would be a secondary window to a bedroom. Any views from this window when closed, would be skyward so there is no reason for this window to be obscure glazed, however it would be reasonable to condition that if the window is lower than 1.7m it is conditioned to be fixed shut to protect this neighbour's privacy.

First floor windows are proposed on both side elevations, however the window on the west elevation would look over Brook Avenue North so would not create any issues. In respect of the east elevation, due to the relationship with the neighbouring property 4 Winton Way any views would be directed towards the frontage of this dwelling and as such would not create issues of overlooking or loss of privacy to this neighbour.

Type	Proposed Floorspace (sq/m)	Existing Floorspace (sq/m)	Net Floorspace (sq/m)	Chargeable Floorspace (sq/m)	Rate	Total
------	----------------------------	----------------------------	-----------------------	------------------------------	------	-------

Self Build (CIL Exempt)	204.59	83.96	120.63	120.63	£80/sqm	£12,359.94*
-------------------------	--------	-------	--------	--------	---------	-------------

Subtotal:	£12,359.94
Relief:	£12,359.94
Total Payable:	£0.00

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:

- 21/1675/01 Existing Plans and Elevations, Site Plan, Location Plan dated 30/3/21 as deposited with the Local Planning Authority on 27 May 2021
- 21/1675/02 F Proposed Plans and Elevations dated 30/3/21 as deposited with the Local Planning Authority on 23 July 2021

Reason: To ensure satisfactory provision of the development.

3. The first floor rear dormer window serving a shower room on the rear elevation of the approved extension 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 window 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 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

4. The first floor bedroom rooflight on the rear of the approved extension shall be :
- (i) non-opening at all times unless the parts that can be opened are more than 1.7m above the floor,

and the window 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 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

5. No other first floor windows other than those hereby approved shall be inserted into the rear (north) elevation unless express planning permission has first been granted.

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

Further Information:

Kate Cattermole

Telephone: 023 8028 5446



New Forest

DISTRICT COUNCIL

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

Claire Upton-Brown
Executive Head of Planning,
Regeneration and Economy
New Forest District Council
Appletree Court
Lyndhurst
SO43 7PA

PLANNING COMMITTEE

August 2021

2 WINTON WAY
NEW MILTON
BH25 5HX
21/10788

Scale 1:1250

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

